

## 3515 TWELVE MILE RD

3515 Twelve Mile Rd, Berkley, MI 48072



EXCLUSIVELY LISTED BY:

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# FOR SALE/LEASE

248.476.3700

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**OFFERING SUMMARY:** 3515 Twelve Mile Rd | Berkley, MI 48072

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**PROPERTY OVERVIEW**

Positioned in the heart of Downtown Berkley, this operating tunnel car wash sits on approximately 0.50 acres. The property would benefit from an equipment refresh and modern membership based programs to take the business to the next level.

**OFFERING SUMMARY**

|                |                                |
|----------------|--------------------------------|
| Sale Price:    | \$1,385,000                    |
| Building Size: | 2,274 SF                       |
| Price / SF:    | \$609.06                       |
| Year Built:    | 1989                           |
| Zoning:        | GC - Gateway Corridor District |

**PROPERTY HIGHLIGHTS**

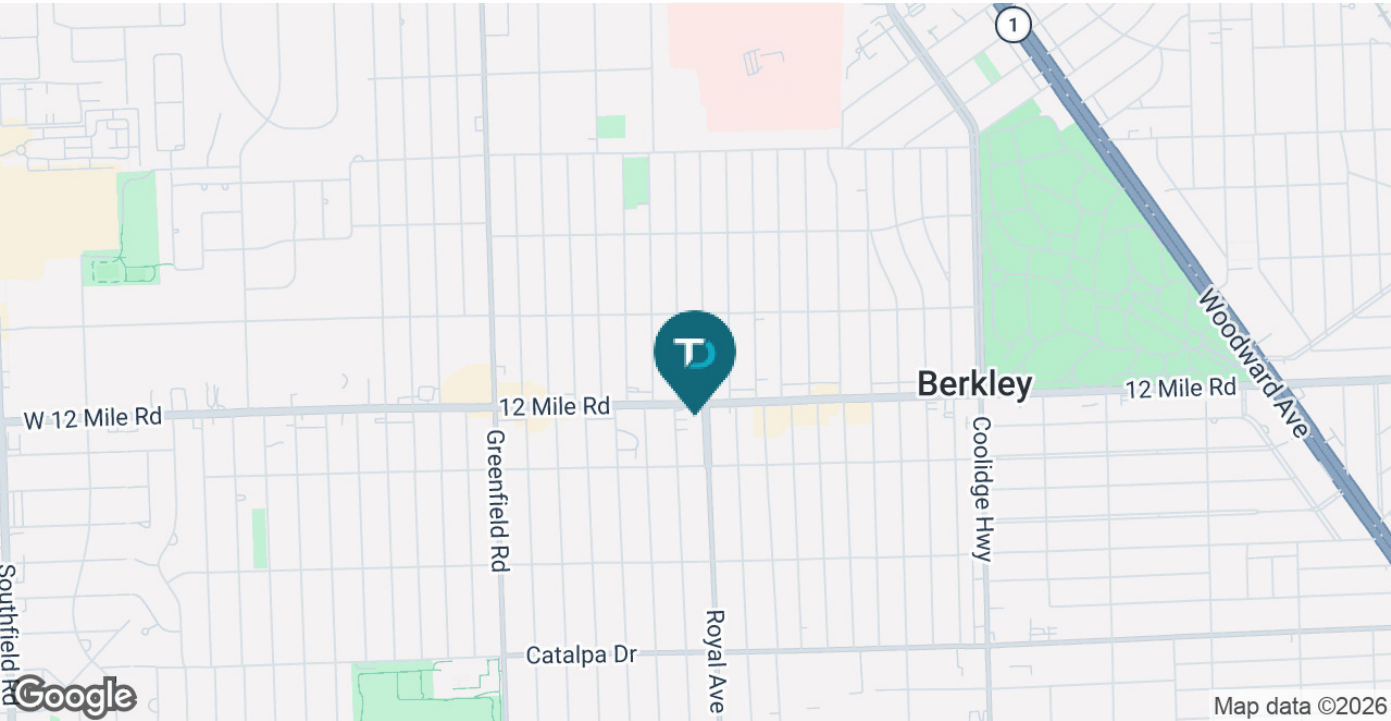
- Desirable Downtown Berkley location
- 2,274 SF tunnel car wash on 0.49 acre lot
- Peco equipment and 13 vacuum stations
- Excellent signage
- Seller would consider leasing - call broker for details
- PLEASE DO NOT approach or discuss the sale with employees

**BUILDING/PROPERTY INFORMATION:**
3515 Twelve Mile Rd | Berkley, MI 48072

| BUILDING INFORMATION |                      | PROPERTY INFORMATION     |                                          |
|----------------------|----------------------|--------------------------|------------------------------------------|
| Building Size:       | 2,274 SF             | Lot Size:                | 0.49 AC                                  |
| Year Built:          | 1989                 | Property Type:           | Retail                                   |
| Number of Floors:    | 1                    | Property Subtype:        | Vehicle Related                          |
| Utilities:           | City water and sewer | 2025 Summer Tax (total): | \$7,798.16                               |
| Parking Ratio:       | 20 spaces            | 2024 Winter Tax (total): | \$272.51                                 |
|                      |                      | Zoning                   | GC - Gateway Corridor Distric            |
|                      |                      | Traffic Count:           | 15,556 Vehicles/Day (Costar, 2024)       |
|                      |                      | Legal Description:       | Available upon request                   |
|                      |                      | APN:                     | 25-18-128-025; 25-18-128-013; 18-128-002 |

**LOCATION INFORMATION**

Located on the south side of Twelve Mile Rd between Greenfield Rd and Coolidge Hwy in Berkley, MI.



**ADDITIONAL PHOTOS:** 3515 Twelve Mile Rd | Berkley, MI 48072

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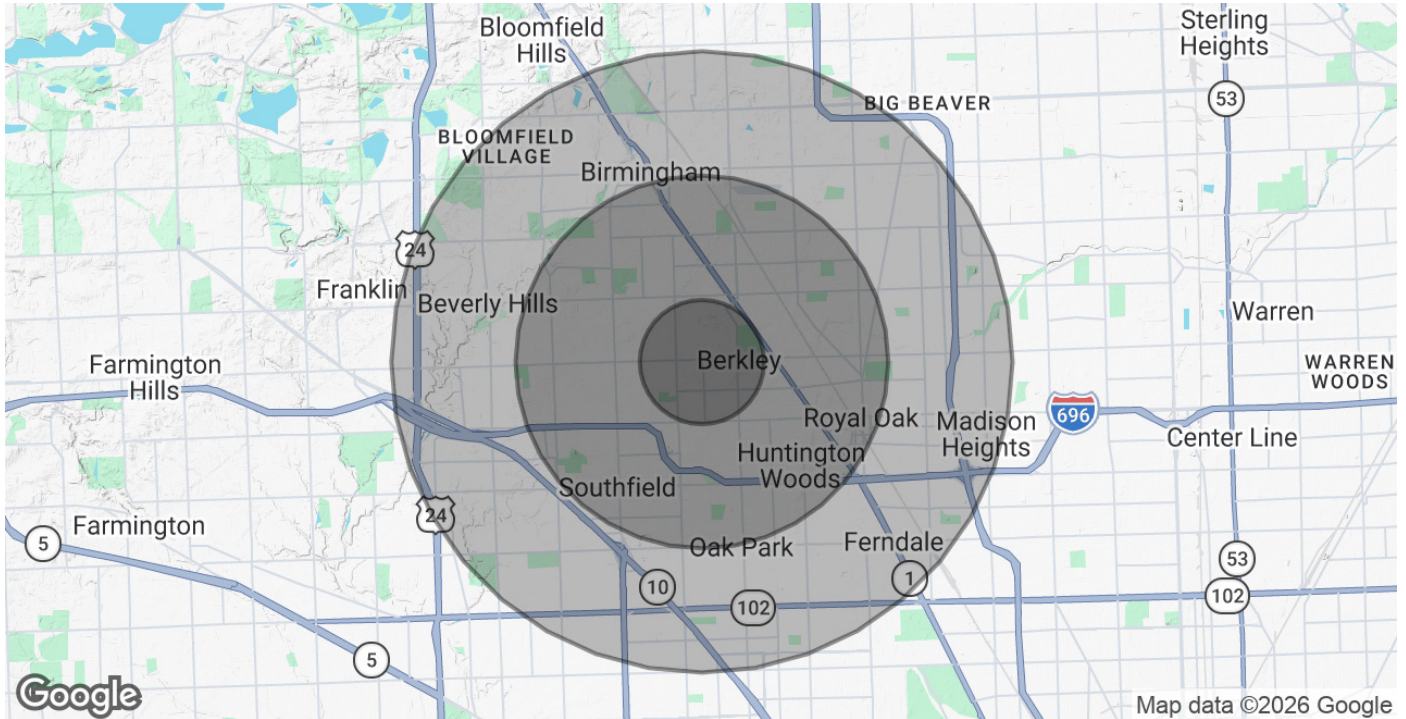
**AERIAL:** 3515 Twelve Mile Rd | Berkley, MI 48072



**RETAILER MAP:** 3515 Twelve Mile Rd | Berkley, MI 48072



## DEMOGRAPHICS MAP & REPORT: 3515 Twelve Mile Rd | Berkley, MI 48072



### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 15,610 | 127,114 | 310,862 |
| Average Age          | 40     | 42      | 42      |
| Average Age (Male)   | 39     | 40      | 40      |
| Average Age (Female) | 41     | 43      | 43      |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 6,939     | 57,387    | 140,455   |
| # of Persons per HH | 2.2       | 2.2       | 2.2       |
| Average HH Income   | \$111,578 | \$123,055 | \$118,201 |
| Average House Value | \$305,376 | \$358,491 | \$340,733 |

2020 American Community Survey (ACS)