

3961 – 3995 W. TWELVE MILE RD  
BERKLEY, MICHIGAN

RETAIL FOR SALE  
7,365 Square Feet Available



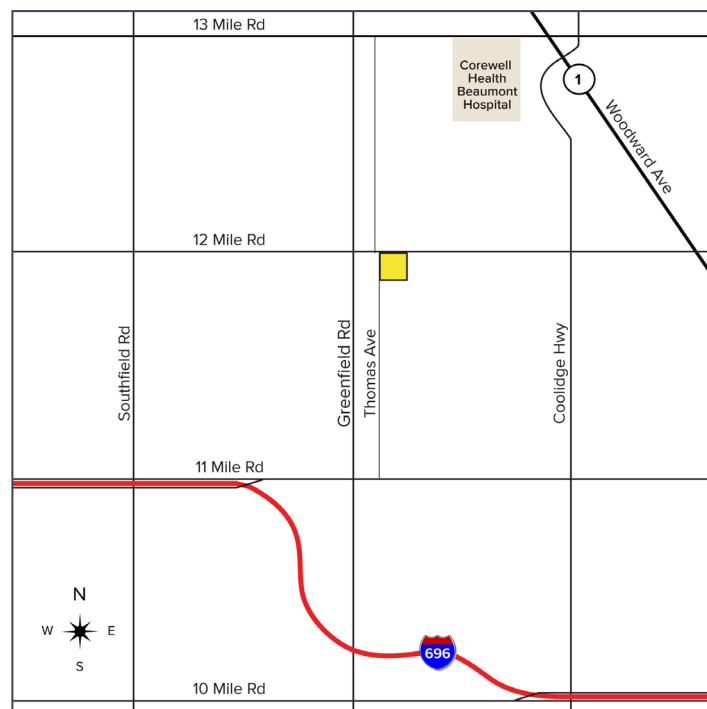
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**LIQUOR LICENSE INCLUDED**



## PROPERTY FEATURES

- 7,365 square feet available
- Former gaming HQ with bar
- Large-sized building for Berkley's 12 Mile Road corridor
- Good demographic area with strong curb appeal and visibility
- Ample on-site parking
- Liquor license included with the property
- Additional 5,300 square feet upstairs for storage
- Sale Price: \$800,000 (\$108.62/sq. ft.)



For more information, please contact:

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## Site Plan



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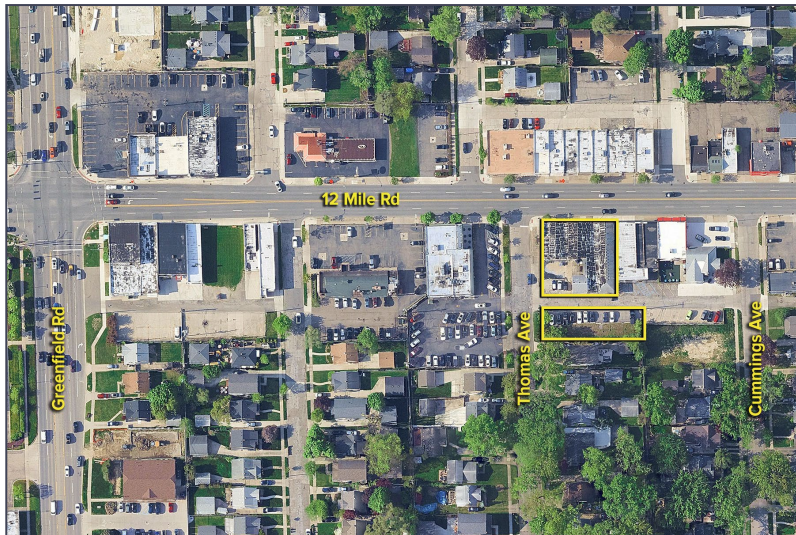
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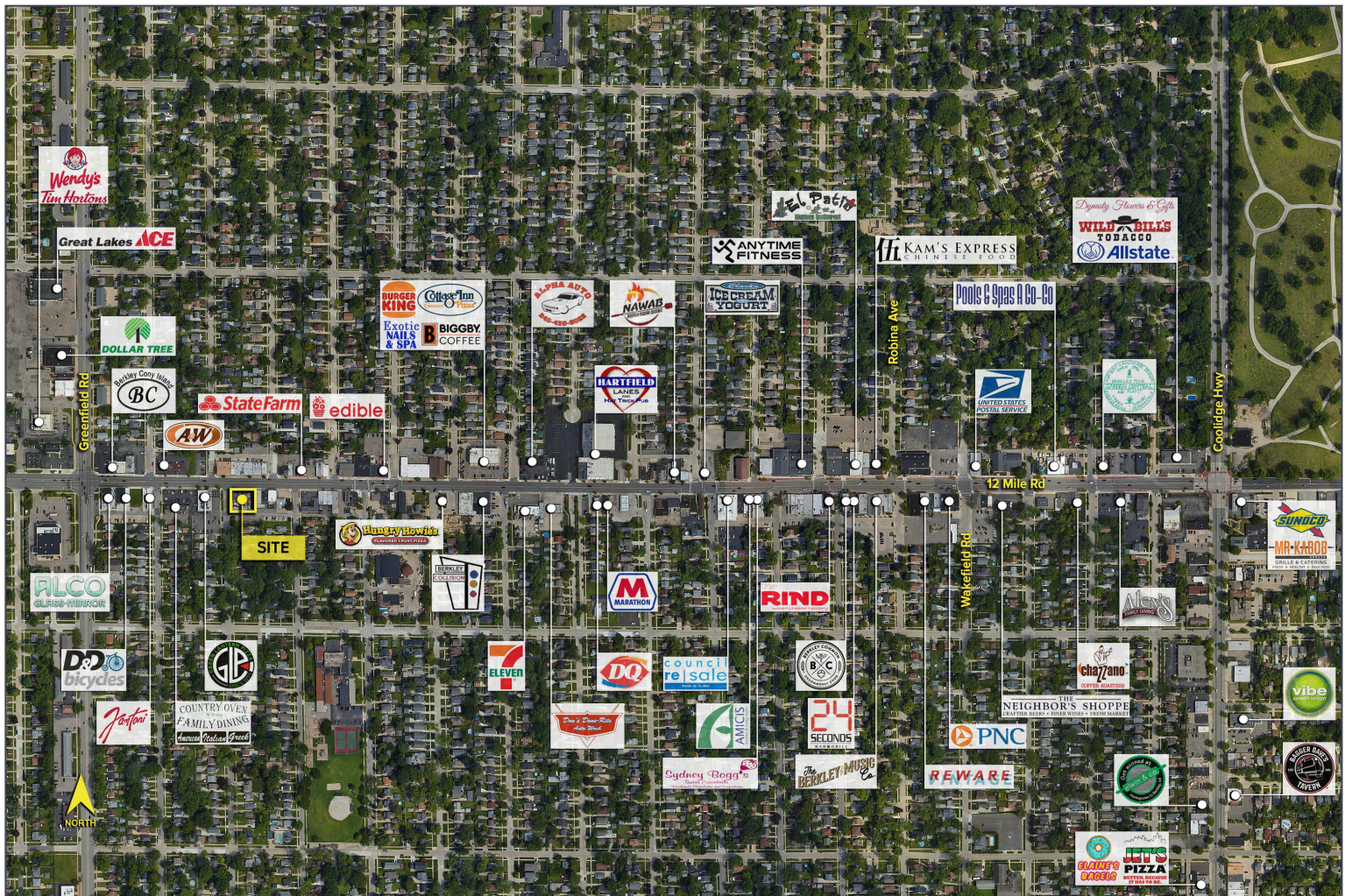


## DEMOGRAPHICS

|        | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 16,275     | \$98,021       |
| 3 MILE | 133,275    | \$102,232      |
| 5 MILE | 316,927    | \$99,423       |

## TRAFFIC COUNTS (TWO-WAY)

|        |                                 |
|--------|---------------------------------|
| 15,300 | 12 Mile Rd. E of Greenfield Rd. |
| 18,484 | 12 Mile Rd. W of Greenfield Rd. |
| 31,166 | Greenfield Rd. S of 12 Mile Rd. |
| 28,420 | Greenfield Rd. N of 12 Mile Rd. |



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