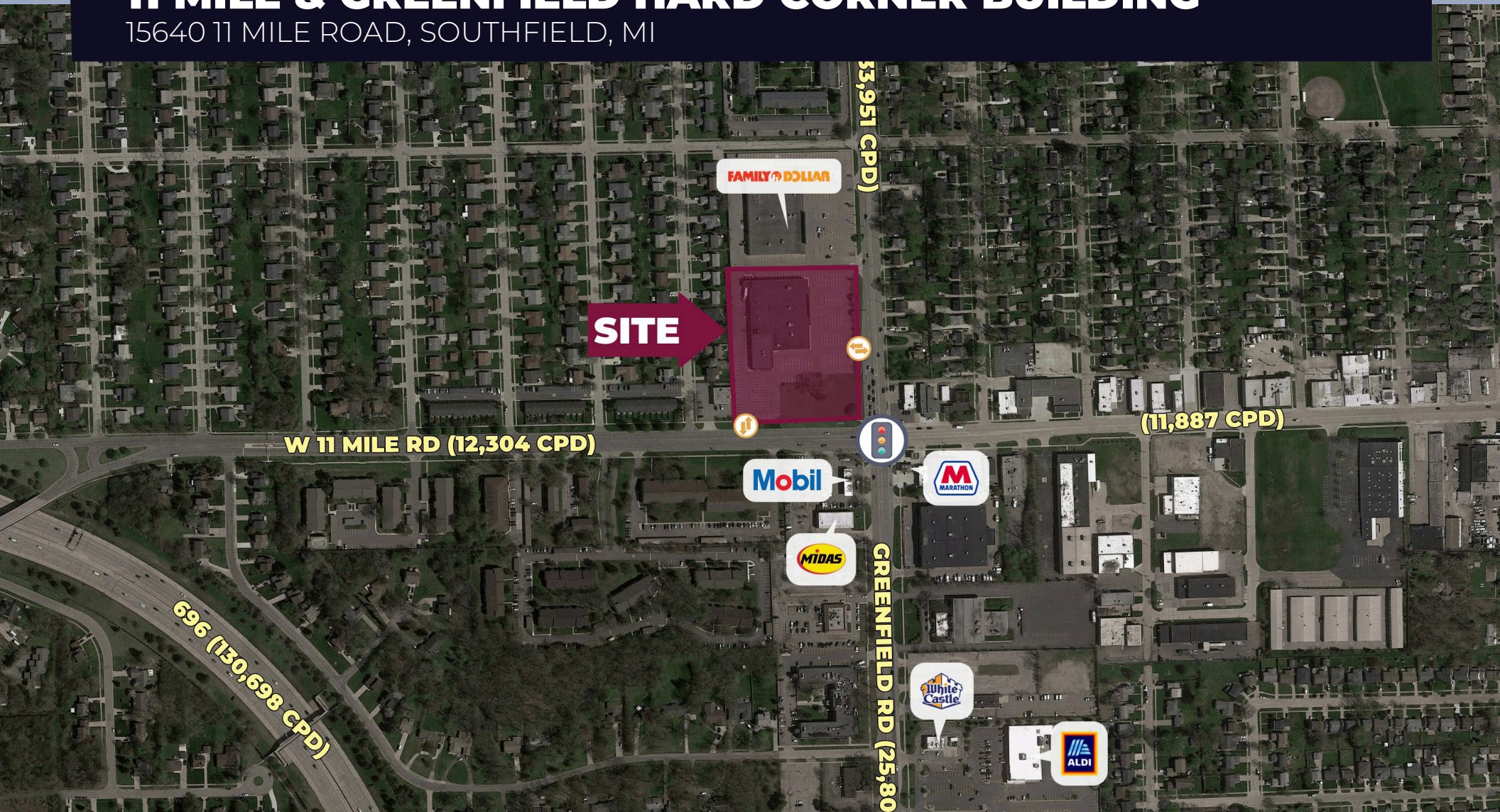


FOR LEASE

11 MILE & GREENFIELD HARD CORNER BUILDING

15640 11 MILE ROAD, SOUTHFIELD, MI



PROPERTY DETAILS

LOCATION:	15640 11 Mile Road, Southfield, MI
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
RENT:	TBD
NNN EXPENSE:	TBD
PROPERTY TAXES:	TBD
BUILDING SIZE:	6,000 SF
BUILDING DIMENSIONS:	70' X 85'
AVAILABLE SPACE:	6,000 SF
GROSS LEASABLE AREA:	6,000 SF
TRAFFIC COUNT:	W 11 Mile Rd (12,304 CPD) Greenfield Rd (33,951 CPD)

EXCLUSIVELY LISTED BY:



**ANDREW C.
LUCKOFF**

Director
aluckoff@landmarkcres.com
248 488 2620

TBD

RENT

TBD

NNN

HIGHLIGHTS

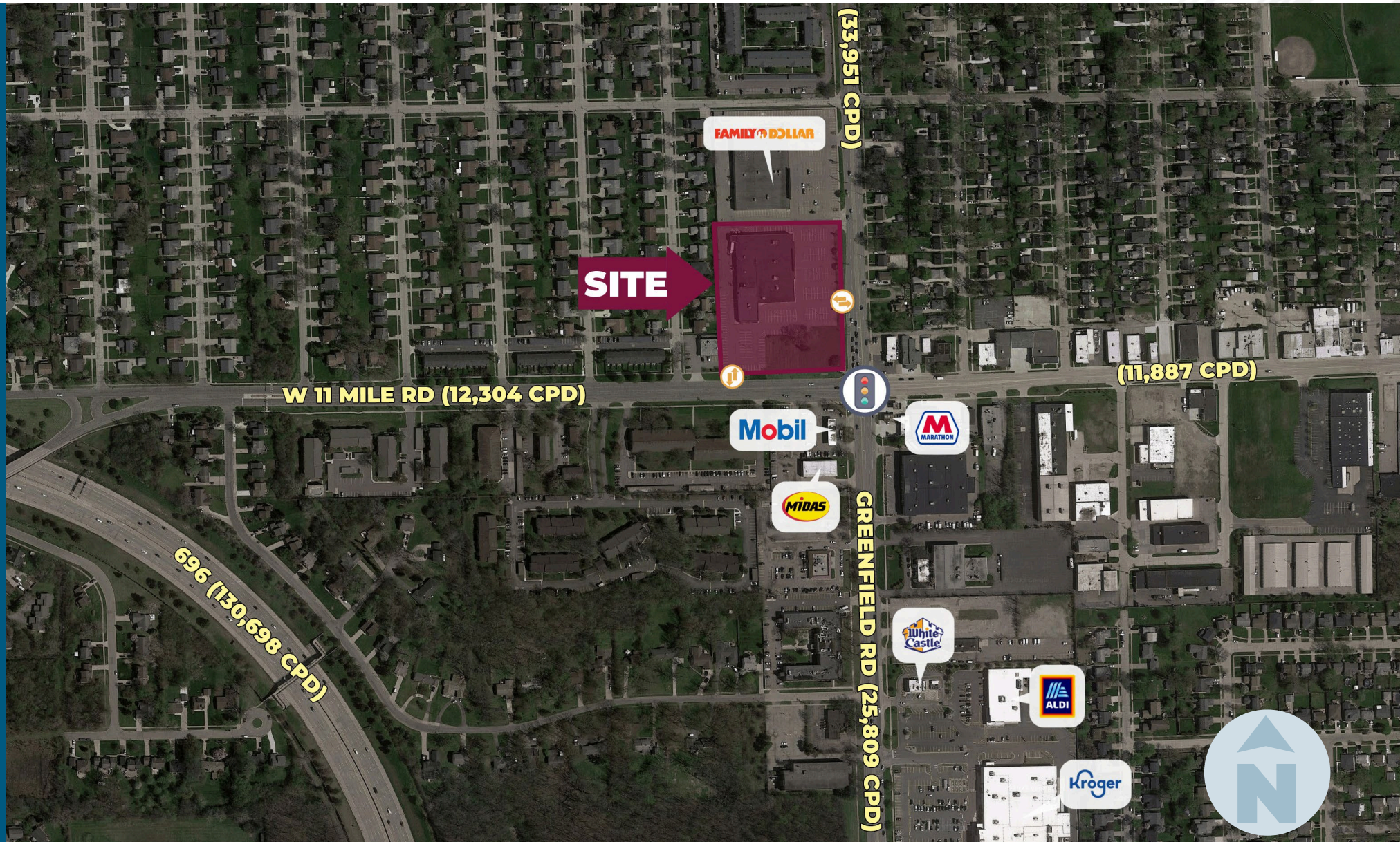
- Freestanding 6,000 SF building located at the busy intersection of 11 Mile Rd and Greenfield Rd
- Hard corner with exposure from both corridors and a pylon sign in the middle of the intersection
- Over 70 parks dedicated to space
- Less than 1 mile from I-696, Berkley, and Royal Oak

STOREFRONT

NEW FAÇADE - MOVE IN READY



MICRO AERIAL



[illegible]

VIEW NORTH



VIEW NORTHEAST



VIEW NORTHWEST



W 11 MILE RD
(12,304 CPD)

GREENFIELD RD
(33,951 CPD)

VIEW SOUTHWEST



DEMOGRAPHICS



11 MILE ROAD & GREENFIELD HARD CORNER

15640 11 Mile Road, Southfield, MI

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	16,995	123,800	329,016
2028 Projected Population	15,866	118,145	309,846
2020 Census Population	17,458	126,446	335,255
2010 Census Population	17,252	122,831	329,763
Projected Annual Growth 2023 to 2028	-1.3%	-0.9%	-1.2%
Historical Annual Growth 2010 to 2023	-0.1%	-	-

HOUSEHOLDS

2023 Estimated Households	7,494	53,875	146,349
2028 Projected Households	6,928	51,370	138,018
2020 Census Households	7,755	55,011	149,797
2010 Census Households	7,422	52,222	143,050
Projected Annual Growth 2023 to 2028	-1.5%	-0.9%	-1.1%
Historical Annual Growth 2010 to 2023	-	0.2%	0.2%

RACE

2023 Est. White	62.3%	57.0%	55.1%
2023 Est. Black	30.4%	34.6%	36.5%
2023 Est. Asian or Pacific Islander	3.5%	4.4%	4.3%
2023 Est. American Indian or Alaska Native	0.1%	0.1%	0.1%
2023 Est. Other Races	3.8%	3.9%	4.0%

INCOME

2023 Est. Average Household Income	\$100,192	\$124,847	\$126,068
2023 Est. Median Household Income	\$78,119	\$94,510	\$91,434
2023 Est. Per Capita Income	\$44,265	\$54,505	\$56,178

BUSINESS

2023 Est. Total Businesses	1,036	8,272	19,829
2023 Est. Total Employees	9,451	85,784	208,387

CONTACT US



**ANDREW C.
LUCKOFF**

Director

aluckoff@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.