



## Retail For Sale

**Property Name:**  
**Location:** 11555 Engleman Road  
**City, State:** Warren, MI  
**Cross Streets:** Hoover Road  
**County:** Macomb  
**Zoning:** C-2  
**Year Built:** 1978

<b>Total Building Sq. Ft.:</b>	11,978	<b>Property Type:</b>	Retail Pad
<b>Available Sq. Ft.:</b>	11,978	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	11,978	<b>Total Acreage:</b>	1.47
<b>Max Cont. Sq. Ft.:</b>	11,978	<b>Land Dimensions:</b>	Irregular
<b>Ceiling Height:</b>	16'	<b>Parking:</b>	120, +/-
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	2
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	HVAC	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Pylon
<b>Basement:</b>	No	<b>Roof:</b>	Flat
<b>Number of Stories:</b>	1	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2015	<b>Count:</b> 18,141	10 Mile Rd. Btw Schoenherr & Hoover 2-Way
<b>1 Mile:</b> 14,282	<b>1 Mile:</b> \$42,759	<b>Yr:</b> 2015	<b>Count:</b> 16,656		10 Mile Rd. Btw Hoover & Van Dyke Ave. 2-Way
<b>3 Miles:</b> 121,649	<b>3 Miles:</b> \$43,011	<b>Yr:</b> 2015	<b>Count:</b> 21,112		Hoover Btw Stephens Rd. & 10 Mile Rd. 2-Way
<b>5 Miles:</b> 374,670	<b>5 Miles:</b> \$43,413	<b>Yr:</b> 2015	<b>Count:</b> 27,265		Hoover Btw 10 Mile Rd. & Frazho Rd. 2-Way

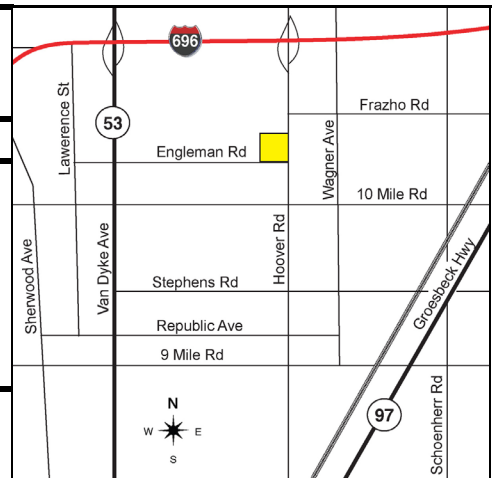
**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Sale Price:</b>	\$700,000 (\$58.44/sqft)	<b>Improvement Allowance:</b>	N/A
<b>Sale Terms:</b>	N/A	<b>Assessor #:</b>	13-22-432-017
<b>Security Deposit:</b>	N/A	<b>Date Available:</b>	Immediately
<b>Options:</b>	N/A		
<b>Taxes:</b>	\$19,722.23 (2015)		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	13-22-432-017		

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** Great opportunity to redevelop prime site in the City of Warren.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**  
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