

FOR LEASE

**FORMER BANK BRANCH
W/ DRIVE-THRU
& OFFICE SPACE**

**8424 E. 12 MILE RD
WARREN, MI**



AVAILABLE:

Suite 100 - 3,000 SF (former bank branch with drive-thru)
Suite 110 - 2,846 SF (office space/wide open)

USE:

Office

LEASE RATE:

Suite 110 - \$12.50/ SF/ YR Gross + Electric
Suite 100 - \$17.50/ SF/ YR Gross + Electric

LOCATION:

On 12 Mile just East of Van Dyke.

SUMMARY:

Two story renovated building centrally located with convenient access to I-696. Available suites include former bank branch with drive-thru and office space. High ceilings, glass door entry with lots of windows. Additional parking available in adjacent lot. Near GM tech Center, St. John Hospital, shopping, restaurants and banking. Pole and building signage rights available.

FORWARD COMMERCIAL GROUP
6785 TELEGRAPH RD, SUITE 250
BLOOMFIELD HILLS, MI 48301
www.forwardcommercial.com

Emil Cherkasov
Principal Broker
248.662.5066 Office
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OVERVIEW

8424 E. 12 MILE RD
2,846 & 3,000 SF
OFFICE SPACE

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,755	102,397	329,714
HOUSEHOLDS	4,695	42,692	131,769
MEDIAN HOME VALUE	\$135,252	\$138,592	\$124,815

PROPERTY HIGHLIGHTS

- Highly sought after location on 12 Mile/ Van Dyke
- Convenient access via I-696
- Great exposure with pole/facade sign rights
- Ample parking with additional secured parking lot

PROPERTY SUMMARY

- Suite 110 - \$12.50/ SF/ YR Gross + Electric
- Suite 100 - \$17.50/ SF/ YR Gross + Electric
- Year Built: 1970/ Renovated 2014
- Lot Size: 1.12 Acres
- Building: 19,500 SF



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PROPERTY PHOTOS

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AERIAL MAP

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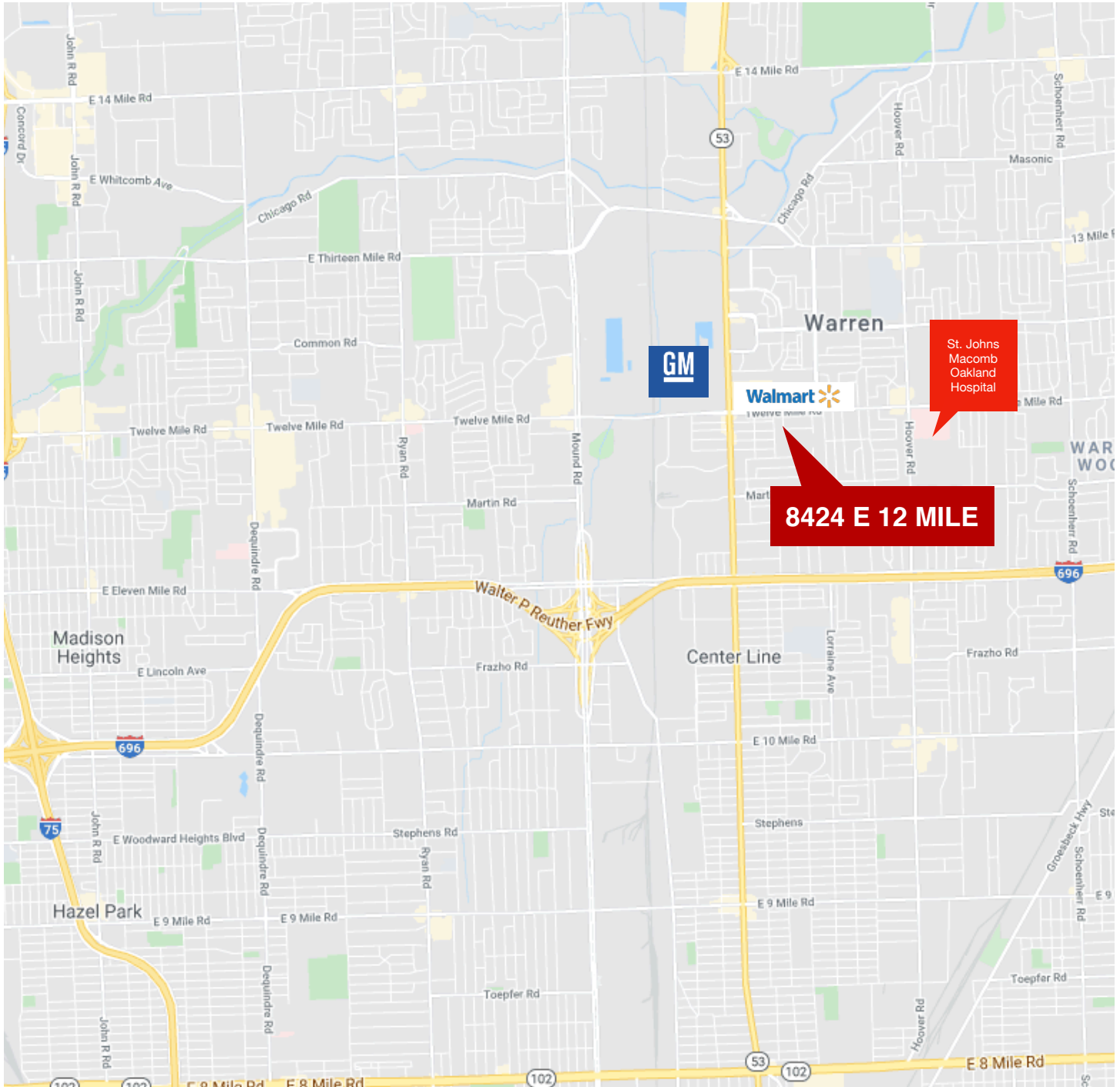


STREET MAP

8424 E. 12 MILE RD

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FLOOR PLAN

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