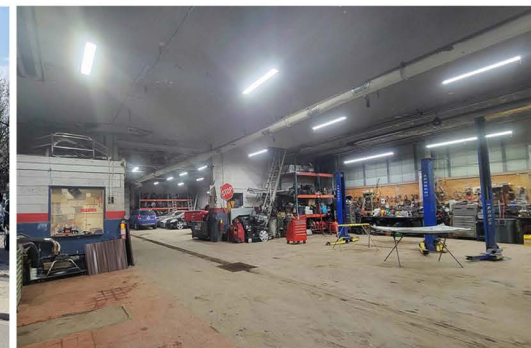




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ADVISORS®



BUSINESS AND REAL ESTATE FOR SALE

12330 & 12207 JOSEPH CAMPAU

DETROIT, MI 48212

ADDITIONAL 1 ACRE VACANT LAND INCLUDED (10 PARCELS)

CLG REALTY ADVISORS

801 W. Big Beaver - Suite 600 - Troy, MI 48084 | (O) 248-541-9083 | info@clg-realty.com

12330 & 12207 JOSEPH CAMPAU DETROIT, MI 48089



SQUARE FEET

12330/12300 Joseph Campau	32,300 SF	W09I011222C31
12207 Joseph Campau	1,800 SF	W09I011707C9

APN

VACANT LAND

12225 Joseph Campau	12318 Joseph Camapu
12243 Joseph Campau	12326 Joseph Camapu
12251 Joseph Campau	12331 Joseph Campau
12303 Joseph Camapu	12338 Joseph Campau
12310 Josph Campau	12342 Joseph Campau



ZONING: B4



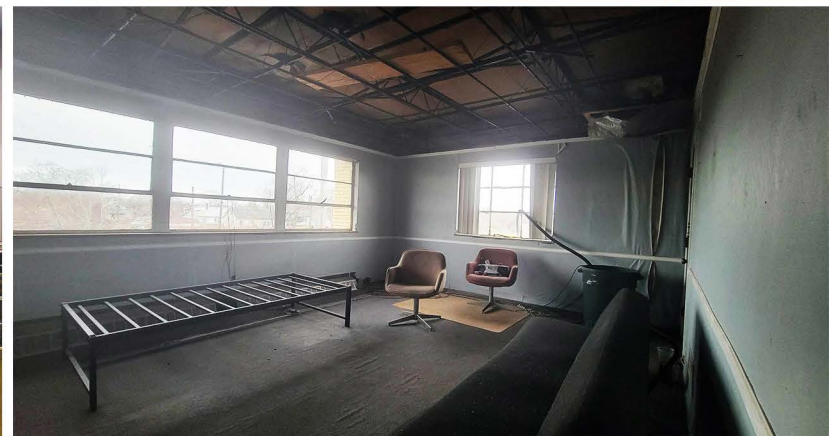
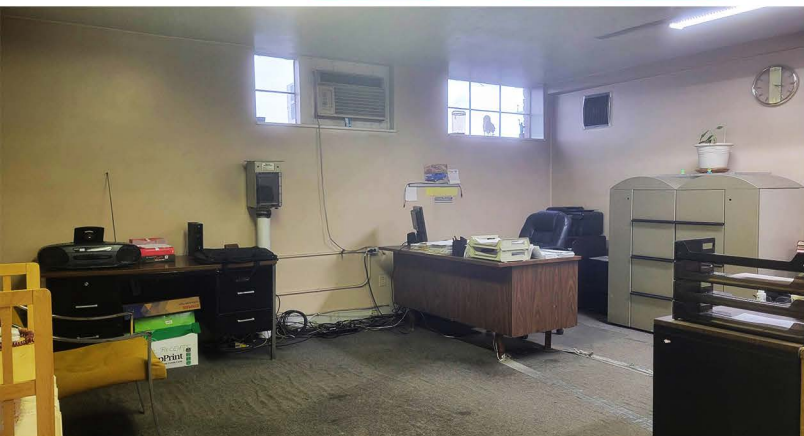
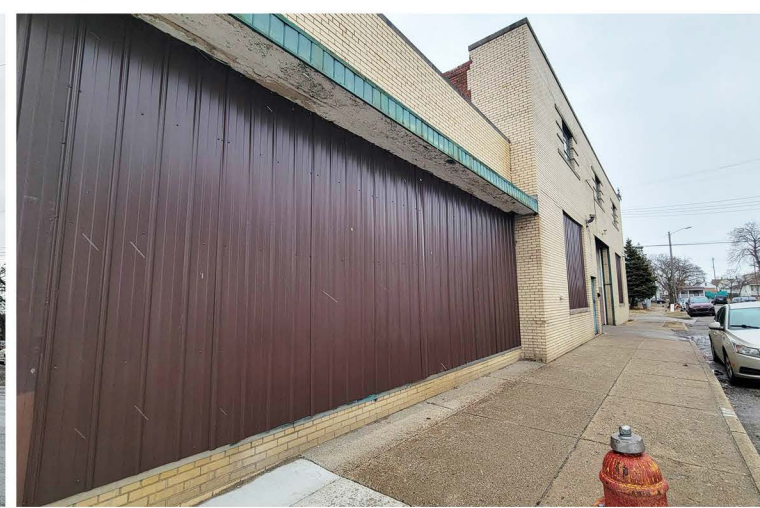
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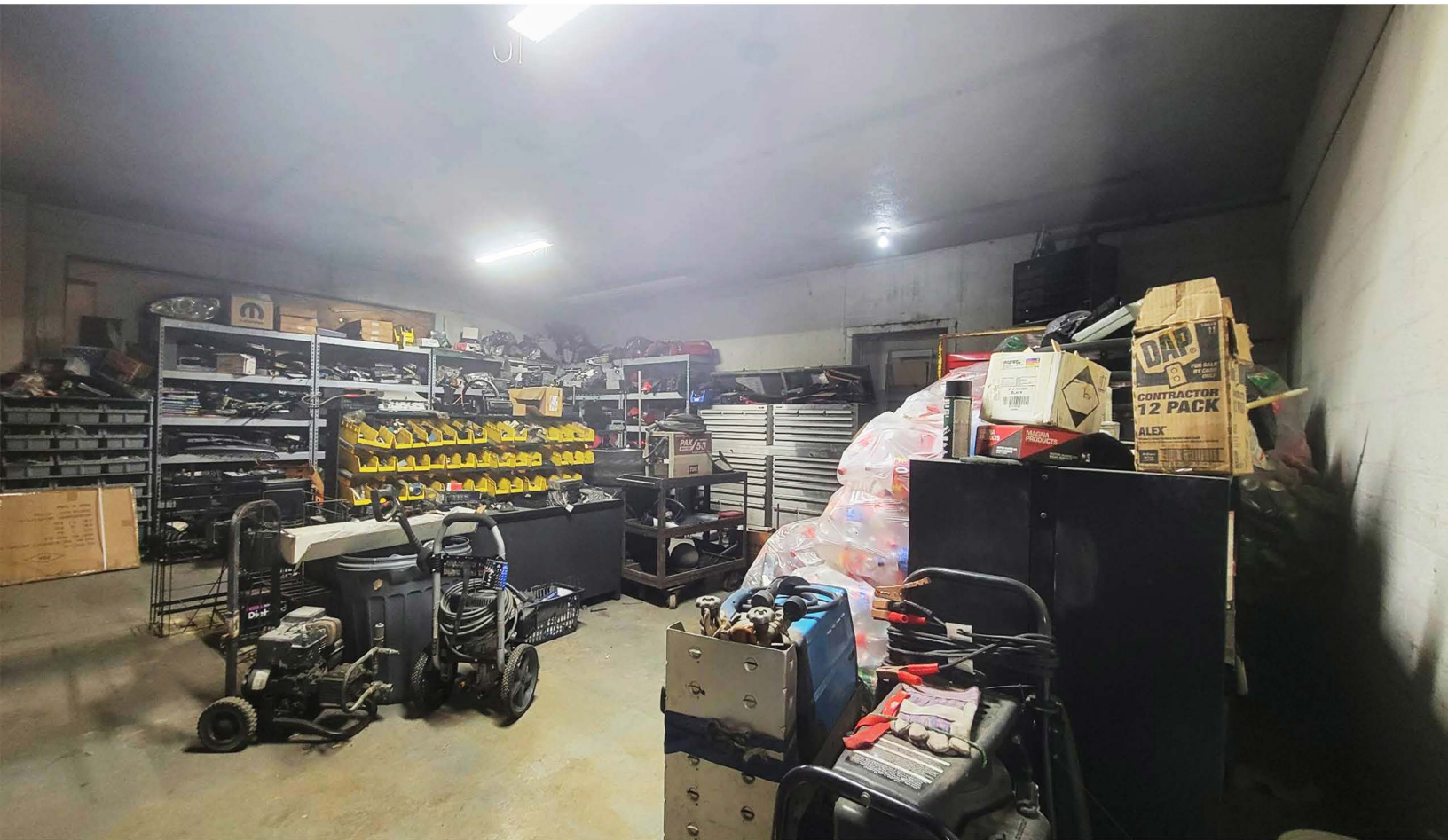
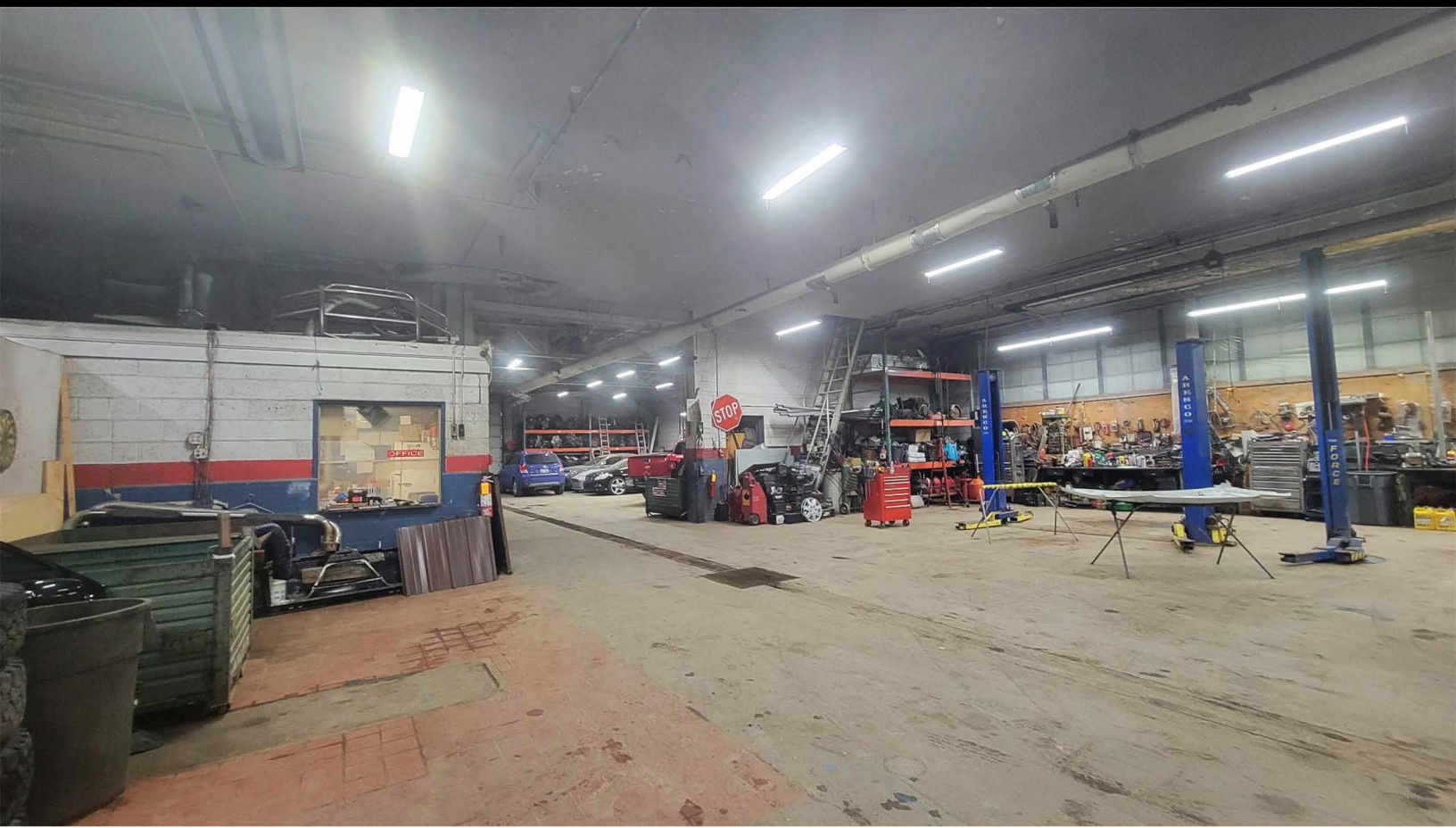
12300 /12330 JOSEPH CAMPAU

- Over 32,000 SF- Main level shop area with 14' clearance and includes three lifts; two bay doors
- Designated Office Space - Multiple office spaces located in the front, one in shop area, and office spaces available on second level
- Radiant heat in shop area
- 3 Phase power
- Roof replaced- (Shop half) 8 years
- New LED shop lights in 2021
- Large storage area on second level
- New steel exterior on building in 2022
- Built in 1947

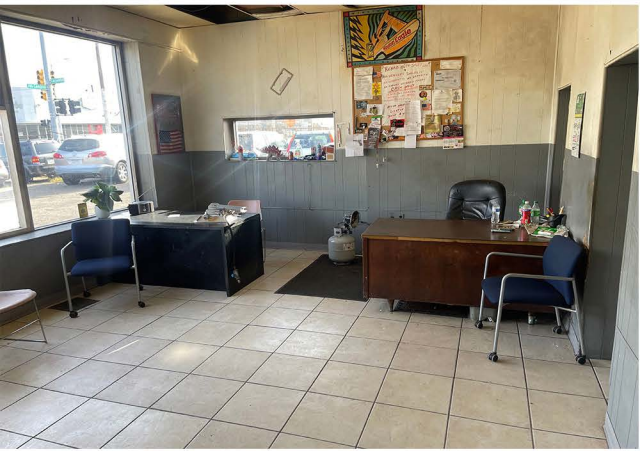




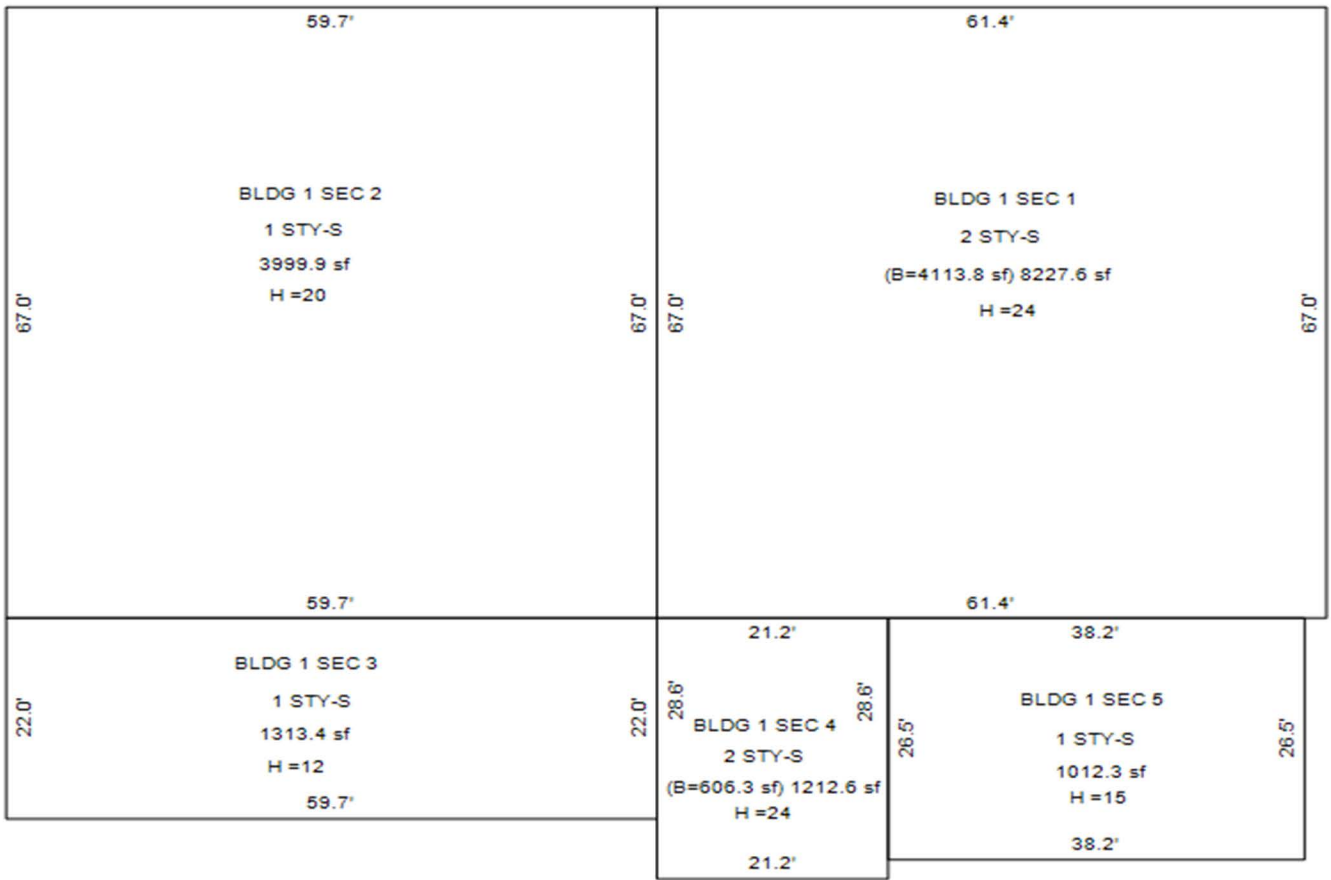
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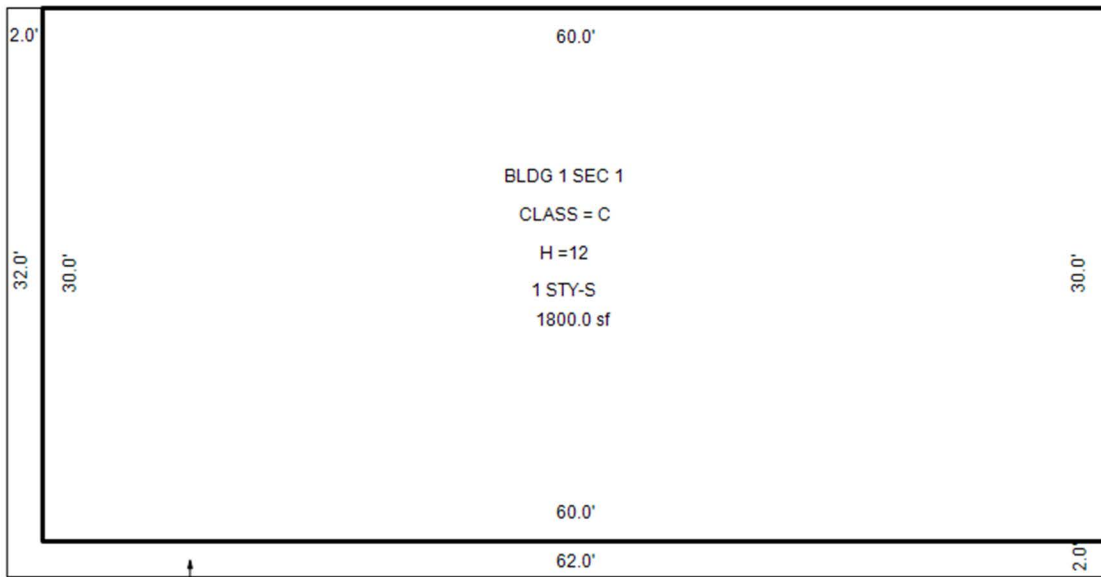
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12330 JOSEPH CAMPAU STREET



CANOPY
184.0 sf

FRONT

12207 JOSEPH CAMPAU



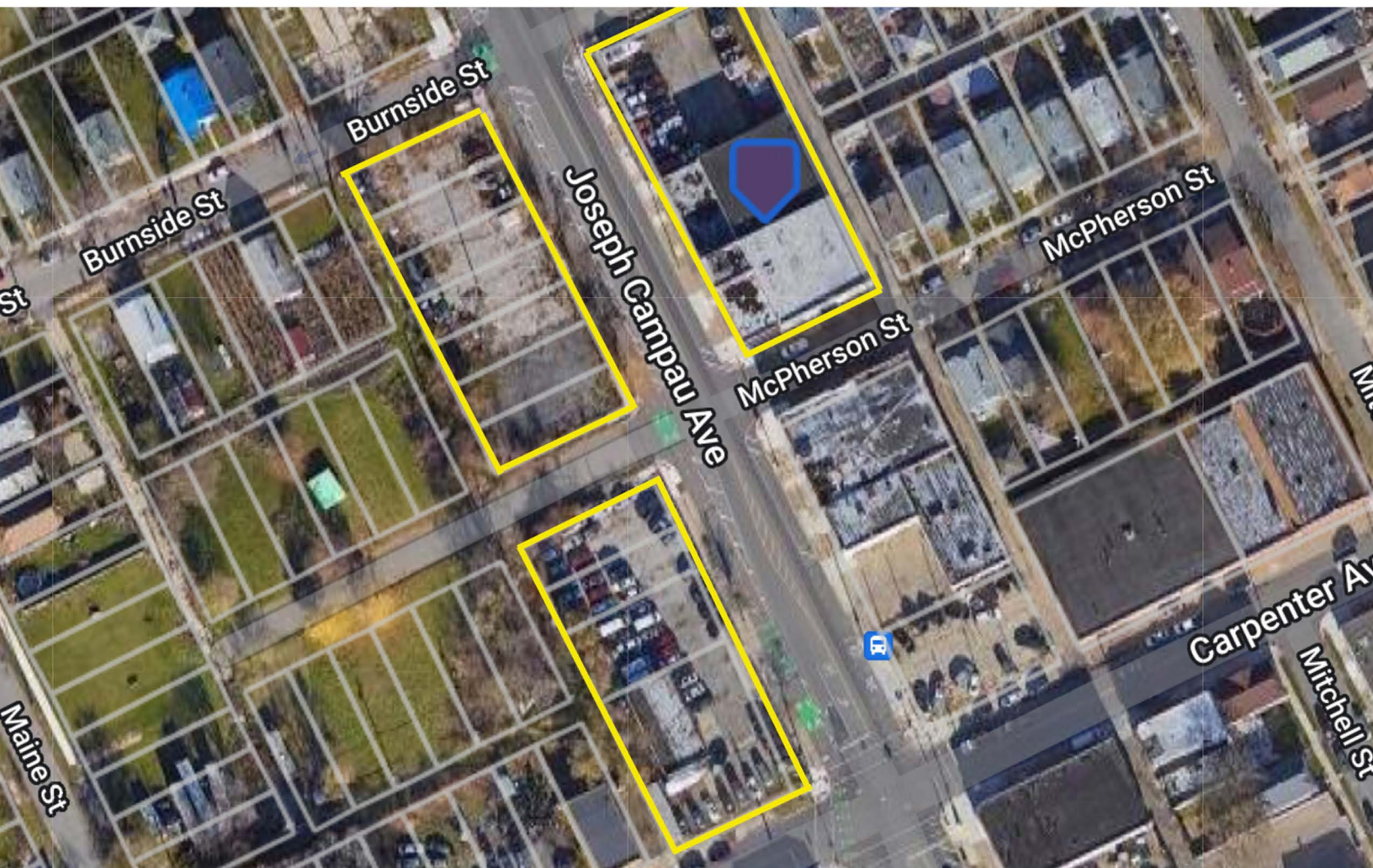
Population

	2 mile	5 mile	10 mile
2010 Population	62,777	382,830	1,286,426
2022 Population	63,988	361,784	1,225,298
2027 Population Projection	65,139	361,805	1,223,160
Annual Growth 2010-2022	0.2%	-0.5%	-0.4%
Annual Growth 2022-2027	0.4%	0%	0%
Median Age	34.6	36.7	38
Bachelor's Degree or Higher	11%	14%	21%
U.S. Armed Forces	75	144	320

Consumer Spending

	5 mile Households
Education & Daycare	\$116,728,015
Health Care	\$128,716,371
Transportation & Maintenance	\$658,234,126
Household	\$443,797,273
Food & Alcohol	\$810,213,960
Entertainment, Hobbies & Pets	\$440,601,635
Apparel	\$189,088,499





Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
Carpenter Street	Joseph Campau St NE	3,235	2022
Carpenter Street	-	3,351	2019
CARPENTER ST	-	2,777	2022
Carpenter St	Klinger St NE	4,161	2022
Klinger St	McPherson St NW	861	2022
Carpenter St	Klinger St SW	5,399	2022
Joseph Campau Street	Pulaski Ave SE	5,960	2022
Joseph Campau St	Whalen St SE	11,286	2022
Conant Ave	Garvin St NW	11,576	2022





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Email | anne@bartonmorris.com

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