

FOR SALE

## INDUSTRIAL BUILDING

10811 NORTHEND AVE, ROYAL OAK TWP, MI 48220

**34,400 SF**  
AVAILABLE

SIGNAGE

## PROPERTY DETAILS

34,400 SF

\$2,799,000.00

LOCATION:	10811 Northend Ave, Royal Oak Twp, MI 48220	
PROPERTY TYPE:	Freestanding	
DATE AVAILABLE:	Immediately	
SALE PRICE:	\$2,799,000.00	
PROPERTY TAXES:	\$22,027.35	
BUILDING SIZE:	34,400 SF	
	25,900 SF	Warehouse Space
	8,500 SF	Office Space
BUILDING DIMENSIONS:	229' X 175'	
LOT SIZE:	2.39 AC	
LOT DIMENSIONS:	±333' X ±315'	
ZONING:	M-1 (Industrial Park)	
TRAFFIC COUNT:	Eight Mile Rd (40,850 CPD) Coolidge Hwy (27,587 CPD)	

EXCLUSIVELY LISTED BY:



**LOUIS J.  
CIOTTI**

Managing Director  
[lcotti@landmarkcres.com](mailto:lcotti@landmarkcres.com)  
248 488 2620

### AVAILABLE SPACE

### SALE PRICE



### HIGHLIGHTS

- Industrial Warehouse Available For Sale.
- 16' Clear Height.
- 4 Truck Wells.
- Power: 800A/240V 3P Heavy
- 2.39 AC Corner Lot

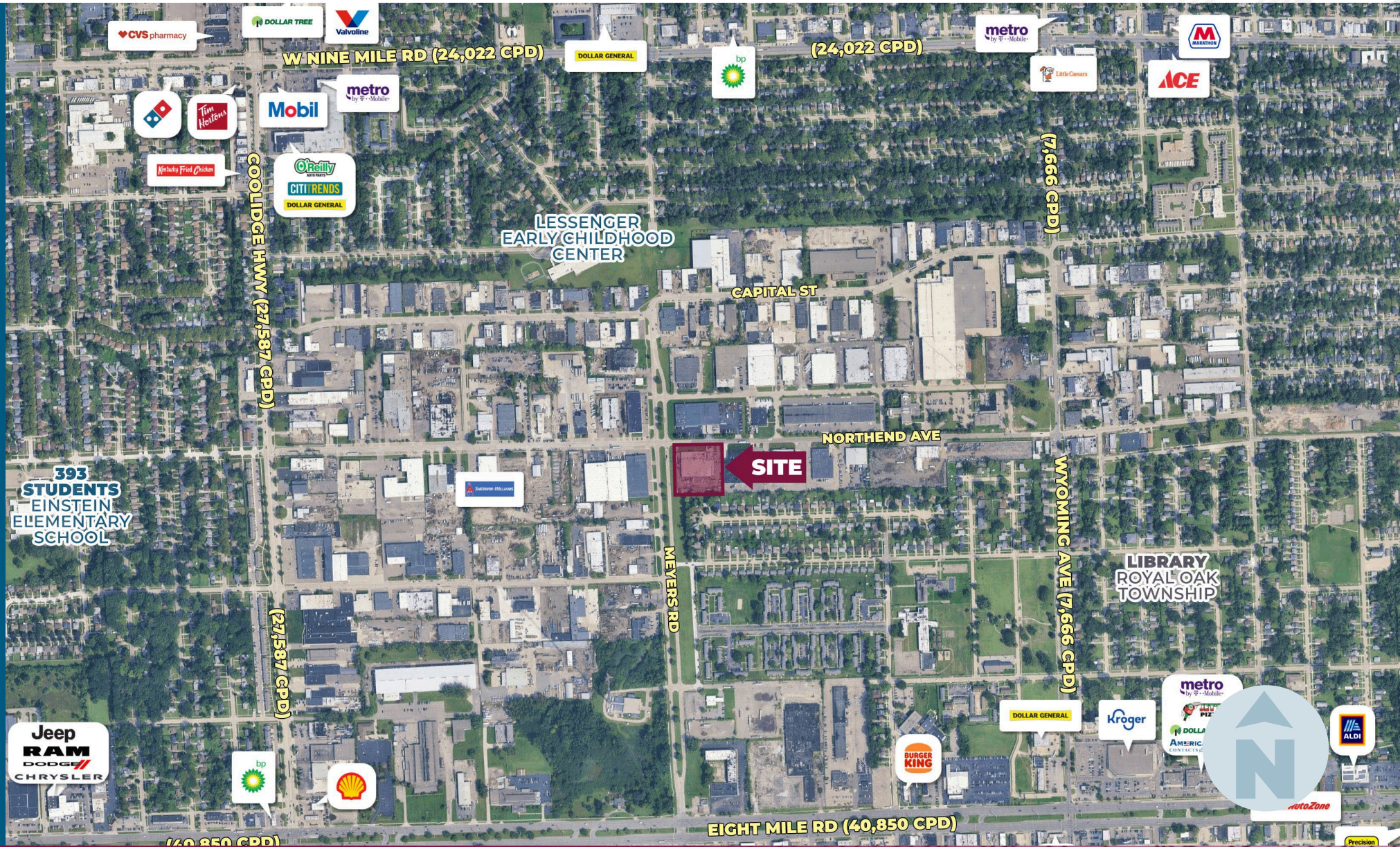


# MICRO AERIAL





# MACRO AERIAL





PLAT

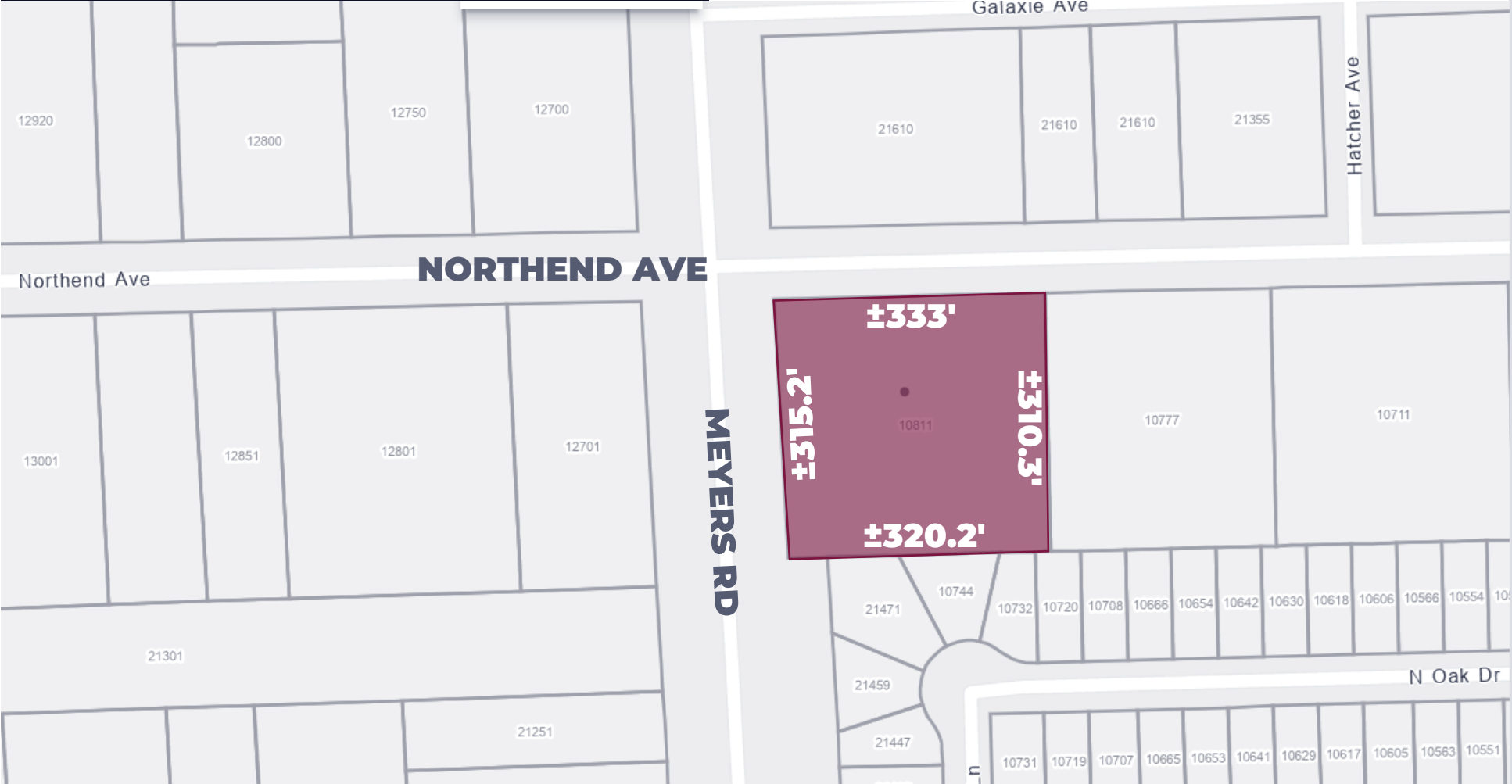
2.39 AC

34,400 SF

LOT SIZE

AVAILABLE SPACE

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SITE PLAN

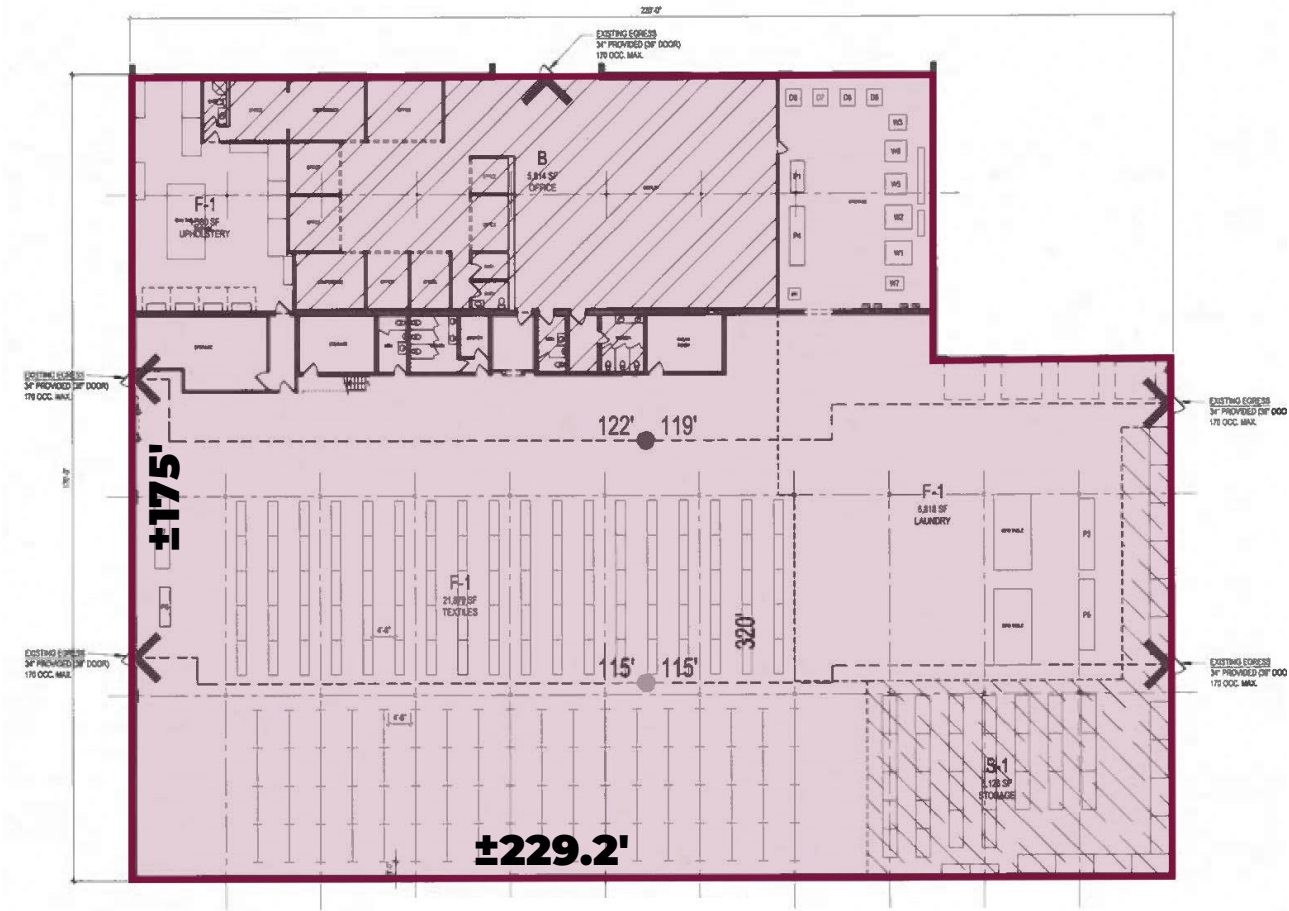
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## SITE PHOTOS

### **INDUSTRIAL BUILDING**

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## SITE PHOTOS

### INDUSTRIAL BUILDING

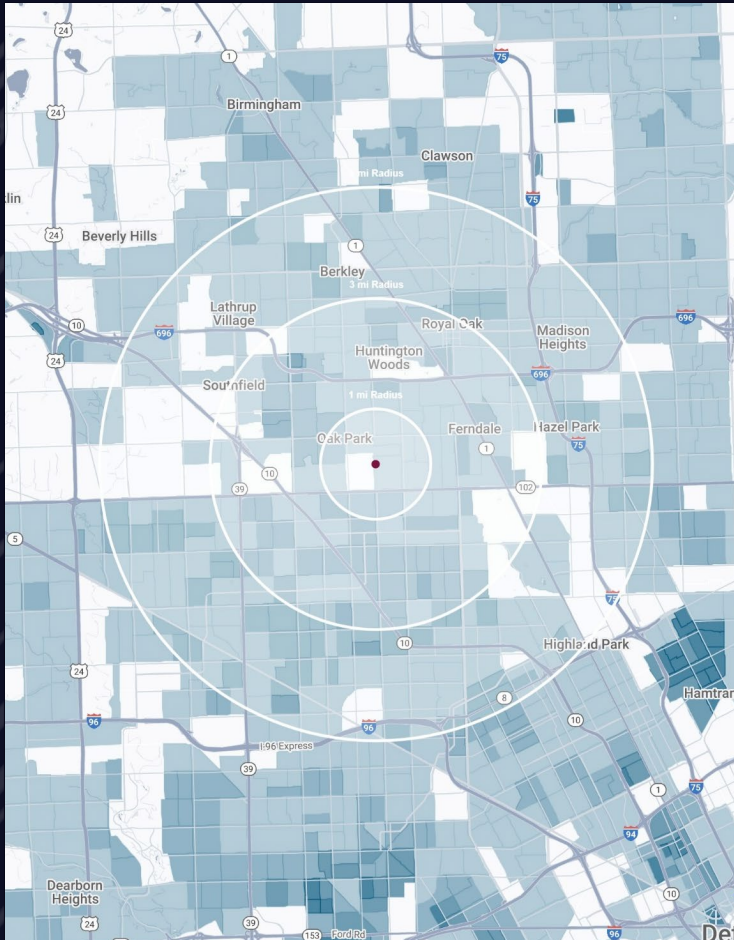
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4 TRUCKWELLS



# DEMOGRAPHICS



## INDUSTRIAL BUILDING

10811 Nothend Ave, Royal Oak Twp, MI 48220

# DEMOGRAPHICS

## POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	15,587	159,227	398,096
2029 Projected Population	15,234	156,567	389,091
2020 Census Population	15,819	159,404	395,254
2010 Census Population	15,646	159,466	409,126
Projected Annual Growth 2024 to 2029	-0.5%	-0.3%	-0.5%
Historical Annual Growth 2010 to 2024	-	-	-0.2%

## HOUSEHOLDS

2024 Estimated Households	6,853	69,777	173,309
2029 Projected Households	6,677	68,887	169,617
2020 Census Households	6,734	69,046	169,643
2010 Census Households	6,395	66,286	168,270
Projected Annual Growth 2024 to 2029	-0.5%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2024	0.5%	0.4%	0.2%

## RACE

2024 Est. White	24.6%	35.8%	36.9%
2024 Est. Black	70.8%	59.0%	57.4%
2024 Est. Asian or Pacific Islander	1.2%	1.5%	1.7%
2024 Est. American Indian or Alaska Native	0.1%	0.1%	0.2%
2024 Est. Other Races	3.3%	3.6%	3.8%

## INCOME

2024 Est. Average Household Income	\$68,690	\$92,673	\$87,014
2024 Est. Median Household Income	\$53,870	\$72,720	\$67,545
2024 Est. Per Capita Income	\$30,219	\$40,672	\$37,990

## BUSINESS

2024 Est. Total Businesses	758	7,639	17,750
2024 Est. Total Employees	6,004	60,207	152,816



## CONTACT US



**LOUIS J.  
CIOTTI**

*Managing Director*

[lciotti@landmarkcres.com](mailto:lciotti@landmarkcres.com)

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