

12375 E 8 MILE RD

12375 E Eight Mile Rd, Warren, MI 48089



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

JORDAN SCHAFER

Associate

jschafer@thomasduke.com

DAVE TESCH

Vice President

dtesch@thomasduke.com

OFFERING SUMMARY: 12375 E Eight Mile Rd | Warren, MI 48089



PROPERTY OVERVIEW

1,290 SF Industrial building with frontage on 8 Mile.

OFFERING SUMMARY

Sale Price:	\$95,000
Building Size:	1,290 SF
Price / SF:	\$73.64
Year Built:	1946
Zoning:	M-2

PROPERTY HIGHLIGHTS

- 1,290 SF industrial building
- New roof 2023
- New rooftop HVAC 2023

BUILDING/PROPERTY INFORMATION:

12375 E Eight Mile Rd | Warren, MI 48089

BUILDING INFORMATION

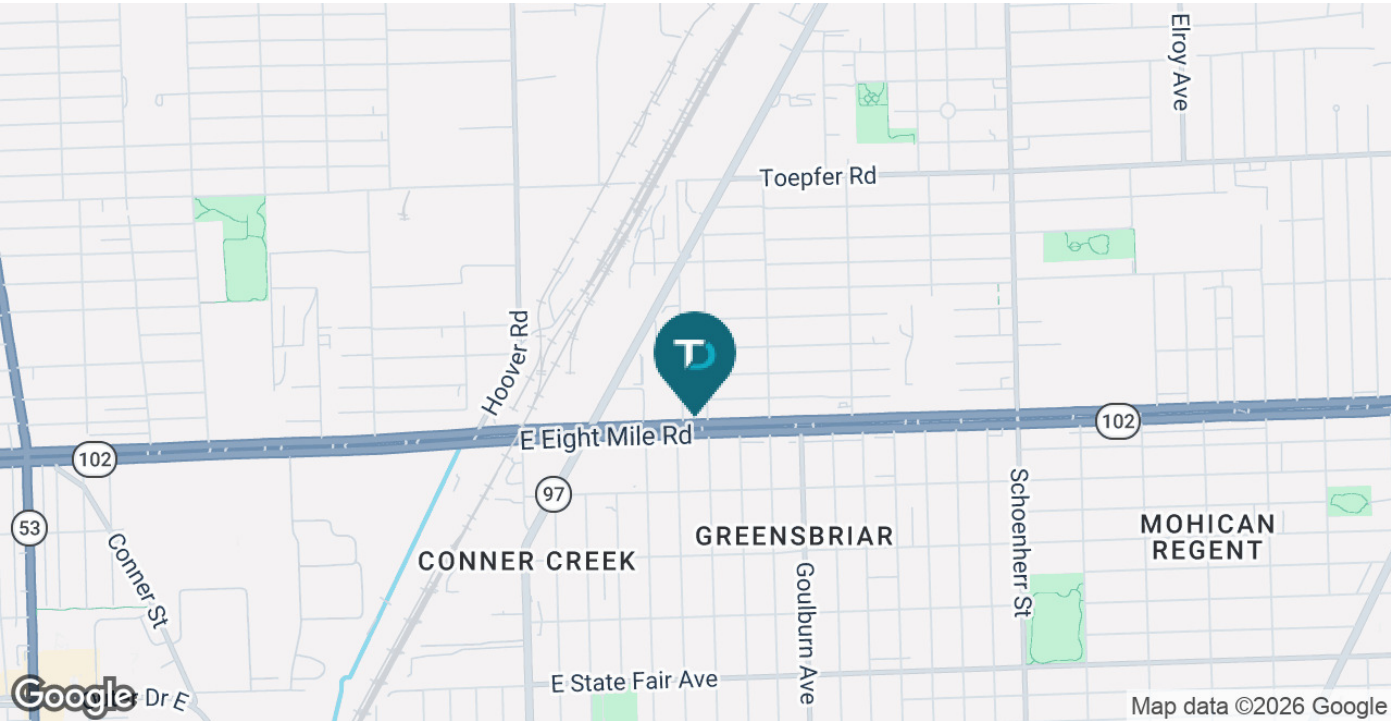
Price/SF:	\$73.64
Building Size:	1,290 SF
Year Built:	1946
Number of Floors:	2
Utilities:	City water and sewer
Parking Spaces:	0

PROPERTY INFORMATION

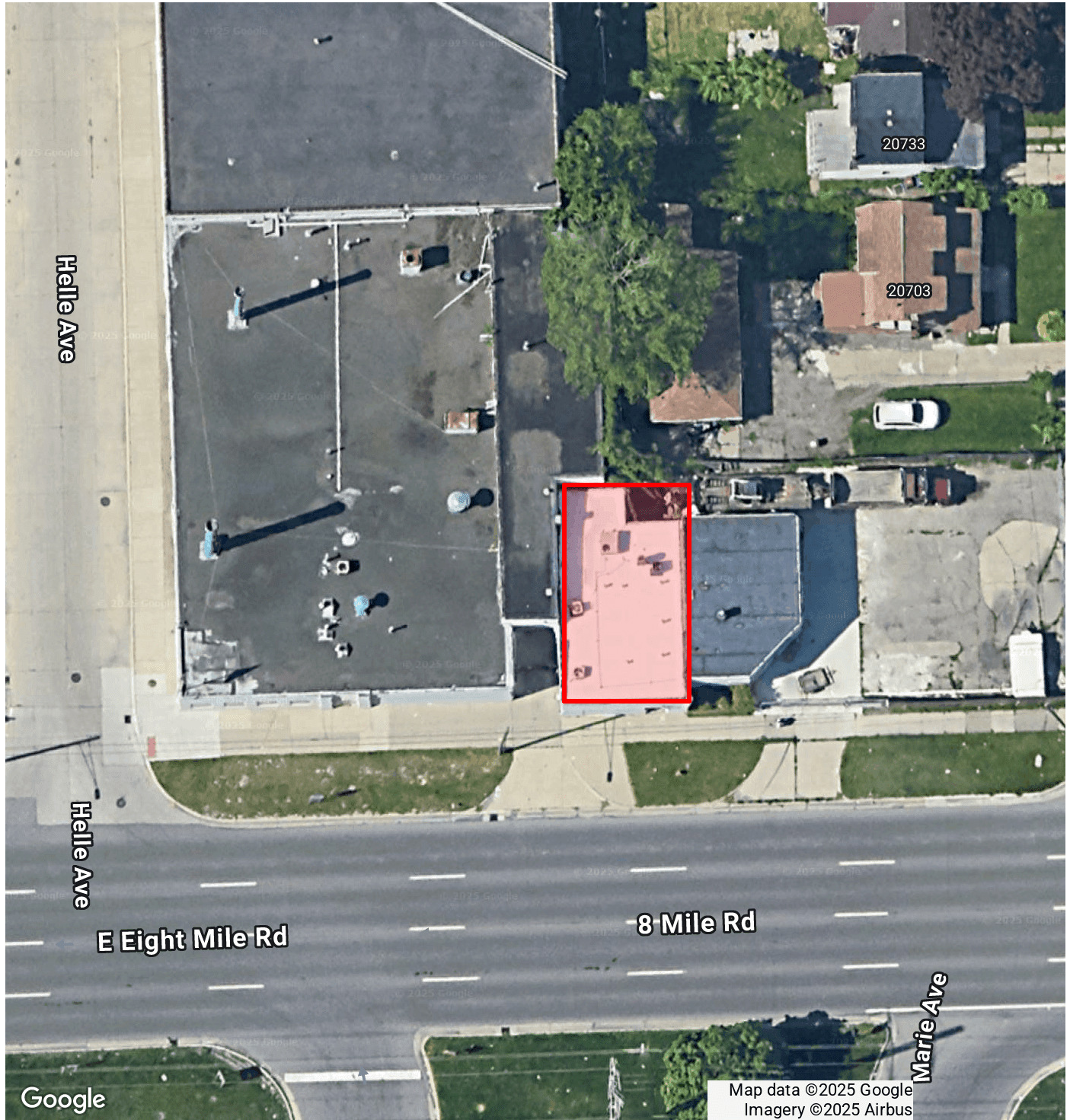
Lot Size:	.036 AC
Property Type:	Industrial
Property Subtype:	Flex Space
2025 Summer Tax:	\$763.16
2024 Winter Tax:	\$16.08
Zoning	M-2
Traffic Count:	46,633 Vehicles/Day (Costar, 2025)
Legal Description:	Available upon request
APN:	12-13-35-381-028

LOCATION INFORMATION

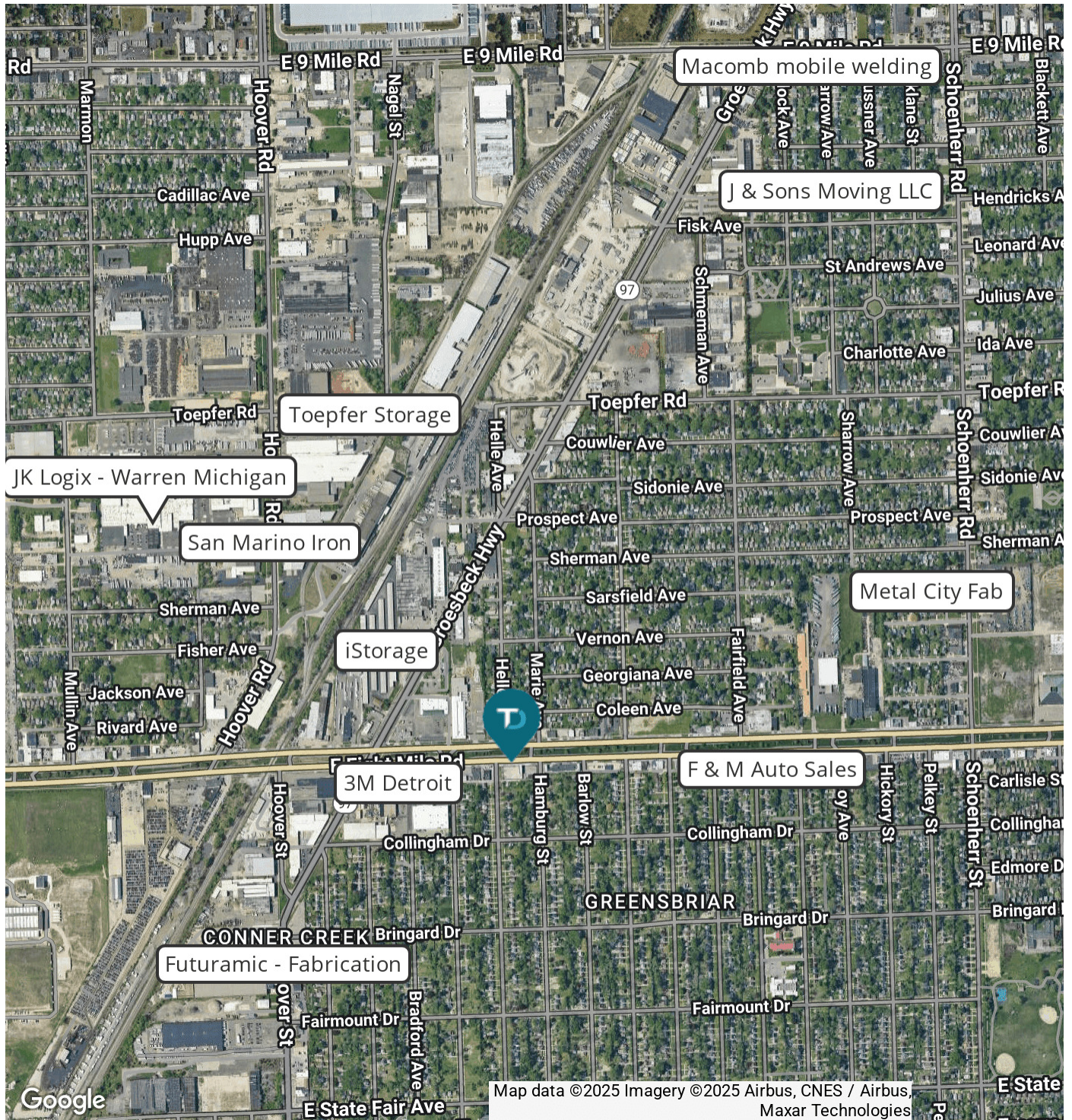
Situated on the north side 8 Mile between Groesbeck Hwy and Schoenherr



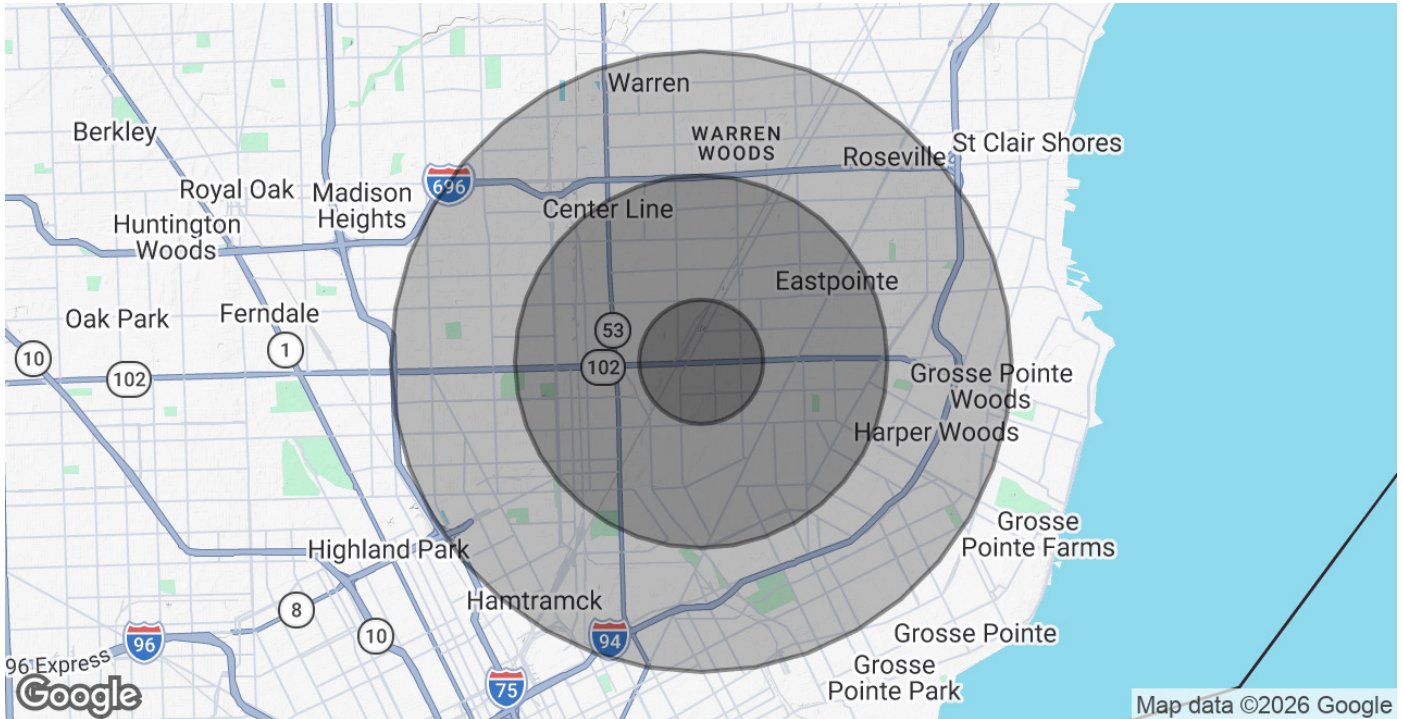
AERIAL MAP: 12375 E Eight Mile Rd | Warren, MI 48089



RETAILER MAP: 12375 E Eight Mile Rd | Warren, MI 48089



DEMOGRAPHICS MAP & REPORT: 12375 E Eight Mile Rd | Warren, MI 48089



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,815	130,478	382,659
Average Age	34	37	38
Average Age (Male)	33	36	37
Average Age (Female)	35	38	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,173	48,956	145,900
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$49,525	\$57,250	\$62,538
Average House Value	\$90,920	\$103,958	\$130,201

2020 American Community Survey (ACS)