



LEGACY
COMMERCIAL REAL ESTATE ADVISORS

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GREEN ZONED FOR CULTIVATION & PROCESSING

21701 HOOVER RD, WARREN, MI 48089

FOR SALE \$1,900,000 | FOR LEASE \$14.00 SF/YR (NNN) |

LEGACYCREA.COM



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WARREN, MI

- Free-Standing Industrial Building in Warren, MI - Renovated in 2018
- Strong Potential Cannabis Facility Uses
- Detroit MSA - Top 20 - Ranked (#14) in the Country
- Amenities Include (2) 12 x 14 doors, (1) Exterior Truck Well, 16' Clear, 50' of Buss Duct, 480 Volt/1400 AMP
- Situated on a 1.1 Acre Lot on the Northwest Corner of Hoover and Toepfer Ave.
- Building is 100% Fire Suppressant with a Recently Replaced roof, Constructed with 1,350 SF of Office, Trench Drains, and Concrete Parking
- Site with Close Proximity to 8 Mile and I-696
- Over 13,500 People Reside within 1 Mile Radius of Site
- 32 Minute Drive to Detroit Metropolitan Wayne County Airport

PROPERTY DETAILS

Building Area:	16,128 SF
Land Area:	1.1 Acres
Year Built:	1950





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Google

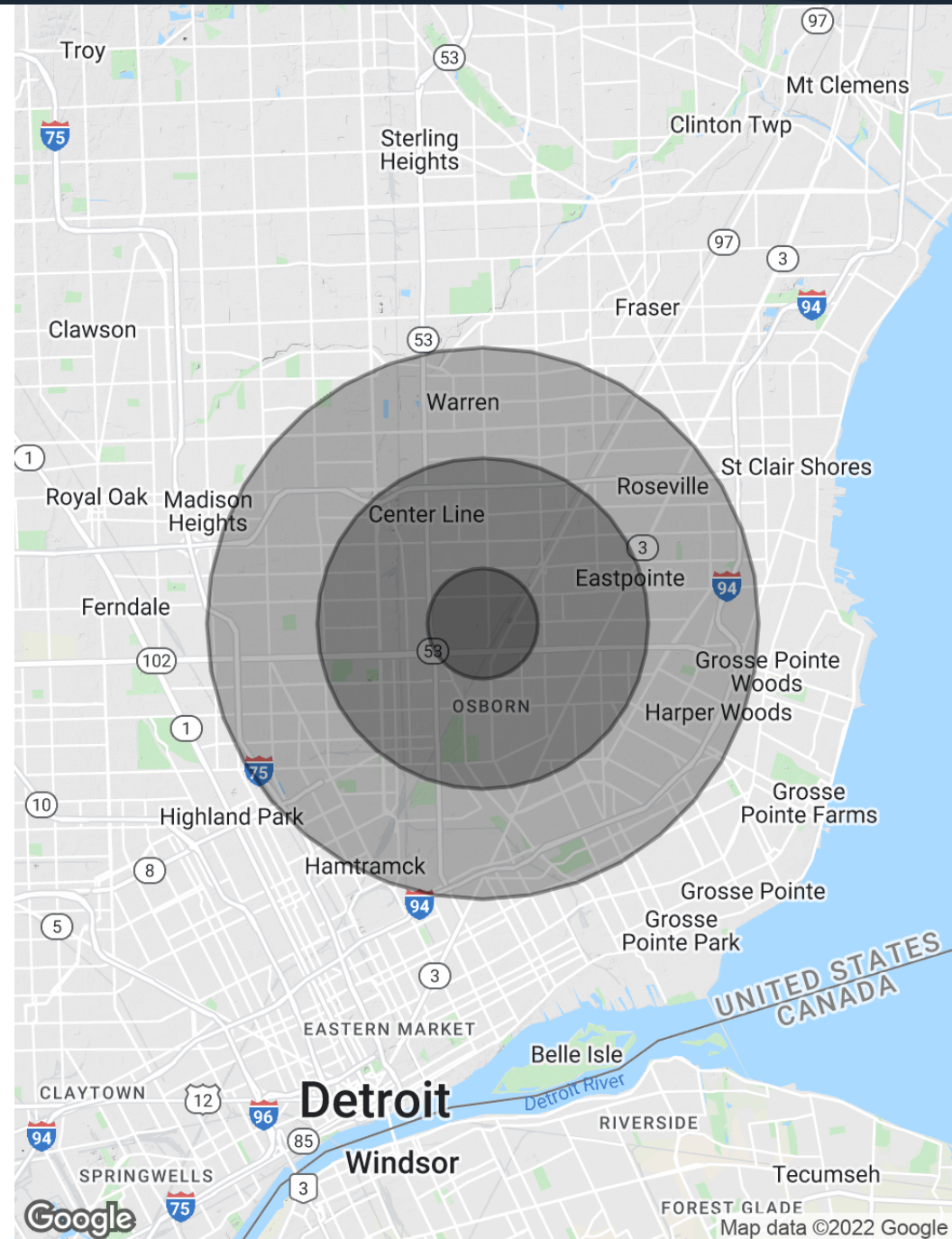
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DEMOGRAPHICS MAP & REPORT

21701 HOOVER RD | WARREN, MI 48089

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,572	135,263	387,730
Average Age	29.1	33.4	34.4
Average Age (Male)	26.7	31.2	32.4
Average Age (Female)	30.9	35.6	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,557	48,735	143,779
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$43,307	\$50,737	\$53,625
Average House Value	\$76,106	\$98,106	\$105,349





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21701



RC Clubhouse

Hobby Shop & Race Track



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