

# FOR SALE

## 3807-3855 E 8 MILE ROAD



**3807-3855 E 8 MILE ROAD**  
**WARREN, MI 48091**

### PROPERTY HIGHLIGHTS:

- 22,000 SF freestanding building for sale or lease
- 19,000 SF available (30 day notice)
- Seller financing/land contract terms offered
- Direct access and exposure to 8 Mile Road
- Traffic counts in excess of 71,000 VPD
- Private parking lot with 30 spaces
- Excellent signage
- Asking lease rate: \$4.50 gross
- Asking price: \$850,000

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FOR MORE INFORMATION PLEASE CONTACT:



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# 3807-3855 E 8 MILE ROAD LOCATION OVERVIEW



## TRAFFIC COUNTS

| INTERSECTION             | CARS PER DAY |
|--------------------------|--------------|
| 8 MILE RD & PLUMHOFF AVE | 71,000       |
| 8 MILE RD & DE FEVER AVE | 54,494       |
| 8 MILE RD & WARNER AVE   | 47,615       |
| 8 MILE RD & RYAN RD      | 30,400       |

## DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Population  | 19,191   | 142,199  | 370,644  |
| Total Households  | 6,847    | 50,269   | 137,765  |
| Average HH Income | \$41,608 | \$40,370 | \$43,971 |

# 3807-3855 E 8 MILE ROAD PROPERTY PHOTOS

