

3961 – 3995 W. TWELVE MILE RD
BERKLEY, MICHIGAN

RETAIL FOR SALE
7,365 Square Feet Available



**SIGNATURE
ASSOCIATES**
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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: \$900,000 (\$122.20/sq. ft.)



For more information, please contact:

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Site Plan



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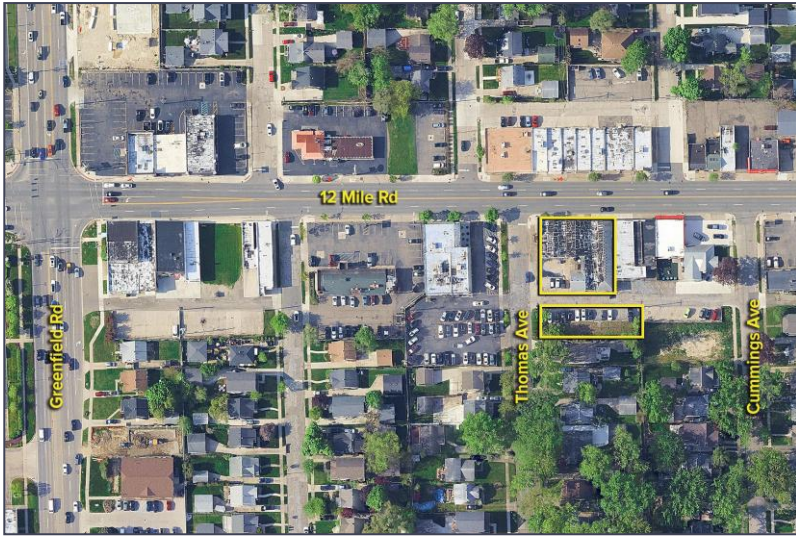
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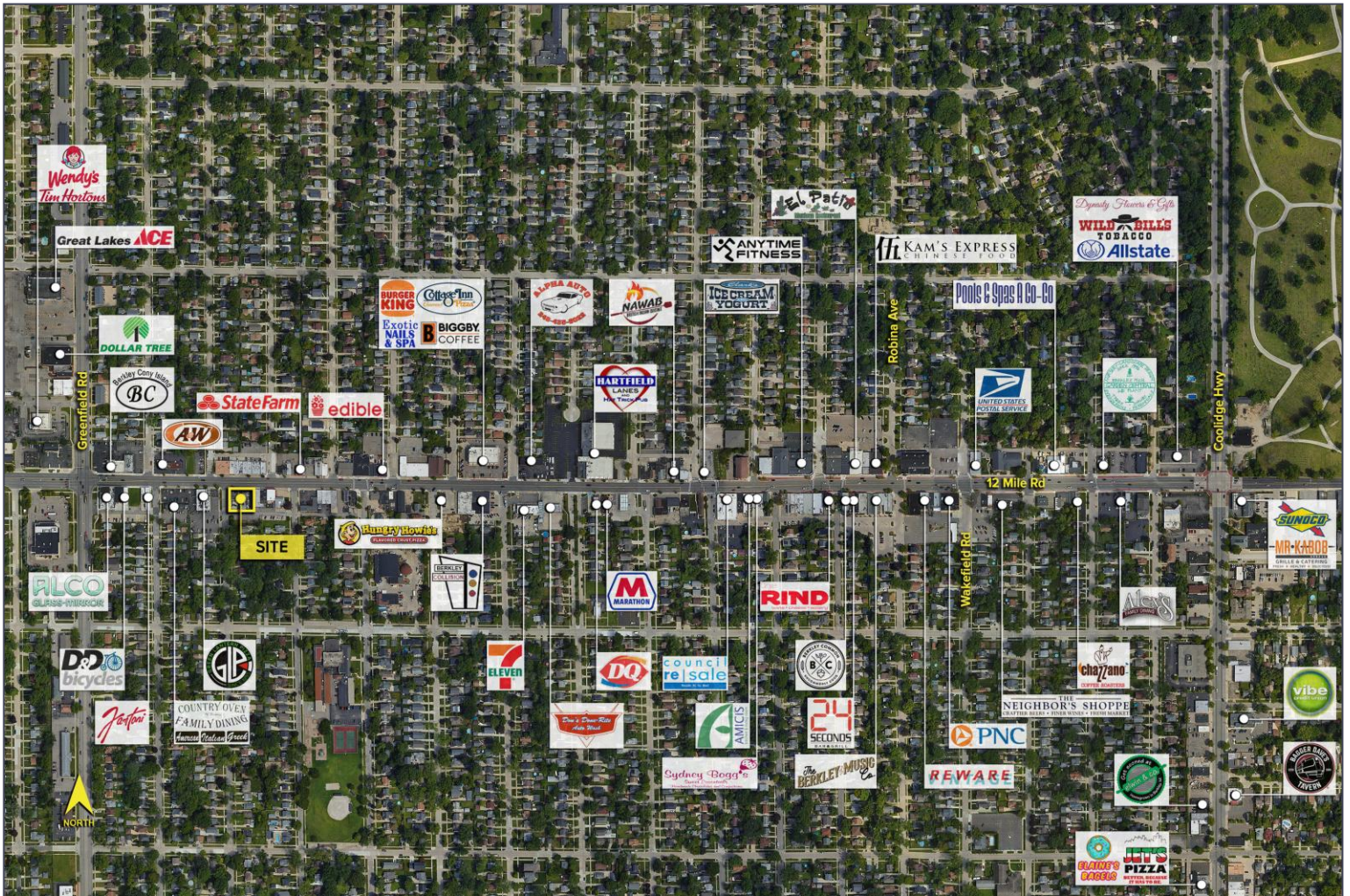


DEMOGRAPHICS

	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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