

FOR LEASE

**FORMER BANK BRANCH**

14801 12 MILE RD, WARREN, MI 48088





# PROPERTY DETAILS

\$23.00/SF NNN

**RENT**

<b>LOCATION:</b>	14801 12 Mile Rd Warren, MI 48088
<b>PROPERTY TYPE:</b>	Freestanding
<b>RENT:</b>	\$23.00/SF NNN
<b>PROPERTY TAXES:</b>	\$10,520.00
<b>BUILDING SIZE:</b>	2,157 SF
<b>LOT SIZE:</b>	0.48 AC
<b>LOT DIMENSIONS:</b>	135' x 155'
<b>AVAILABLE SPACE:</b>	2,157 SF
<b>ZONING:</b>	C-1
<b>TRAFFIC COUNT:</b>	12 Mile Rd (13,600 CPD) Hayes Rd (13,200 CPD)

## HIGHLIGHTS

- Former Bank Branch Facility
- NWC of 12 Mile Road & Gloede Road  
(Just West of Hayes Road)
- Access to both 12 Mile Road & Gloede Road
- Allows for many retail users
  - Drive-Thru Users
  - Gas Station
  - Oil Service Stations
- NNN Lease

EXCLUSIVELY LISTED BY:



**LOUIS J.  
CIOTTI**  
Managing Director  
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248 488 2620



# MICRO AERIAL



12 MILE RD (18,633 CPD)

GLODE DR

SITE

**19,628**  
**STUDENTS**  
MACOMB  
COMMUNITY COLLEGE





# MACRO AERIAL

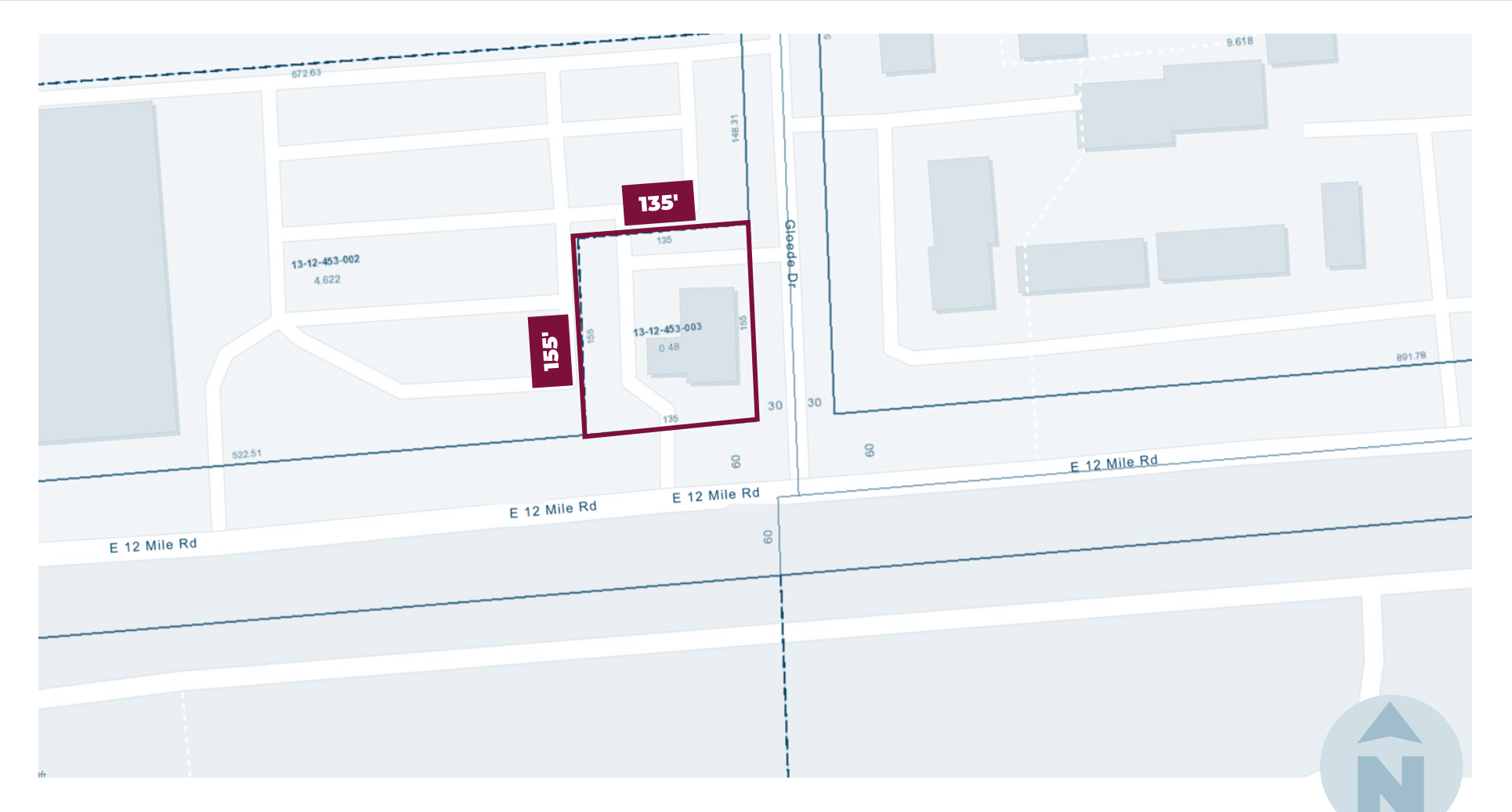




# MACRO AERIAL



# MACRO AERIAL





# SITE PHOTOS

SIGNAGE ON 12 MILE RD





# SITE PHOTOS





# SITE PHOTOS





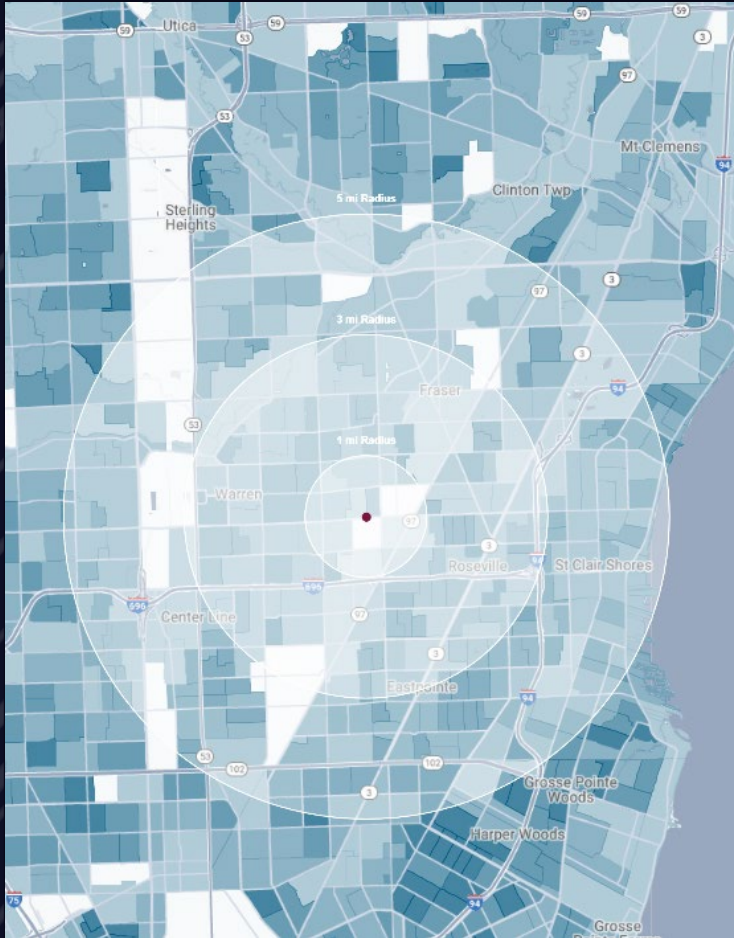
# SITE PHOTOS

DRIVE-THRU





# DEMOGRAPHICS



## FORMER BANK BRANCH

14801 12 Mile Rd, Warren, MI 48088

# DEMOGRAPHICS

## POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	12,114	130,417	330,056
2028 Projected Population	11,344	124,457	317,459
2020 Census Population	12,628	133,538	335,034
2010 Census Population	11,969	130,210	330,719
Projected Annual Growth 2023 to 2028	-1.3%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2023	-	-	-

## HOUSEHOLDS

2023 Estimated Households	5,124	54,130	135,255
2028 Projected Households	4,783	51,498	130,032
2020 Census Households	5,299	55,419	137,106
2010 Census Households	4,998	53,959	133,913
Projected Annual Growth 2023 to 2028	-1.3%	-1.0%	-0.8%
Historical Annual Growth 2010 to 2023	0.2%	-	-

## RACE

2023 Est. White	79.0%	73.6%	68.8%
2023 Est. Black	12.6%	17.2%	22.0%
2023 Est. Asian or Pacific Islander	4.7%	4.6%	4.6%
2023 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2023 Est. Other Races	3.5%	4.4%	4.4%

## INCOME

2023 Est. Average Household Income	\$102,054	\$94,159	\$91,227
2023 Est. Median Household Income	\$72,984	\$67,592	\$66,344
2023 Est. Per Capita Income	\$43,176	\$39,181	\$37,464

## BUSINESS

2023 Est. Total Businesses	500	3,915	11,052
2023 Est. Total Employees	6,461	47,695	123,227



## CONTACT US



**LOUIS J.  
CIOTTI**

*Managing Director*

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