

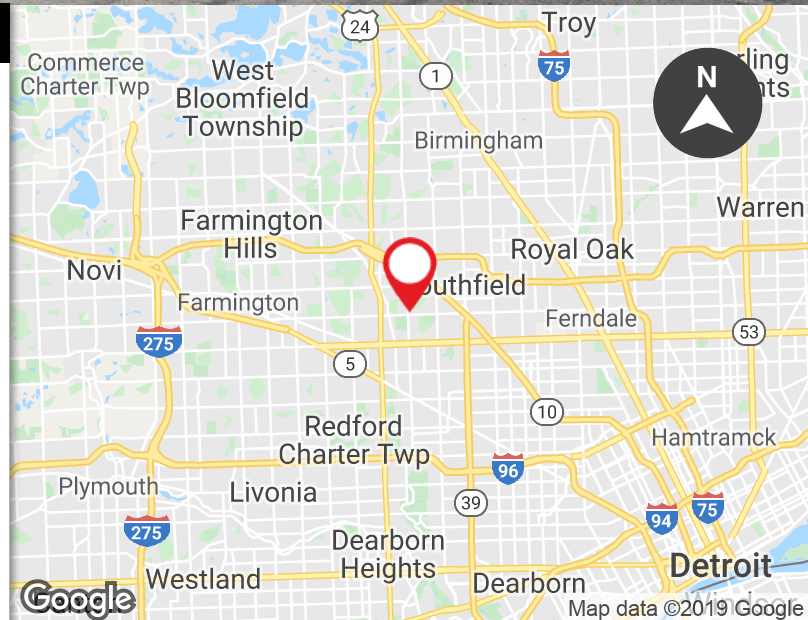
FOR SALE

21840 W 9 MILE ROAD
SOUTHFIELD, MI 48033



PROPERTY FEATURES:

- Centrally located contemporary/collaborative workstation office space
- Finishes in very good condition/furniture may be purchased from existing national tenant
- Large, 120 car parking lot
- \$13.50 modified gross
- Possible combination warehouse/flex space conversion
- Plum Hollow Golf Course & Market, Deli across 9 Mile Road
- Signage available
- I-696, Lodge, Southfield, & Telegraph Rd within close proximity to asset
- Well-maintained, up-to-date facility



FOR MORE INFORMATION PLEASE CONTACT:

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TRAFFIC COUNTS

INTERSECTION

CARS PER DAY

W 9 Mile Road & Lahser Road ±26,569

Telegraph Road & W 9 Mile Road ±42,158

W 9 Mile Road & Interstate 696 ±111,185

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households 2,424 38,136 121,341

Total Population 6,230 95,837 307,133

Average HH Income \$67,336 \$57,078 \$60,193

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