

Retail | Available

CBRE

Freestanding Building

± 5,600 SF Available

20000 West 12 Mile Road
Southfield, MI 48075

Located at the NEC of West 12 Mile and Evergreen Road



Freestanding Building

20000 W 12 Mile Rd | Southfield, MI 48075

Available

Property Highlights

- + ± 5,600 SF two-story building available
- + Located on the morning side of the road, with traffic counts exceeding 40,000 VPD
- + Three existing drive-thru lanes
- + 2 curb cuts with 30 parking spaces
- + Nearby retailers include Kroger, Meijer, Lowe's, Target, The Home Depot, and many more!
- + **Pricing: Contact Broker**

Macro Aerial



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Micro Aerial



2022 Demographics	1 Mile	3 Miles	5 Miles
Population	11,576	95,153	258,351
Number of Households	4,430	41,102	112,433
Average Household Size	2.57	2.27	2.27
Average Household Income	116,407	119,586	120,840
Daytime Population	9,703	122,771	305,971

Survey




Commercial Real Estate
Due Diligence Management
3455 South Arlington Rd Suite E9183
Akron, OH 44332
866.290.8121
www.amnrealnet.net

ALTA/ACSM Land Title Survey

SURVEYOR CERTIFICATION
20000 W Twelve Mile Rd
Southfield, MI
County of Oakland

I, the undersigned, being a duly licensed and qualified Professional Surveyor, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations, and that the same were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 5, 6, 7b, 7c, 8, 9, 10, 13, 14, 17, 18, 20c, 21 of Table A thereof. The field work was completed on 05/10/2012.



Jay M. Schmitt, P.S., J.D.
Land Surveyor No. 4794
In State of Michigan
Date of Exp. or Exp. 05/30/2012
Date of Last Renewal 05/30/2012
Date of this Filing 05/30/2012

Network Reference #20120134-003
Survey Prepared by:
Cotter Land Solutions, LLC
3825 13 Mile Road
Riverton, MI 48341

Legal Description

Land situated in the City of Southfield, County of Oakland, and State of Michigan, described as:
Part of the West 1/2 of the Southwest 1/4 of Section 11, Town 1 North, Range 10 East, Part of the West 1/2 of the Southwest 1/4 of Section 11, Town 1 North, Range 10 East, 20000 W Twelve Mile Road, Southfield, Michigan, together with the Easements of Right on the North and South Sides of said road, and also being subject to the Easements of Right on the North and South Sides of said road from the Southeast corner of Section 11, thence along the East line of Evergreen Road (60.0) feet East and parallel to the East line of Section 11, due North 85.00 feet, thence South 89 degrees 50 minutes 30 seconds East, 200.0 feet, thence due South, 150.0 feet, thence along the North line of Twelve Mile Road (60.0) feet North of and parallel to the South line of Section 11), North 89 degrees 50 minutes 30 seconds West, 200.0 feet to the point of beginning.

20000 West Twelve Mile Road, Southfield, MI 48075
Parcel number: 76-24-11-251-040
Property depicted above is the same as that described in Old Republic National Title Insurance Company's Commitment No. 161204003KAC, Dated March 12, 2012.



Zoning Information

ZONING INFORMATION NOT PROVIDED PER TABLE "A" ITEM 6B.

Encroachment Statement

BRICK WALL (SURVEYOR COULD NOT DETERMINE OWNERSHIP) ENCROACHES APPROXIMATELY 1.3' OVER NORTH PROPERTY LINE AT THE WEST END, AND 1.0' AT THE EAST END, AT TIME OF FIELD SURVEY.

Utility Notes

All utilities shown herein are from above ground visible evidence only. No utilities were marked prior to field survey.

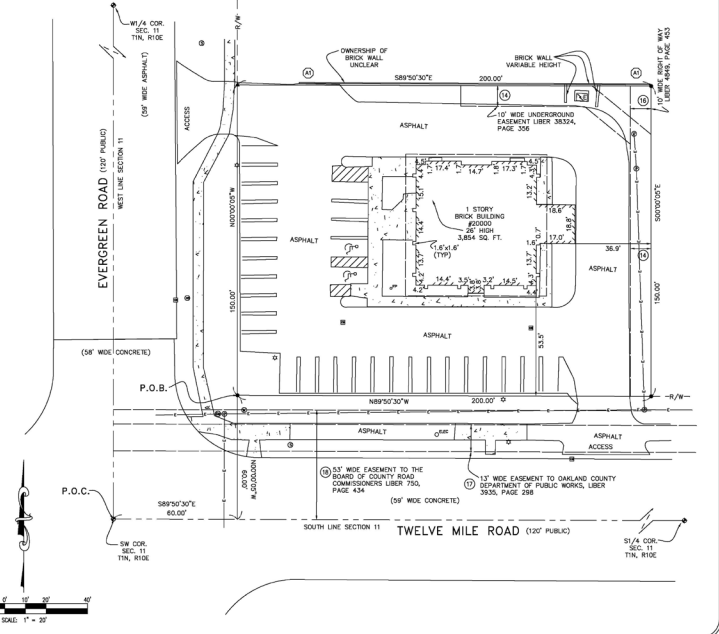
Legend of Symbols & Abbreviations

PROPERTY CORNER (as noted)	○
SET P/N NAIL	▲
SET 1/2" IRON	●
POWER POLE	⊕
FLAG POLE	⊙
ELECTRIC TRANSFORMER BOX	⊕
ELECTRIC MANNHOLE	⊙
GAS METER	⊕
TELEPHONE PEDESTAL	⊕
ELECTRIC METER	⊕
FIRE HYDRANT	⊕
SANITARY MANNHOLE	⊙
STORM CATCH BASIN (SQUARE)	■
STORM CATCH BASIN (ROUND)	⊙
STORM SEWER MANNHOLE	⊙
OVERHEAD ELECTRIC	—
GRAVEL	▨
CONCRETE	▩

FLOOD NOTE: No graphic marking only, this property is in Special Flood Hazard Area (SFHA) of the Flood Insurance Rate Map/Community Flood Map (FIRM/CFM) and is not in a Special Flood Hazard Area.

- Miscellaneous Notes**
- (M1) Some features shown on this plot may be shown out of scale for clarity.
 - (M2) Dimensions on this plot are measured in feet and original points measured unless otherwise noted. Bearings are referred to an assumed meridian and are used to derive angles only. Bearings were found of points where indicated.
 - (M3) The basis of bearings for this survey is S89°50'30"E on the South line of Section 11, per record title legal description.
 - (M4) All of the vertical survey measurements shown on this plot are found and/or used one in good condition, apparently unaltered, unless otherwise noted.
 - (M5) At the time of survey, there was no observable evidence of earth moving work, building construction, or building additions.
 - (M6) At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
 - (M7) At the time of survey, there was no observable evidence of site use as a solid waste dump, waste or sanitary landfill.
 - (M8) At the time of survey, the site is not being used as a cemetery.
 - (M9) All field measurements match record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.
 - (M10) Subject parcel contains 0.59 Acres (26,000 square feet), more or less.
 - (M11) Observed parking spaces were: 29 regular and 2 handicapped for a total of 31 spaces.

- Notes Corresponding to Schedule B**
- Items 1 through 13, Not Survey Related, Not Shown Herein.
- (1) Underground Easement (Right of Way) in favor of the Detroit Edison Company, a Michigan corporation, as recorded in Liber 3823A, Page 206, APPLIES AND AFFECTS, SHOWN HEREON.
 - (2) Terms, conditions and provisions which are recited in the Memorandum Agreement by and between Facility Bank and the City of Southfield recorded in Liber 3856A, Page 213, APPLIES AND AFFECTS, NOT SURVEY RELATED.
 - (3) Right of way vested in Michigan Bell Telephone Company by instrument recorded in Liber 4849, Page 453, APPLIES AND AFFECTS, SHOWN HEREON.
 - (4) Easement in Oakland County Department of Public Works, a Michigan Statutory Corporation for sanitary sewer recorded in Liber 3923, Page 706, APPLIES AND AFFECTS, FALLS IN 1000 FOOT OF WAY, SHOWN HEREON.
 - (5) Easement to the Board of County Road Commissioners of the County of Oakland, State of Michigan for Twelve Mile Road recorded in Liber 700, Page 434, APPLIES AND AFFECTS, FALLS IN ROAD RIGHT OF WAY, SHOWN HEREON.



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Property Photos



Contact Us

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