

FOR SALE

INDUSTRIAL BUILDING

12801 AUBURN STREET, DETROIT, MI 48223



PROPERTY DETAILS

\$3,100,000.00

SALE PRICE

LOCATION:	12801 Auburn St, Detroit, MI 48223
PROPERTY TYPE:	Freestanding
SALE PRICE:	\$3,100,000.00
PROPERTY TAX:	\$20,000.00
BUILDING SIZE:	32,000 SF
LOT SIZE:	3.04 AC
BUILDING DIMENSIONS:	500' X 265'
ZONING:	M4
AVAILABLE SPACE:	32,000 SF
TRAFFIC COUNT:	Evergreen St (20,137 CPD)

HIGHLIGHTS

- Approximately 32,000 SF
 - 4,000 SF of Office Space
 - 28,000 SF of Warehouse Space
- 3 High Doors
- 5 Overhead Rollup Doors
- Located at I-96 & M39, Southfield Freeway
- Zoned as a grow facility in Detroit
- Warehouse space is partially finished with 14 rooms
- Large lot with the ability for future expansion

***Approved Marijuana Grow Facility (MGF) and processor for the beginning of the calendar year, 2023. Seller has a conditional letter from the city of Detroit that runs until January 9th, 2023.**

EXCLUSIVELY LISTED BY:



**LOUIS J.
CIOTTI**

Managing Director
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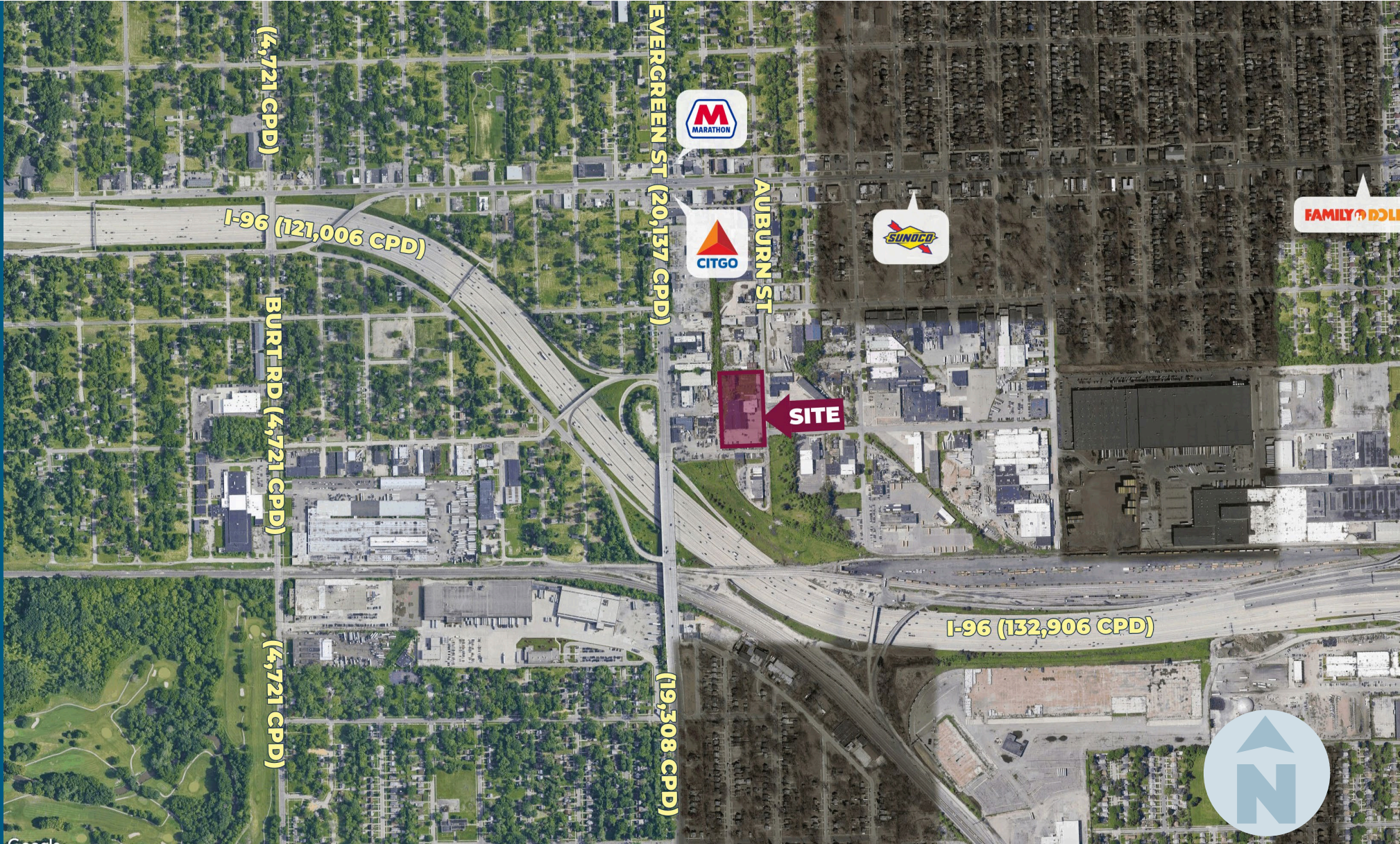
PLAT MAP



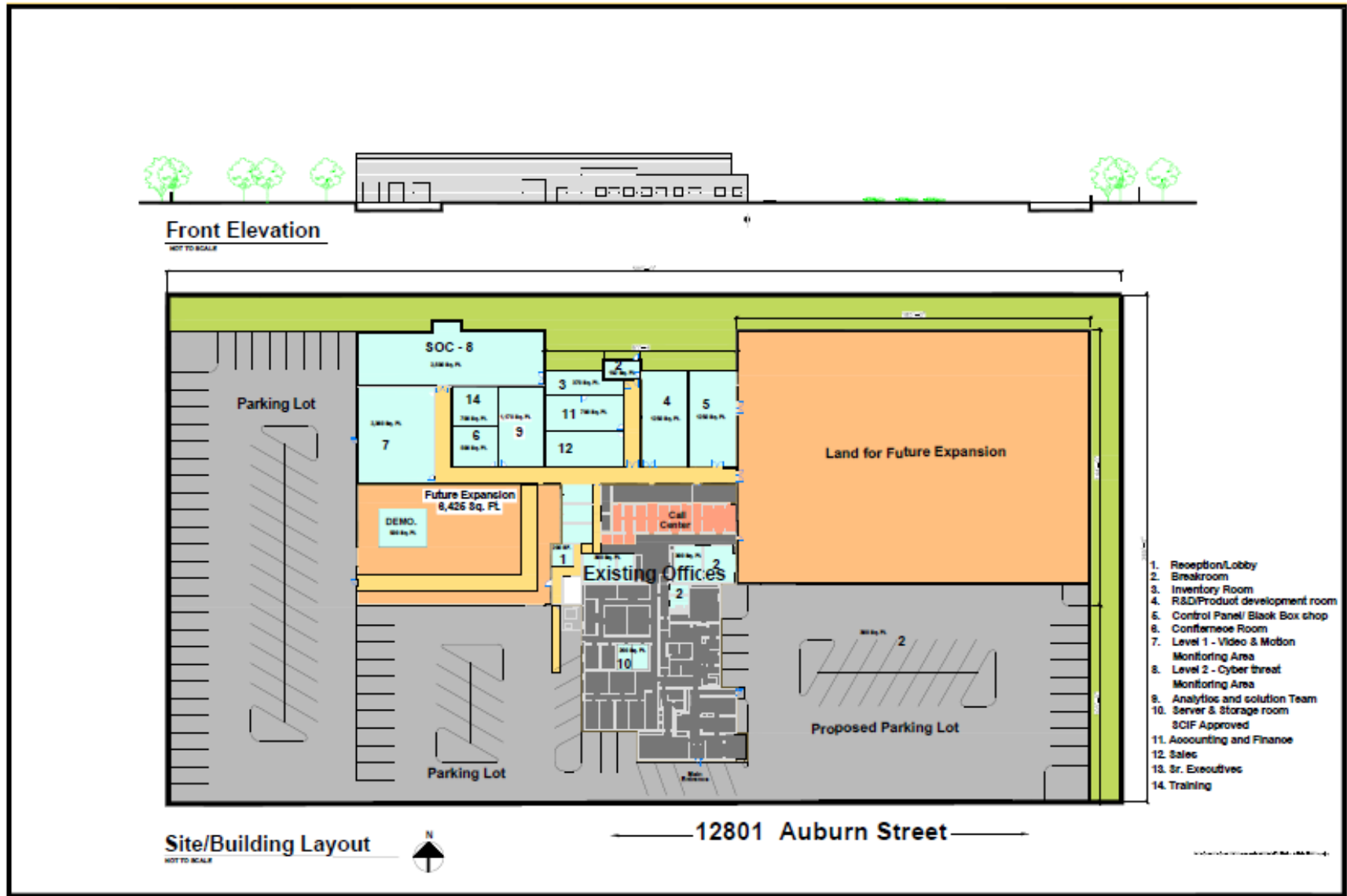
MICRO AERIAL



MACRO AERIAL



FLOOR PLAN



BUILDING PHOTOS



DEMOGRAPHICS



INDUSTRIAL BUILDING

12801 Auburn St, Detroit, MI

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	11,044	134,592	392,103
2028 Projected Population	10,250	126,547	368,331
2020 Census Population	10,987	132,680	398,631
2010 Census Population	12,560	141,351	403,832
Projected Annual Growth 2023 to 2028	-1.4%	-1.2%	-1.2%
Historical Annual Growth 2010 to 2023	-0.9%	-0.4%	-0.2%

HOUSEHOLDS

2023 Estimated Households	4,305	50,844	148,159
2028 Projected Households	4,053	48,592	141,622
2020 Census Households	4,272	51,061	150,887
2010 Census Households	4,676	52,534	150,537
Projected Annual Growth 2023 to 2028	-1.2%	-0.9%	-0.9%
Historical Annual Growth 2010 to 2023	-0.6%	-0.2%	-0.1%

RACE

2023 Est. White	19.3%	23.7%	38.5%
2023 Est. Black	76.2%	70.7%	54.6%
2023 Est. Asian or Pacific Islander	1.0%	1.2%	1.9%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	3.3%	4.2%	4.8%

INCOME

2023 Est. Average Household Income	\$62,032	\$61,883	\$70,038
2023 Est. Median Household Income	\$48,876	\$45,135	\$50,862
2023 Est. Per Capita Income	\$24,199	\$23,416	\$26,548

BUSINESS

2023 Est. Total Businesses	297	3,891	11,931
2023 Est. Total Employees	2,448	23,724	90,446

CONTACT US



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