

# EIGHT MILE & GROESBECK HWY



20580 Hoover Street  
Detroit, MI 48205

**UPDATED PRICING**  
\$3,995,000  
**LEASE PRICE**  
\$6.50/SF plus NNN



**62,799 ± SF**

**SALE/LEASE**

# PROPERTY HIGHLIGHTS



## Description

62,799 ± SF of industrial space available for sale or 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

\$3,995,000 (For Sale)  
\$6.50/SF plus NNN (For Lease)

## Traffic Counts

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

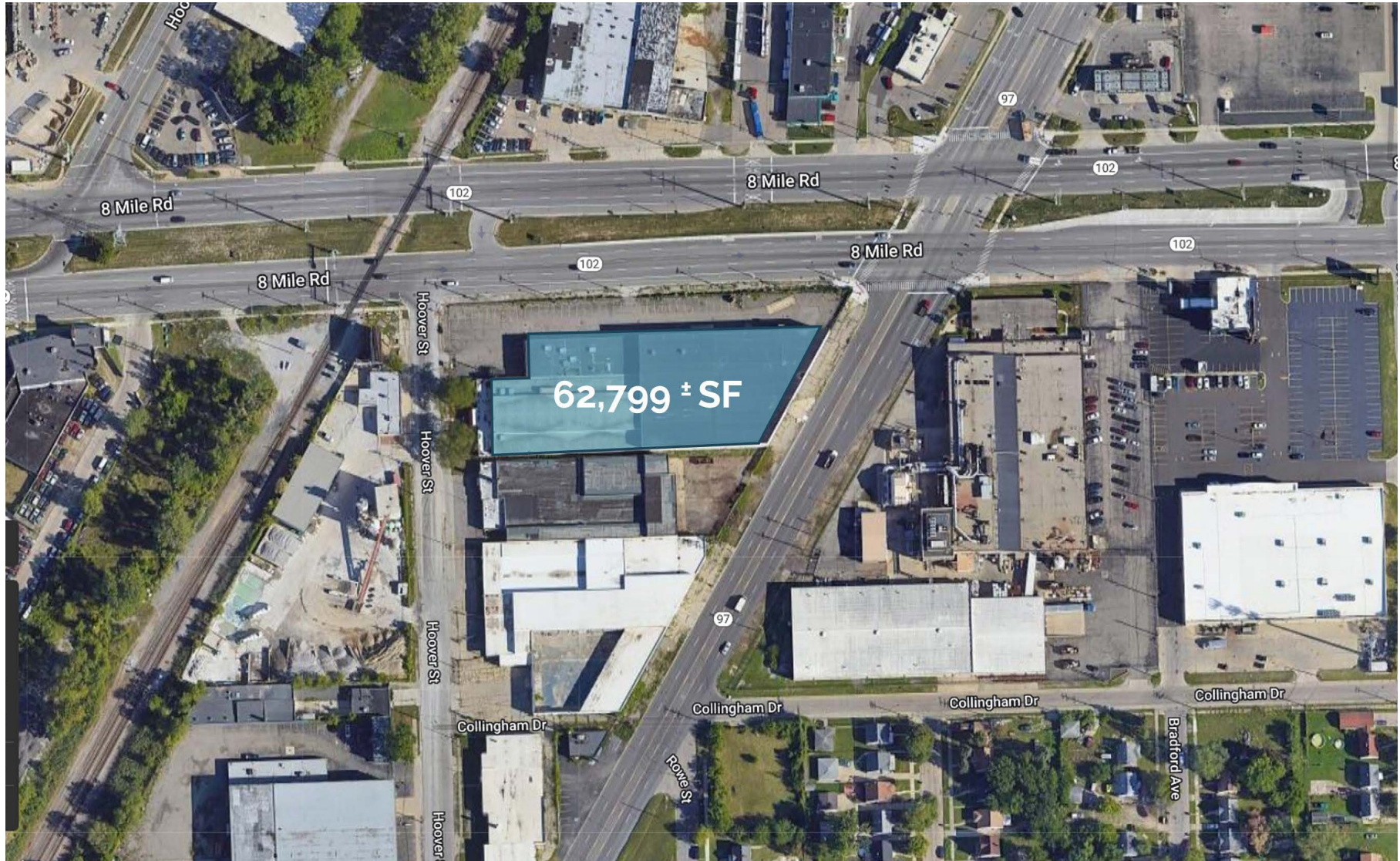
## Demographics

|                        | 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  |

The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.



# MICRO AERIAL



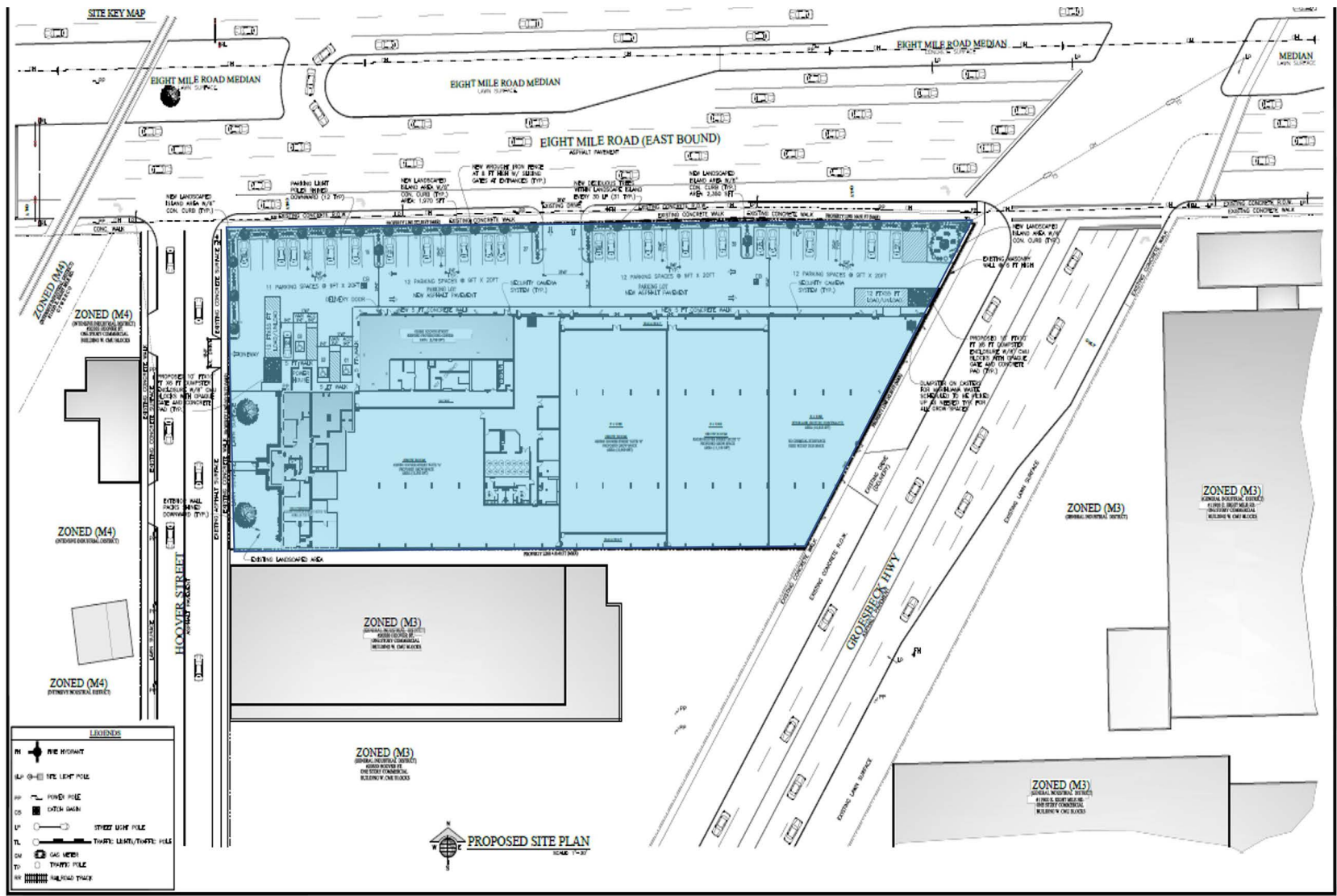
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SITE PLAN  
**HOOVER STREET**



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