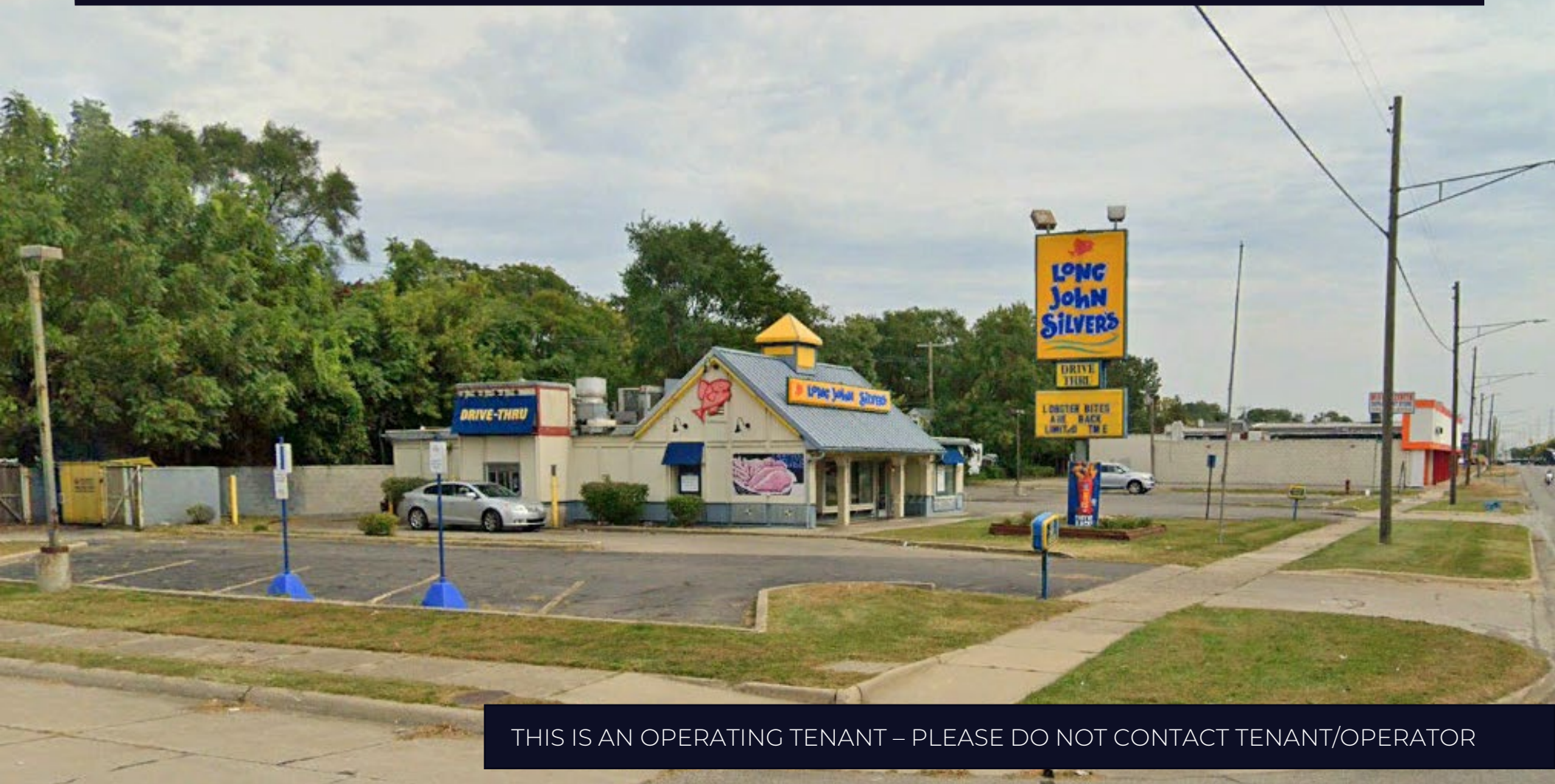


FOR LEASE/SALE
FREESTANDING DRIVE-THRU RESTAURANT

3755 E 8 MILE RD WARREN, MI 48091



THIS IS AN OPERATING TENANT – PLEASE DO NOT CONTACT TENANT/OPERATOR

PROPERTY DETAILS

CONTACT BROKER

SALES PRICE

CONTACT BROKER

RENT

LOCATION: 3755 E 8 Mile Rd Warren, MI 48091

PROPERTY TYPE: Restaurant

DATE AVAILABLE: Immediately

SALES PRICE: Contact Broker

RENT: Contact Broker

BUILDING SIZE: 2,371 SF

LOT SIZE: 0.60 AC

LOT DIMENSIONS: 238' x 110'

ZONING: M-2

TRAFFIC COUNT: 8 Mile Rd (45,955 CPD)
Ryan Rd (17,204 CPD)

HIGHLIGHTS

- Freestanding 2,371 SF Drive-Thru Restaurant Building
- Situated on a 0.60 AC Parcel
- Excellent Frontage along 8 Mile Road (45,955 CPD)
- 5 Curb Cuts
- 38 Parking Spaces

EXCLUSIVELY LISTED BY:



**ANTHONY J.
VITALE**

Director
avitale@landmarkcres.com
248 488 2620

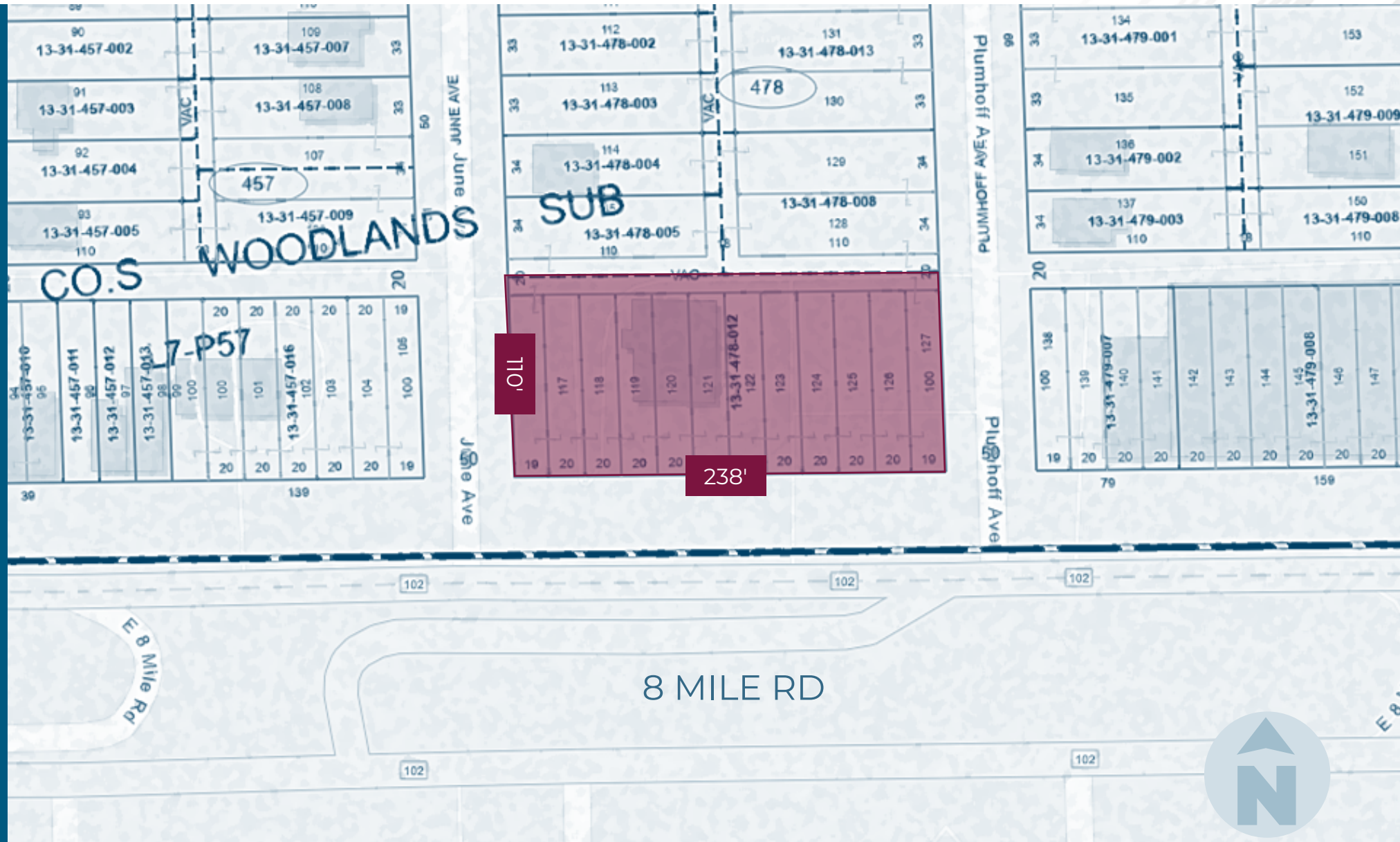
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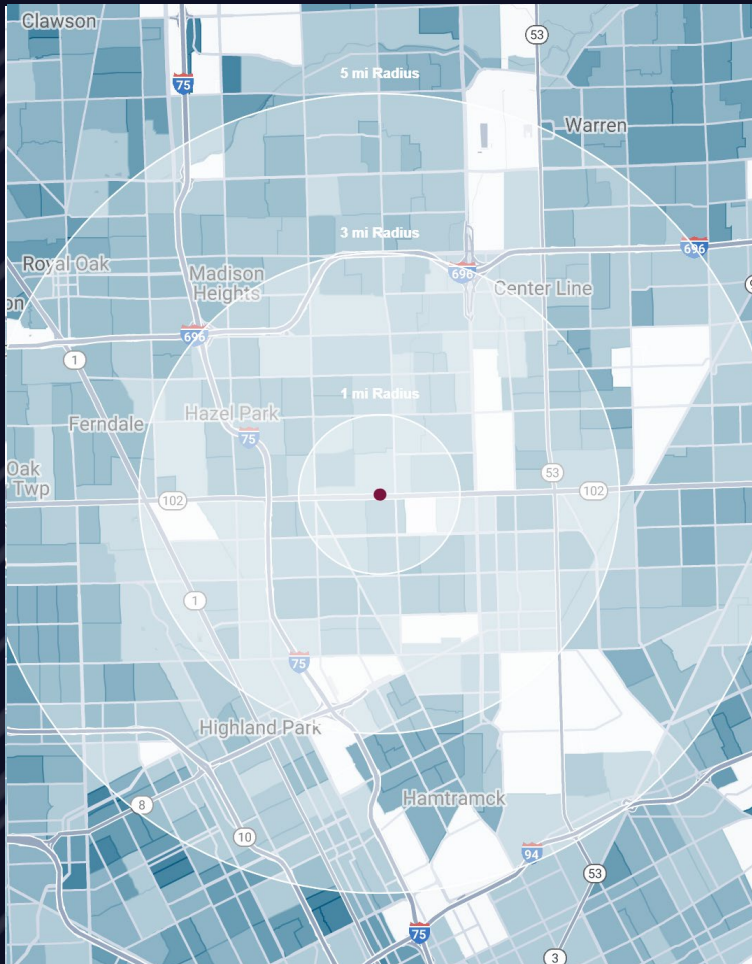
MACRO AERIAL



PLAT



DEMOGRAPHICS



FREESTANDING DRIVE-THRU RESTAURANT

3755 E 8 Mile Rd Warren, MI 48091

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	18,347	120,452	351,109
2028 Projected Population	17,485	115,884	337,406
2020 Census Population	18,374	118,147	351,119
2010 Census Population	18,873	130,260	373,034
Projected Annual Growth 2023 to 2028	-0.9%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2023	-0.2%	-0.6%	-0.5%

HOUSEHOLDS

2023 Estimated Households	6,958	46,604	140,053
2028 Projected Households	6,681	44,965	135,304
2020 Census Households	7,057	46,565	140,152
2010 Census Households	7,087	48,790	143,908
Projected Annual Growth 2023 to 2028	-0.8%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2023	-0.1%	-0.3%	-0.2%

RACE

2023 Est. White	32.8%	45.5%	47.8%
2023 Est. Black	56.7%	41.6%	40.5%
2023 Est. Asian or Pacific Islander	6.1%	8.0%	7.0%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	4.2%	4.7%	4.5%

INCOME

2023 Est. Average Household Income	\$61,832	\$65,323	\$79,792
2023 Est. Median Household Income	\$47,407	\$51,545	\$60,444
2023 Est. Per Capita Income	\$23,473	\$25,333	\$31,945

BUSINESS

2023 Est. Total Businesses	374	3,819	12,071
2023 Est. Total Employees	2,385	40,024	123,661

CONTACT US



**ANTHONY J.
VITALE**

Director

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248 488 2620

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

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