

**.69 ACRES
LAND**



FOR SALE



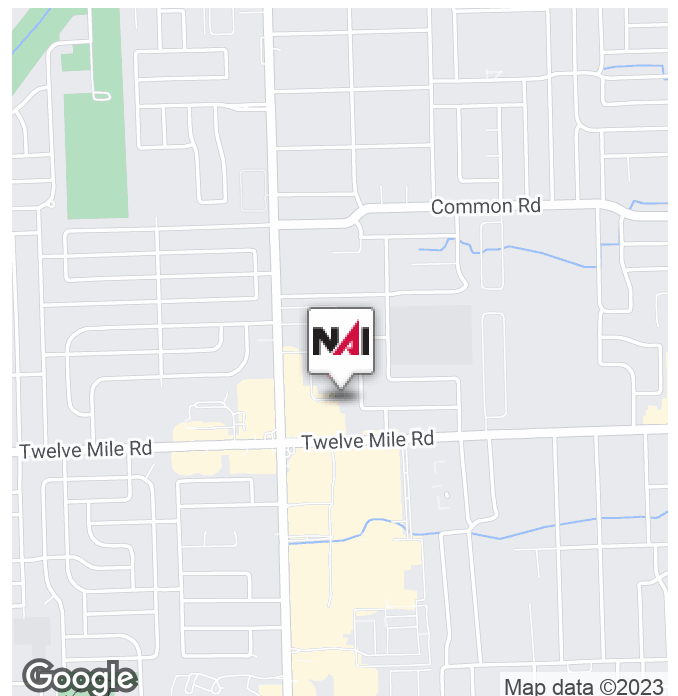
EXTREMELY HIGH TRAFFIC COUNTS! 33,100 CARS PER DAY!

12 Mile and Dequindre Rd

Warren, Michigan 48092

Property Highlights

- Prime Development Opportunity at 12 Mile Rd / Dequindre
- Two Parcels Consisting of .69 Acres
- Zoned C-2: General Business District
- Amazing Location Close to Various National Companies Such As Rite Aid, Target, CVS, Kroger, Home Depot and Lowe's
- Seller Will Provide Cross Access Easement with Universal Lanes



NAI Farbman

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Brad Margolis

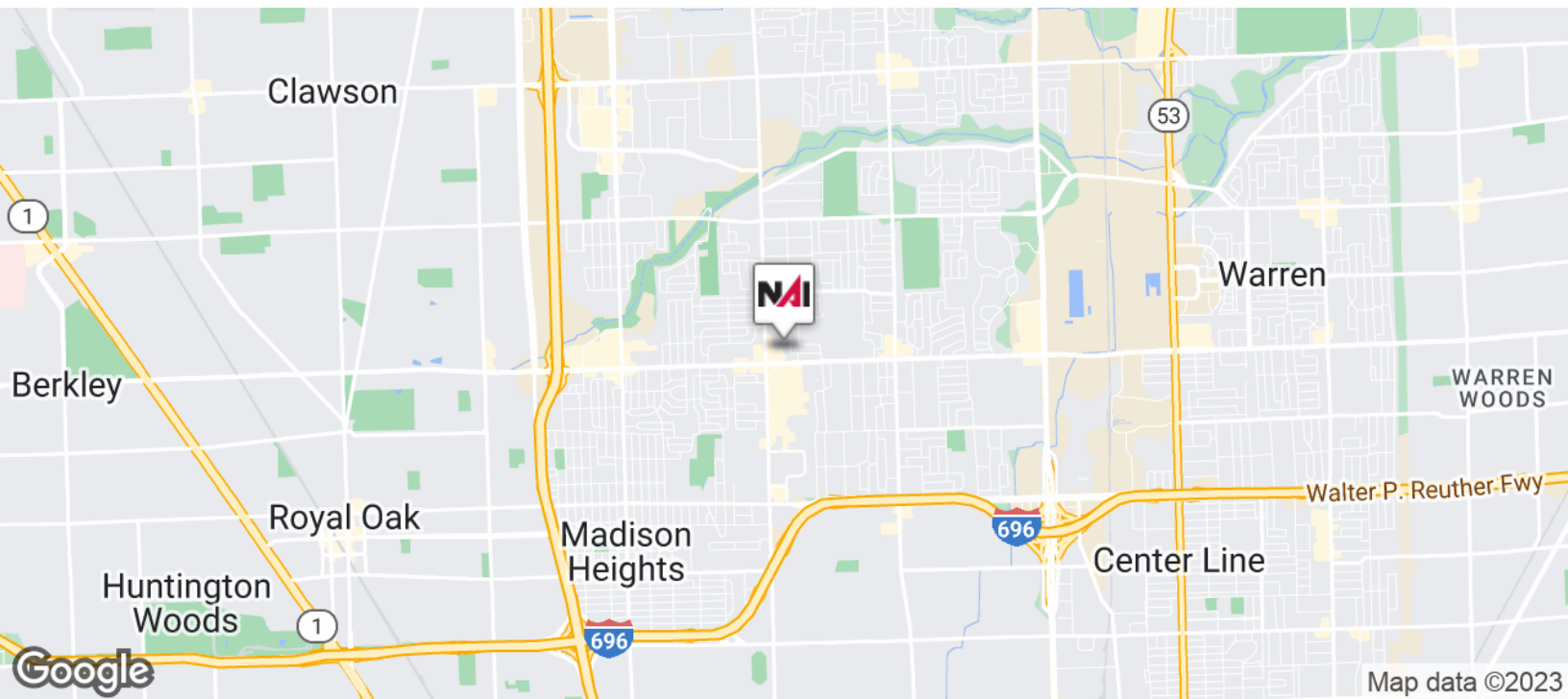
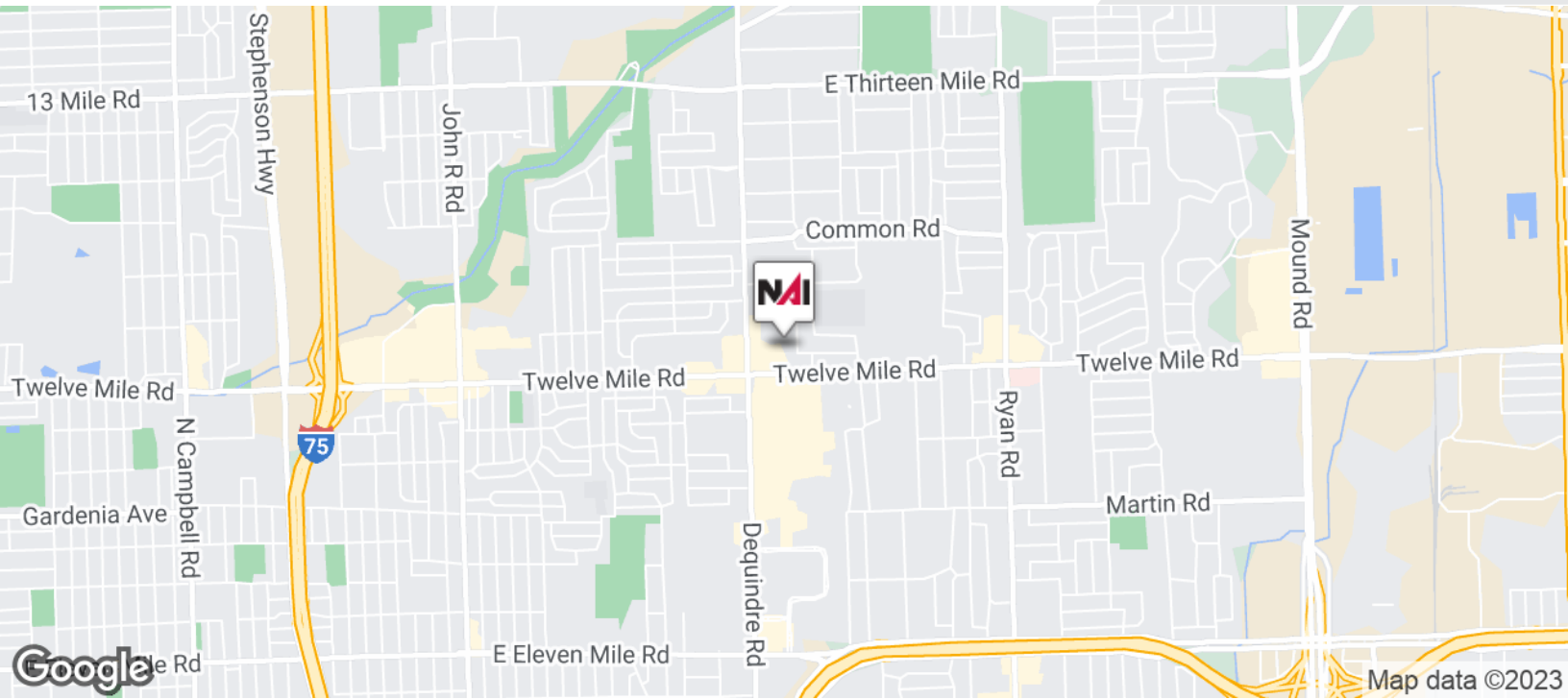
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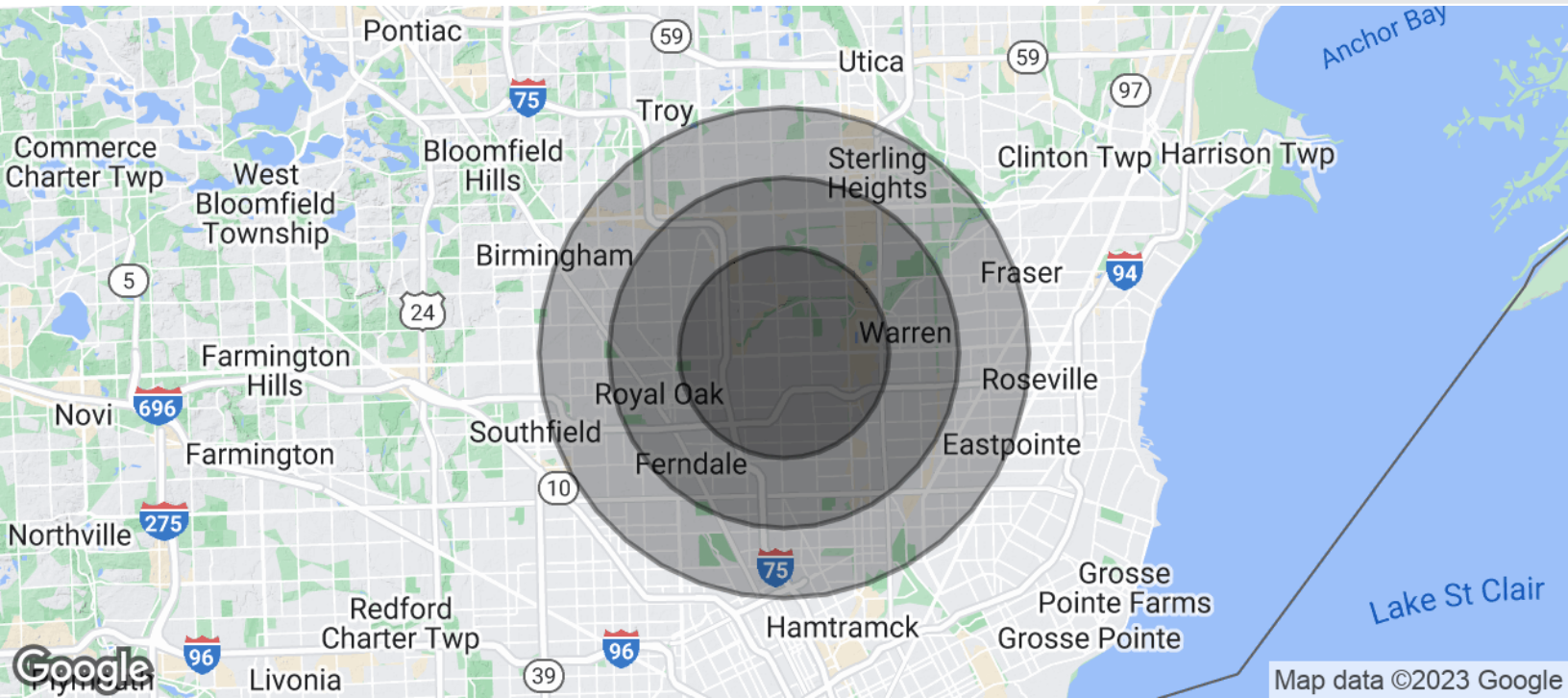
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POPULATION

3 MILES

5 MILES

7 MILES

Total Population	107,703	329,065	649,611
Average Age	40.9	39.4	39.0
Average Age (Male)	38.5	38.1	37.4
Average Age (Female)	42.7	40.8	40.5

HOUSEHOLDS & INCOME

3 MILES

5 MILES

7 MILES

Total Households	49,578	151,053	294,788
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$69,470	\$73,307	\$70,519
Average House Value	\$144,567	\$164,691	\$162,494

* Demographic data derived from 2020 ACS - US Census



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