

EIGHT MILE & GROESBECK HWY



20580 Hoover Street
Detroit, MI 48205

SALE PRICE

\$4,395,000

LEASE PRICE

\$6.50/SF plus NNN



62,799 ± SF

SALE/LEASE

PROPERTY HIGHLIGHTS



Description

Up to 62,799 ± SF of industrial space available for lease. This property is also green zoned for Cannabis Cultivation (Class C License), Processing and Retail. This is a great opportunity with significant visibility and access along 8 mile and Groesbeck Highway.

Address

20580 Hoover Street
Detroit, MI 48205

Features

- Potential Use - Storage, Warehouse, Cannabis Cultivation/Processing/Retail
- Zoned M3 - General Industrial
- 6 over head cranes with a hook height of 24'6"
- Clear Height 32'6"
- Concrete depth 8"
- 2 drive in overhead doors

Asking Price

\$4,395,000 (For Sale)
\$6.50/SF plus NNN (For Lease)

Traffic Counts

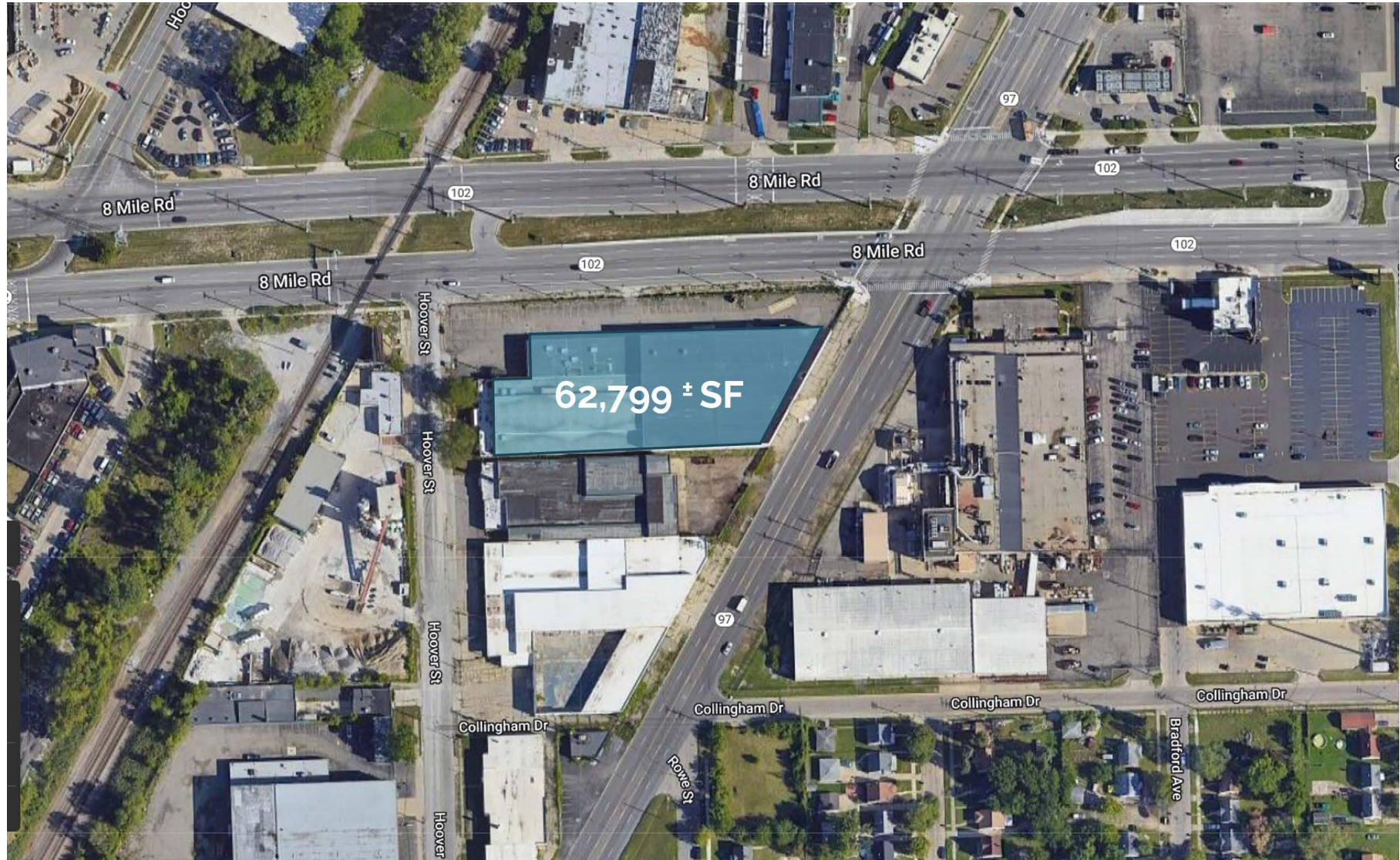
64,064 AADT on 8 Mile Rd
21,111 AADT on Groesbeck Hwy

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION:	13,671	126,426	378,197
HOUSEHOLDS:	4,781	46,408	142,804
AVG. HOUSEHOLD INCOME:	\$52,328	\$63,209	\$66,046
DAYTIME POPULATION:	8,836	84,423	249,563

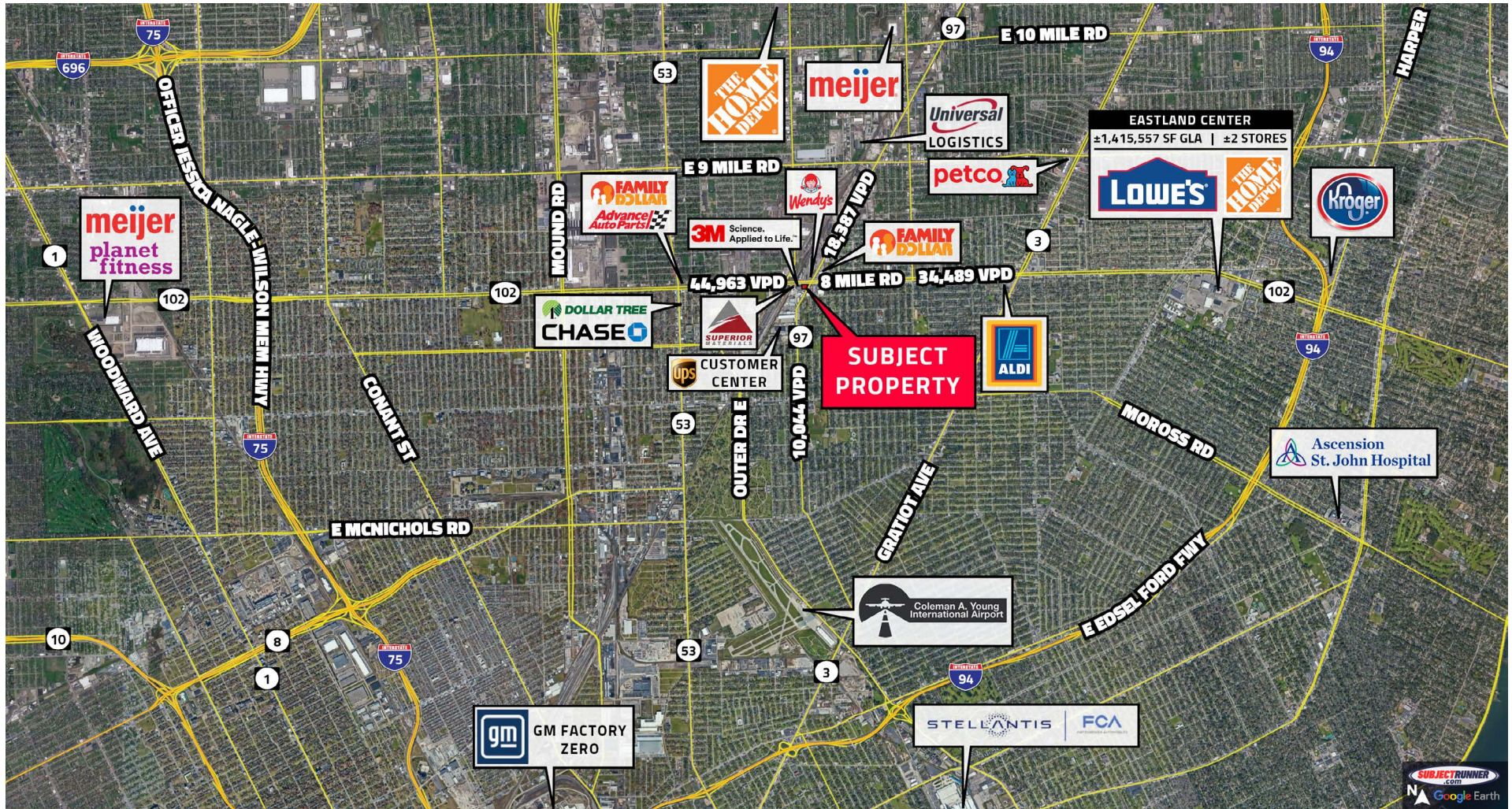
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MICRO AERIAL



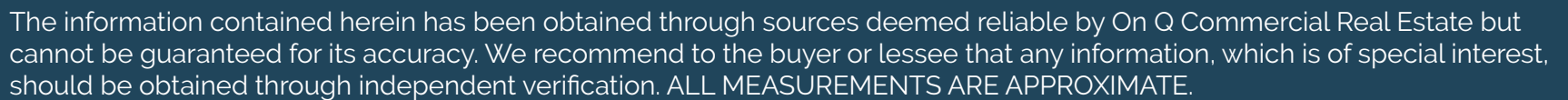
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MACRO AERIAL



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HOOVER STREET



PHOTOS

HOOVER STREET



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