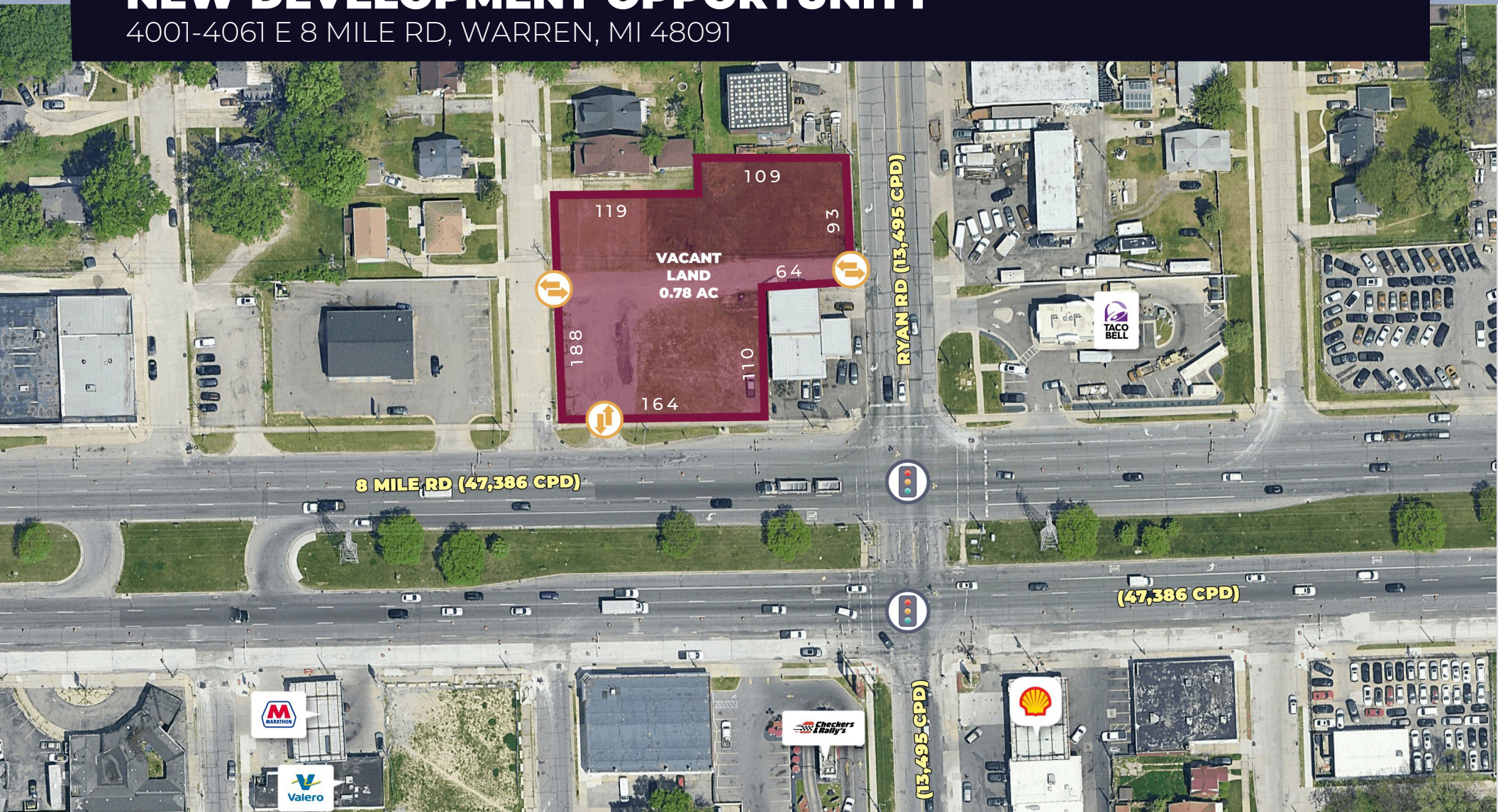


FOR SALE NEW DEVELOPMENT OPPORTUNITY

4001-4061 E 8 MILE RD, WARREN, MI 48091



ECODE #1064

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

PROPERTY DETAILS

LOCATION:	4001-4061 E 8 Mile Rd, Warren, MI 48091
PROPERTY TYPE:	Vacant Land
PROPERTY TAX:	\$6,500.00
DATE AVAILABLE:	Immediately
SALES PRICE:	\$649,000.00
LOT SIZE:	0.78 AC
DIMENSIONS:	164' X 78'
ZONING:	M-2 (Medium/General Industrial District)
TRAFFIC COUNT:	E 8 Mile Rd (47,386 CPD) Ryan Rd (13,495 CPD)

EXCLUSIVELY LISTED BY:



**LOUIS J.
CIOTTI**
Managing Principal
lcotti@landmarkcres.com
248 488 2620



**ROCCO J.
GALATI**
Associate
rgalati@landmarkcres.com
248 488 2620

\$649,000.00

SALES PRICE

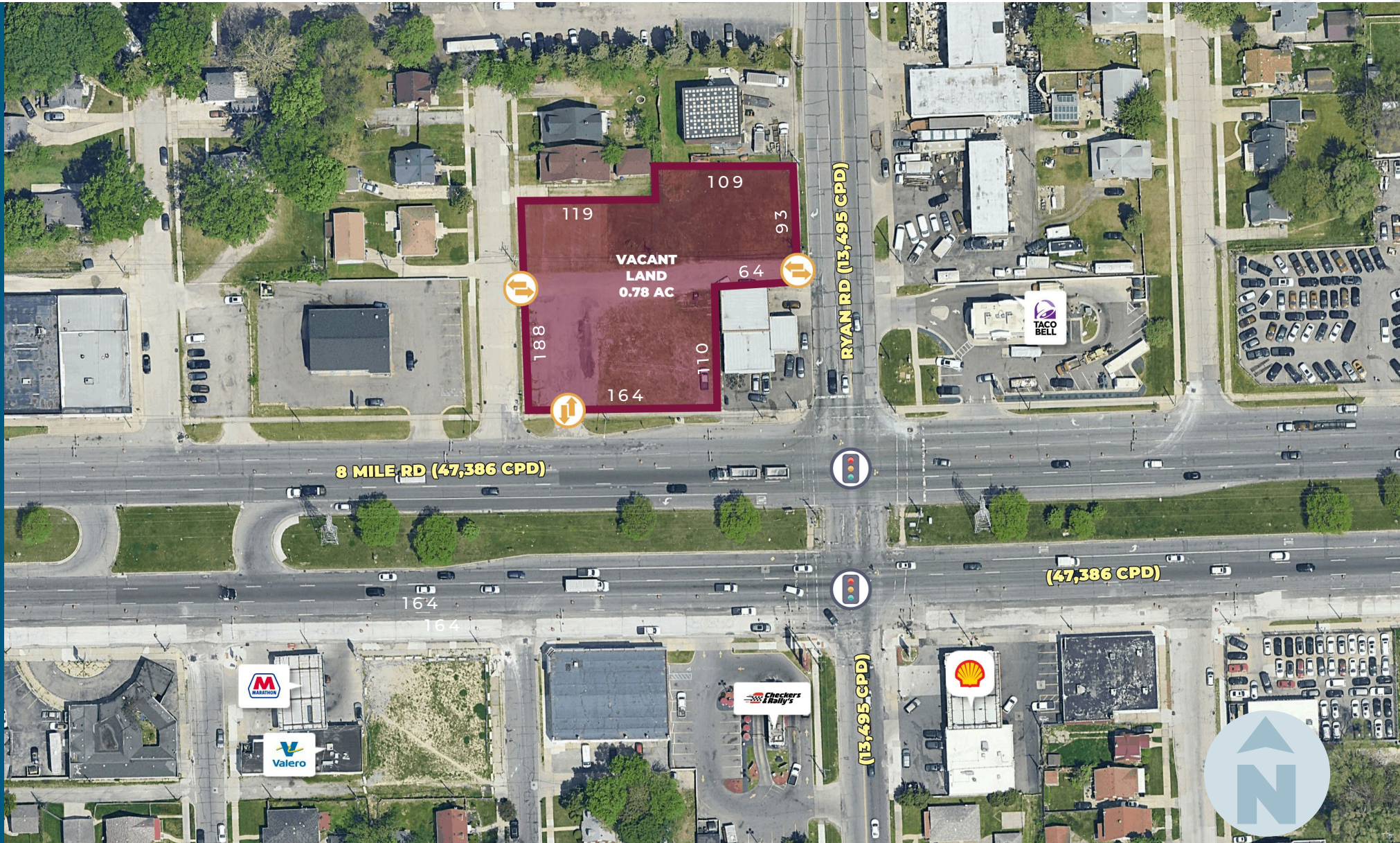
0.78 AC

LOT SIZE

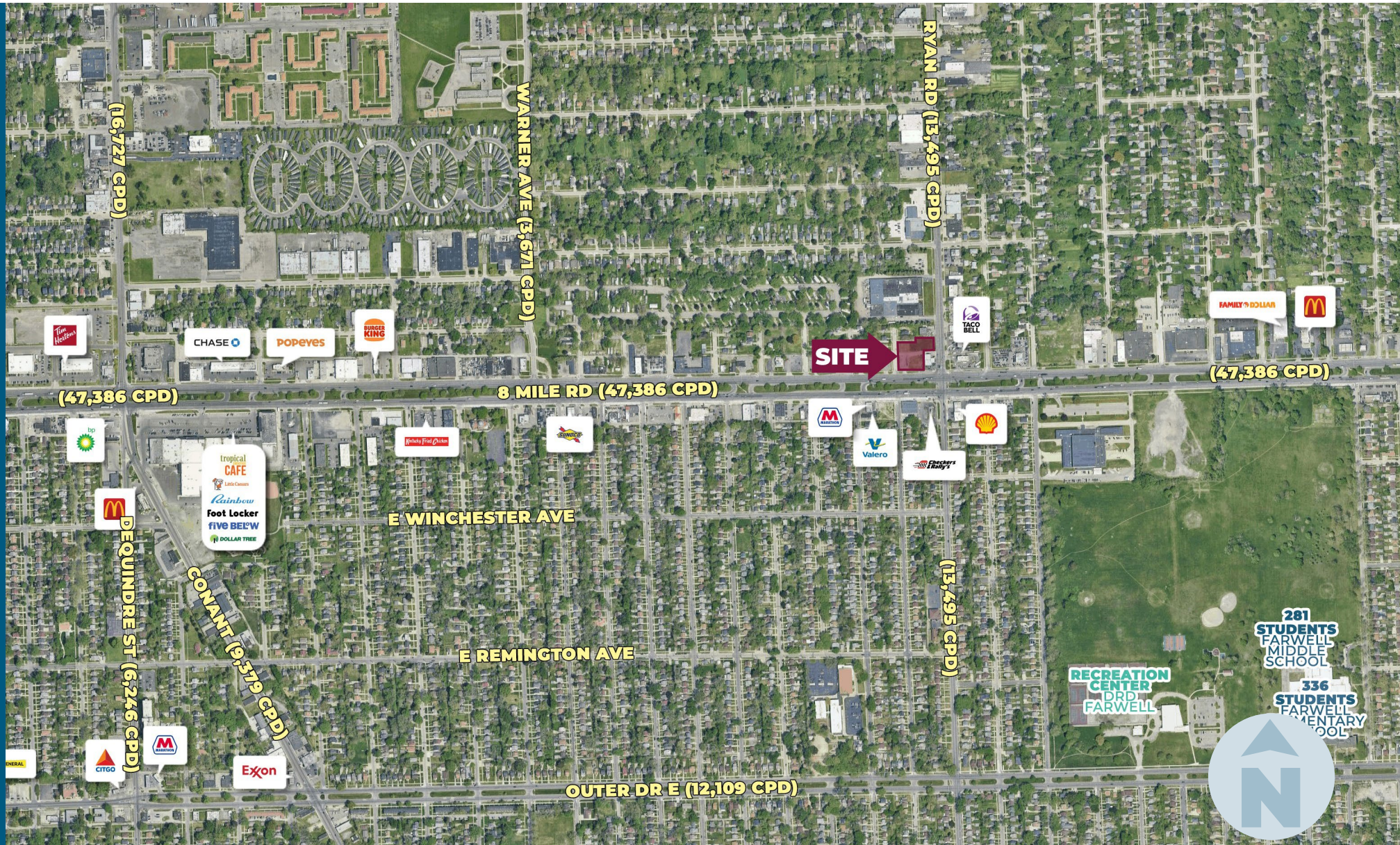
HIGHLIGHTS

- Positioned along E 8 Mile Road, one of Metro Detroit's most recognized east-west commercial corridors
- Easy ingress and egress from E 8 Mile Road and Ryan Rd
- Proximity to I-75, offering convenient regional access throughout Metro Detroit.
- Rare opportunity to secure a highly visible development site along the iconic 8 Mile commercial corridor.
- Ideal for retail, medical, QSR, banking, automotive service, or mixed commercial development.
- High-profile location serving customers from Warren, Detroit, Hazel Park, and surrounding communities.
- M-2 (Medium Light Industrial) zoning designates areas for a mix of light industrial operation, offices, and select commercial uses.

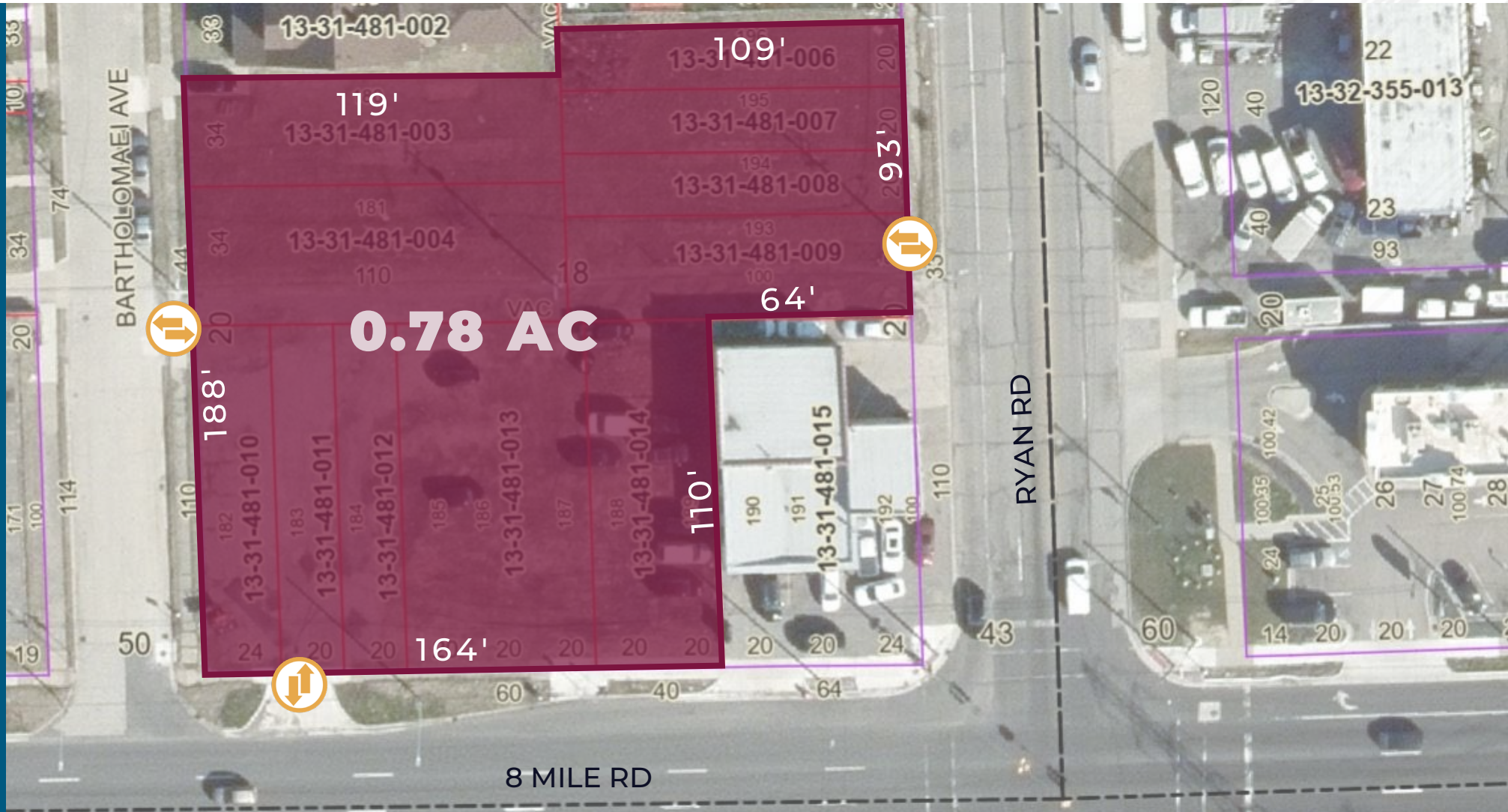
MICRO AERIAL



MACRO AERIAL

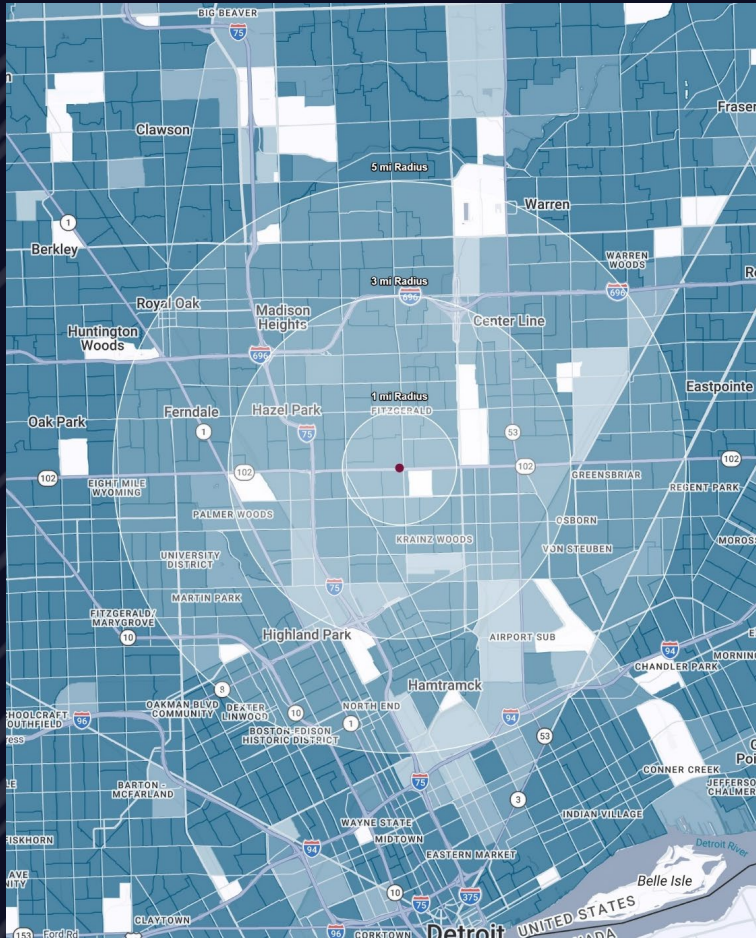


SITE PHOTOS



HIGH PROFILE LOCATION OFF 8 MILE RD CORRIDOR

DEMOGRAPHICS



NEW DEVELOPMENT OPPORTUNITY

4001-4061 E 8 Mile Rd, Warren, MI 48091

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2026 Estimated Population	19,274	123,919	360,540
2031 Projected Population	18,959	122,585	357,133
2020 Census Population	18,918	118,699	350,195
2010 Census Population	19,293	130,661	372,471
Projected Annual Growth 2026 to 2031	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2026	-	-0.3%	-0.2%

HOUSEHOLDS

2026 Estimated Households	7,319	49,225	147,340
2031 Projected Households	7,217	48,744	146,231
2020 Census Households	7,138	46,404	139,335
2010 Census Households	7,178	48,673	143,288
Projected Annual Growth 2026 to 2031	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	0.1%	-	0.2%

RACE

2026 Est. White	31.4%	41.8%	45.4%
2026 Est. Black	55.9%	42.7%	41.4%
2026 Est. Asian or Pacific Islander	8.4%	10.8%	8.6%
2026 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2026 Est. Other Races	4.2%	4.6%	4.4%

INCOME

2026 Est. Average Household Income	\$61,230	\$71,301	\$83,951
2026 Est. Median Household Income	\$47,286	\$53,781	\$63,834
2026 Est. Per Capita Income	\$23,277	\$28,373	\$34,404

BUSINESS

2026 Est. Total Businesses	355	3,853	11,715
2026 Est. Total Employees	2,343	42,989	123,830

CONTACT US



**LOUIS J.
CIOTTI**

Managing Principal

lciotti@landmarkcres.com

248 488 2620



**ROCCO J.
GALATI**

Associate

rgalati@landmarkcres.com

248 488 2620

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.