



# Former CVS

FOR SUBLEASE

## 4239 E 12 Mile Road Warren, MI

11,680 SF of Retail Space

### CONTACT US



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### Property Highlights

- Northeast Corner of Ryan Rd
- Former CVS – Approximately 73' x 160'
- Traffic Counts: 25,500 ADT on 12 Mile Rd  
26,800 ADT on Ryan Rd
- Zoning: C-1 (Local Business)
- Pylon Signs on Both 12 Mile Rd and Ryan Rd

**Colliers Detroit**  
400 W 4<sup>th</sup> Street, Suite 350  
Royal Oak, MI 48067  
colliers.com/detroit



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# Property Photos



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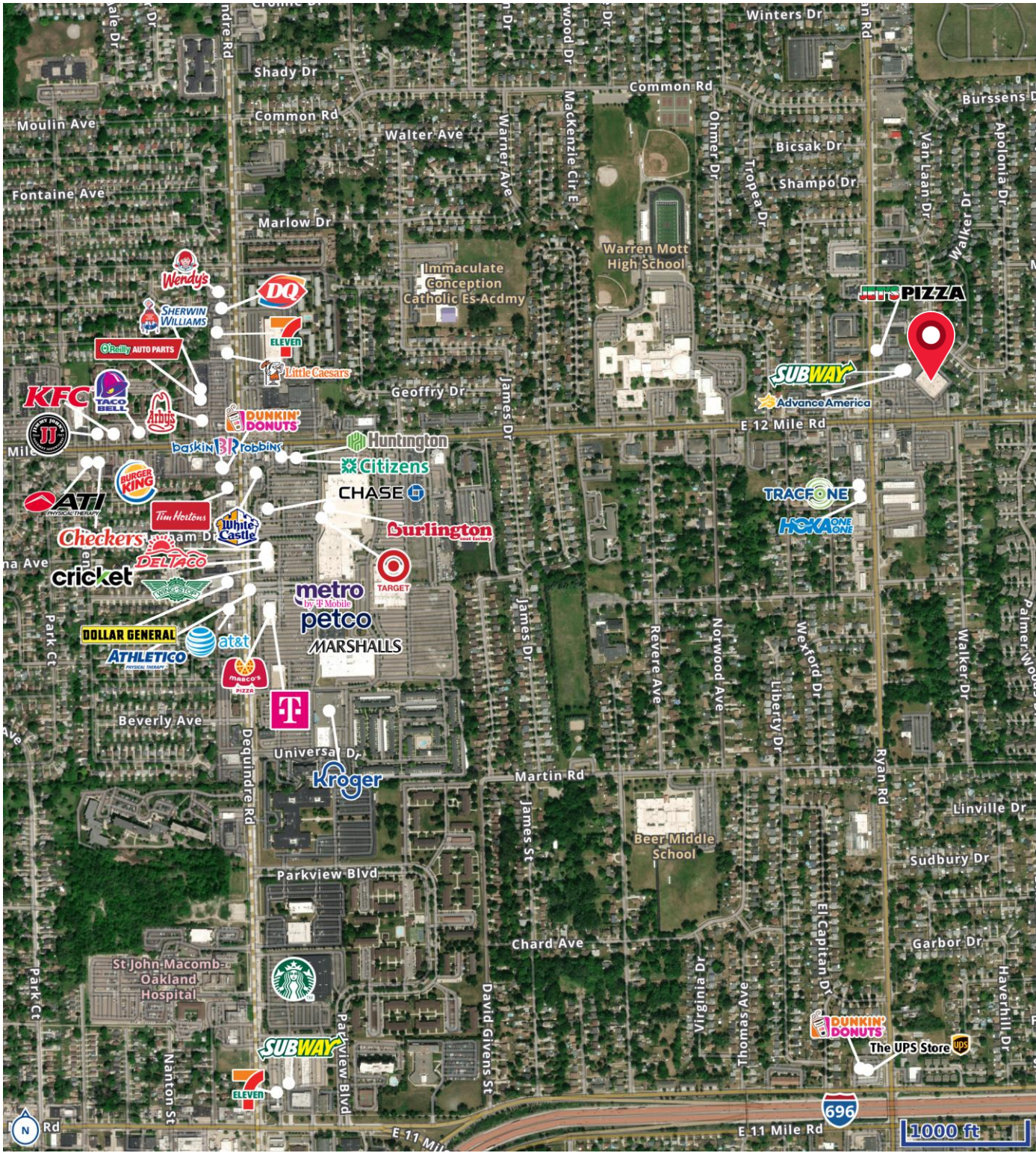
# Aerial Map



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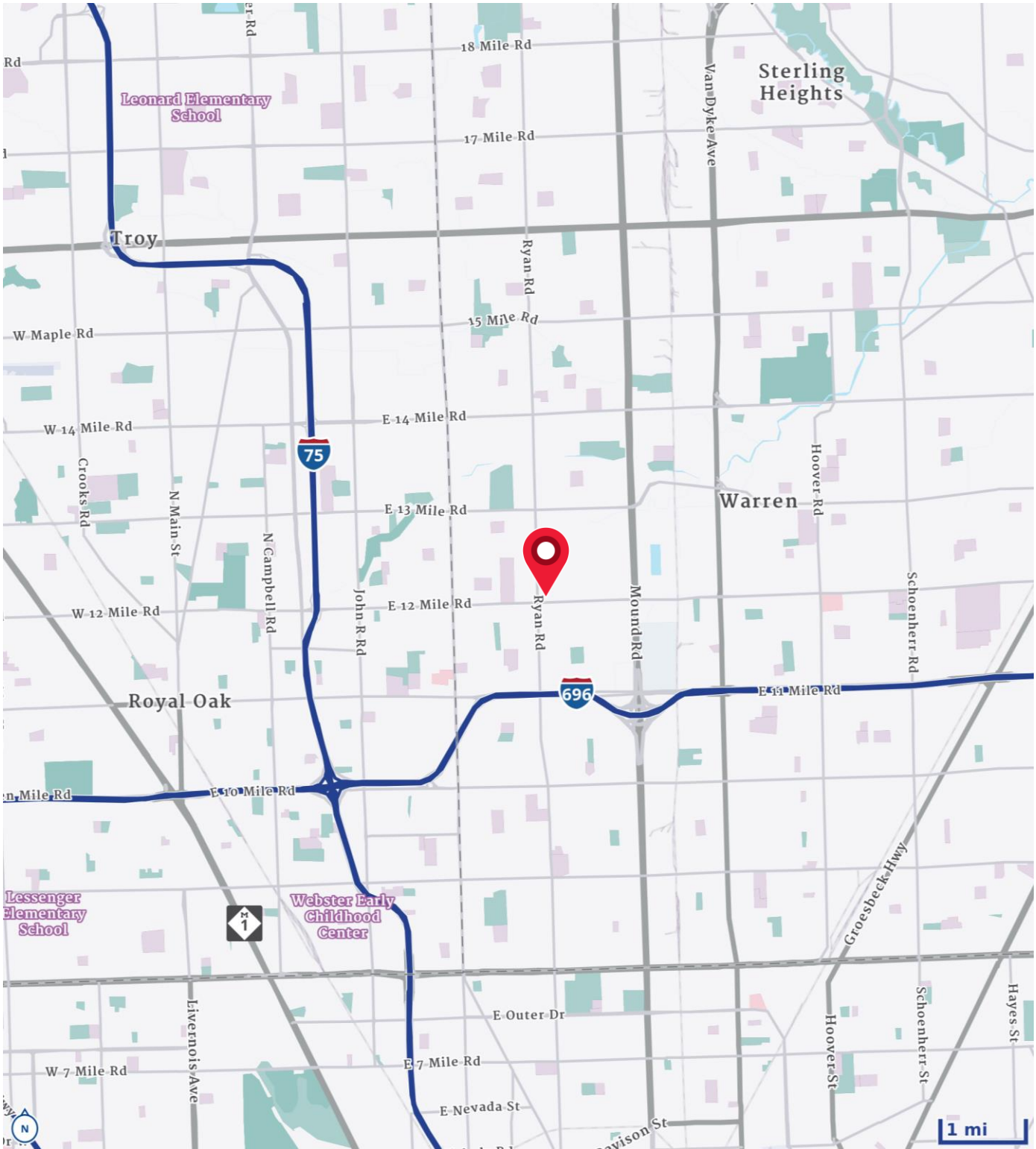
# Merchant Map



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# Location Map



# Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	14,727	44,959	105,055
Total Households	5,793	18,629	44,842
Total Family Households	3,748	11,142	25,326
Average Household Size	2.54	2.40	2.33
Median Age	42.2	41.5	40.2
Population Age 25+	10,795	33,127	77,635
2010 – 2021 Population: Annual Growth Rate (CAGR)	0.99%	0.49%	0.25%
2022 – 2023 Population: Annual Growth Rate (CAGR)	-0.26%	-0.15%	-0.17%
5 YEAR PROJECTED TRENDS: ANNUAL RATE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	0.10%	-0.10%	-0.16%
Households	0.43%	0.25%	0.21%
Families	0.22%	0.04%	-0.02%
Median Household Income	2.70%	3.50%	3.46%
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	7,386 / 50.1%	22,637 / 50.4%	52,709 / 50.2%
Female Population / % Female	7,341 / 49.9%	22,322 / 49.6%	52,346 / 49.8%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2020 Median Household Income	\$78,293	\$66,936	\$63,776
Average Household Income	\$97,367	\$87,744	\$83,953
Per Capita Income	\$38,490	\$36,272	\$35,756
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	425	1,527	4,295
Total Daytime Population	12,997	73,170	140,564
Daytime Population: Workers	5,581	50,742	89,399
Daytime Population: Residents	7,416	22,428	51,165

#### Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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