

# 201 W 8 MILE ROAD : SALE OR LEASE

## 56,000 VEHICLE DAILY TRAFFIC COUNT



### PROPERTY DESCRIPTION

201 W 8 Mile Road presents an opportunity to acquire or lease a well-located retail property along one of Detroit's most recognizable commercial corridors. Positioned on 8 Mile Road between Woodward Avenue and I-75, the property benefits from strong visibility, excellent accessibility, and two-way average daily traffic counts exceeding 56,000 vehicles.

The building previously operated as a specialty retail storefront and is largely built out for retail use, requiring only limited modifications for a variety of potential users. The site features multiple curb cuts, convenient proximity to a signalized intersection and the 8 Mile turnaround lane, and strong ingress and egress for customers traveling in both directions.

Additional overflow parking is available behind the property through an adjacent business owner by separate arrangement.

The property is available for sale or lease, and ownership is open to discussing seller financing for qualified purchasers.

### PROPERTY HIGHLIGHTS

- High-visibility retail location on 8 Mile Rd with 56,000+ vehicles per day
- Signalized intersection with multiple curb cuts and excellent ingress/egress
- Freestanding retail building with existing infrastructure for quick occupancy or repositioning
- Strategically located between Woodward Ave & I-75 with strong regional access
- On-site parking plus potential overflow parking from adjacent property
- Ideal for owner-user, investor, or retail tenant seeking a high-traffic Detroit corridor location
- Available for Sale or Lease | Seller financing considered

### OFFERING SUMMARY

|             |           |
|-------------|-----------|
| Sale Price: | \$750,000 |
| Lot Size:   | 9,788 SF  |

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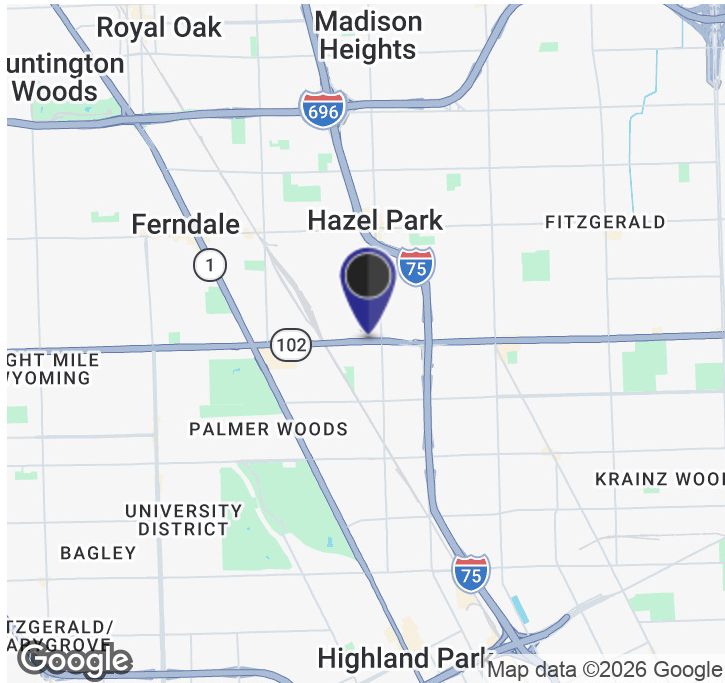
201 W 8 MILE RD, DETROIT, MI 48203





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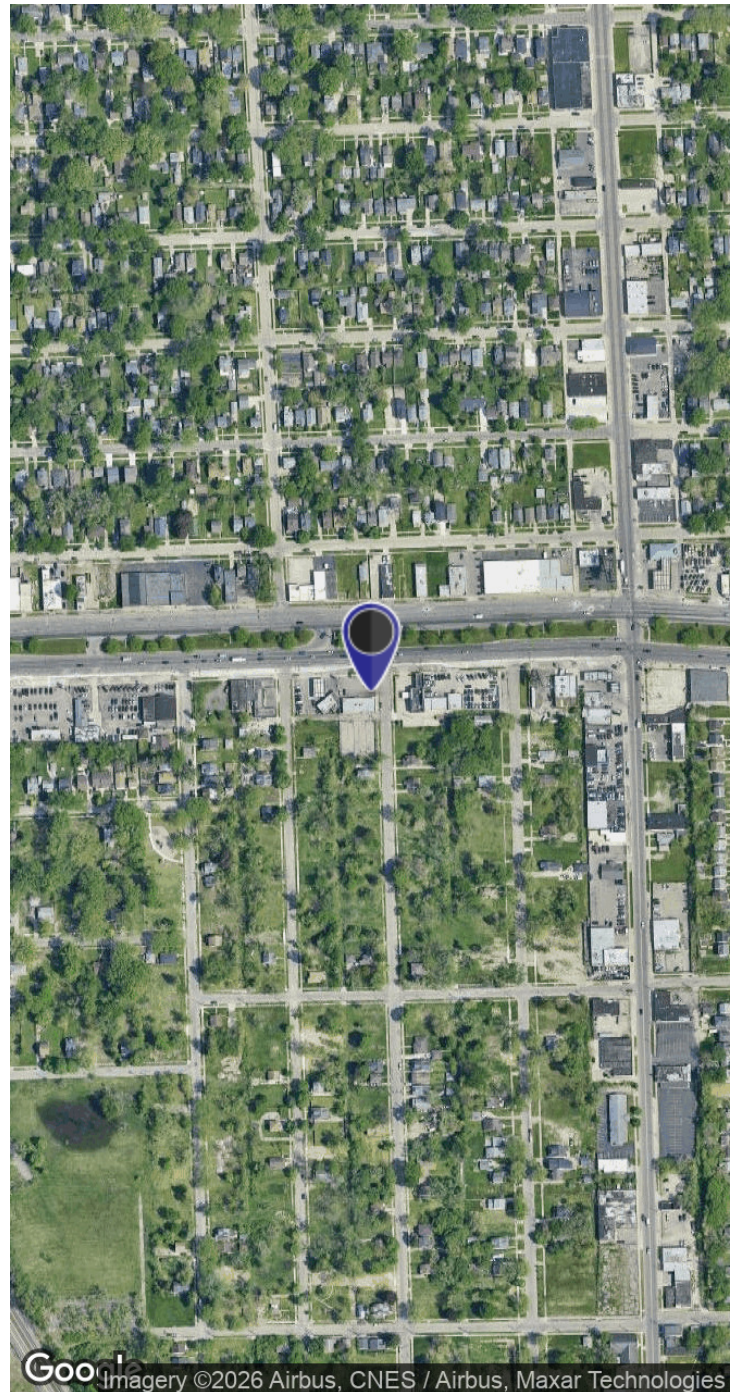
## 201 W 8 MILE RD, DETROIT, MI 48203



### LOCATION OVERVIEW

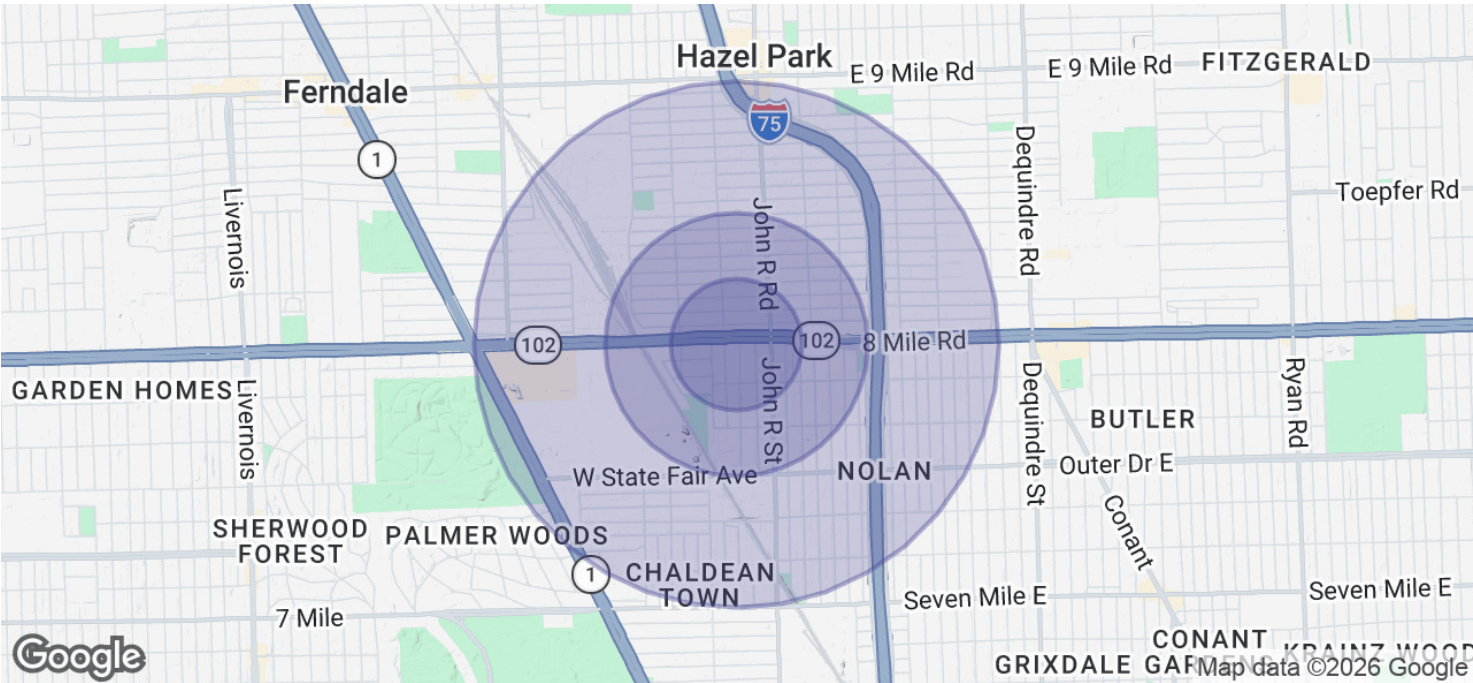
The property is located along the highly trafficked 8 Mile Road corridor between Woodward Avenue and I-75, one of Detroit's most recognizable commercial arteries and a major east-west connector serving both Detroit and the inner northern suburbs. The site benefits from excellent regional accessibility, with immediate proximity to Woodward Avenue, I-75, and several major north-south corridors linking the area to Downtown Detroit, Ferndale, Royal Oak, and surrounding communities.

This stretch of 8 Mile Road supports a dense mix of retail, service businesses, restaurants, and neighborhood commercial uses, drawing consistent traffic from both local residents and commuters traveling through the corridor each day. Strong daily traffic volumes, prominent signage visibility, and convenient access to surrounding neighborhoods make this location well suited for a wide range of retail, restaurant, or service-oriented users.



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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 827        | 2,661     | 11,561 |
| Average Age          | 35.2       | 35.1      | 36.3   |
| Average Age (Male)   | 31.5       | 33.4      | 36.7   |
| Average Age (Female) | 33.6       | 32.3      | 34.7   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 317        | 1,081     | 4,903     |
| # of Persons per HH | 2.6        | 2.5       | 2.4       |
| Average HH Income   | \$61,866   | \$62,422  | \$67,633  |
| Average House Value | \$153,208  | \$146,659 | \$146,424 |

2023 American Community Survey (ACS)