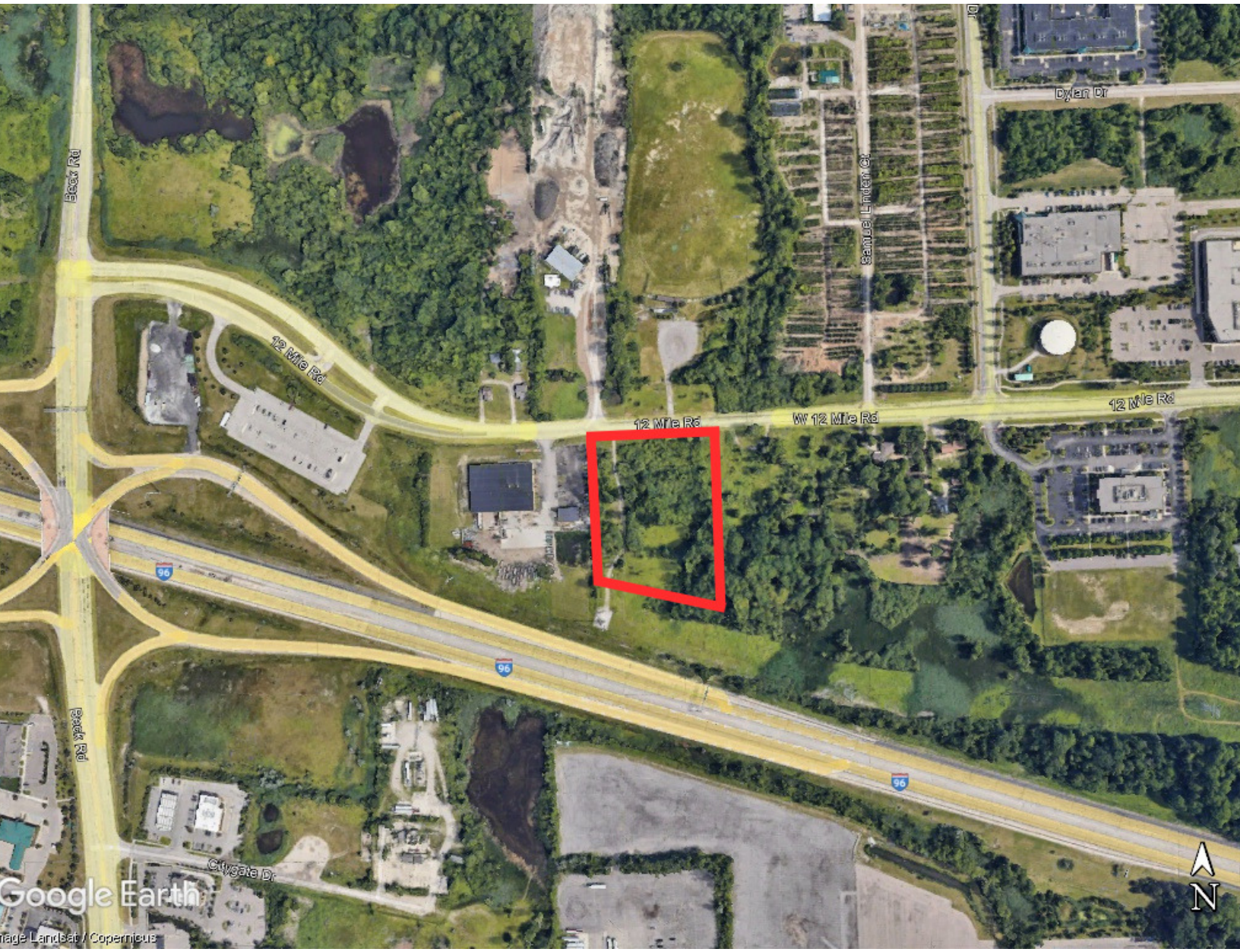
EST. 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

3.67 ACRES TWELVE MILE ROAD

46795 Twelve Mile Road, Novi, MI 48377



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SZERLAG

Senior Partner

mszerlag@thomasduke.com

OFFERING SUMMARY: 46795 Twelve Mile Road | Novi, MI 48377



PROPERTY OVERVIEW

Prime 3.67 Acre Property located in a high income demographic area with strong regional accessibility. Transportation corridors include I-96, M-5, and I-275. Flexible zoning, permitted uses include Office/Medical, Technology Campus, Hotel, as well as Senior Care. Major planned Infrastructure improvements including road widening, utility work, upgraded Traffic Signal, six inch sidewalks, and other comprehensive improvement expected to begin 2026.

OFFERING SUMMARY

Sale Price:	$700,000
Lot Size:	3.67 Acres
Zoning:	OST - Office Service Technology

PROPERTY HIGHLIGHTS

- Major Road Infrastructure Investment
- Prime Novi Location
- Flexible Zoning; High Tech, Office, Medical, Hotel
- Excellent Regional Access; I-96, I-275, and M-5
- Future Professional Development opportunity
- High income Demographics and demand

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 46795 Twelve Mile Road | Novi, MI 48377

BUILDING INFORMATION

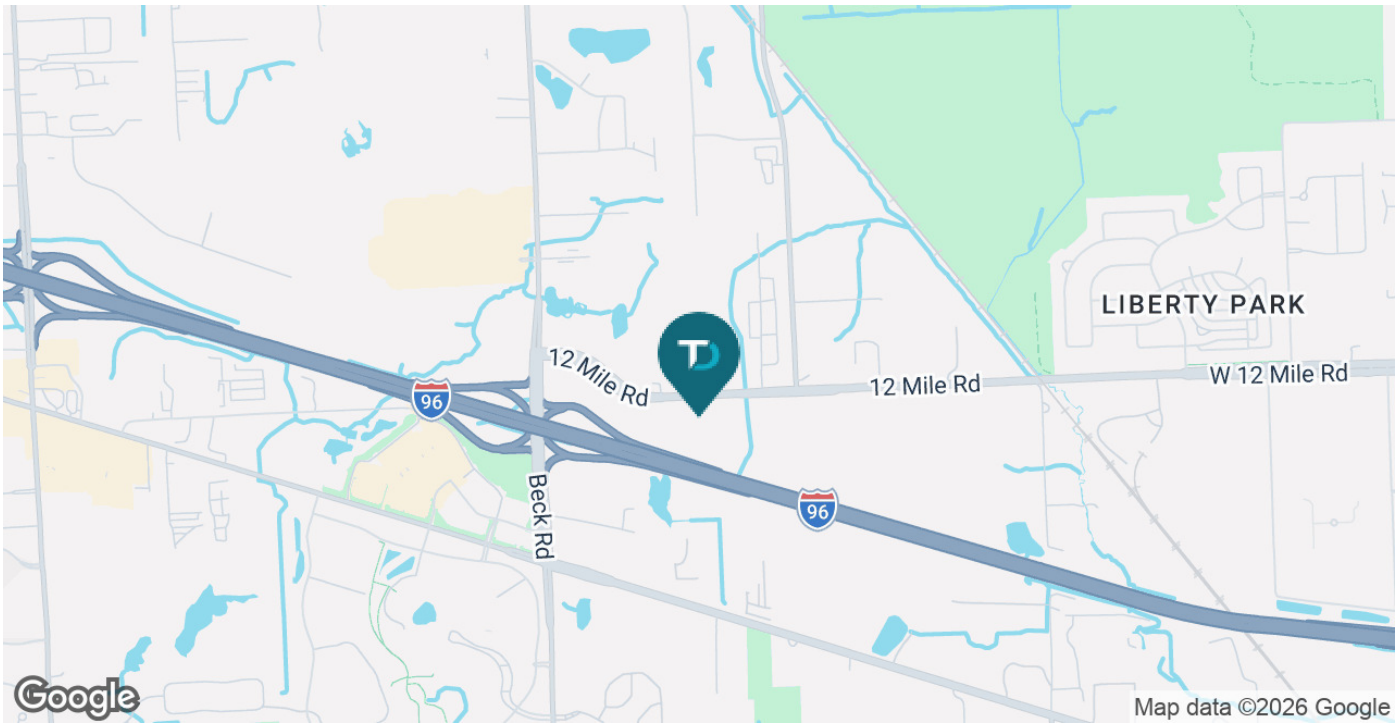
Price/AC:	$190,736
Utilities:	Municipal Sewer and Water approx. 855' East of the Site

PROPERTY INFORMATION

Lot Size:	3.67 Acres
Property Type:	Land
Property Subtype:	Other
Zoning	OST- Office Service Technology
Traffic Count:	12 Mile Rd - 15,107 VPD Beck Rd - 26,823 VPD I-96 - 153,643 VPD
School District:	Novi Community Schools
Legal Description:	Available Upon Request
APN:	22-16-126-025

LOCATION INFORMATION

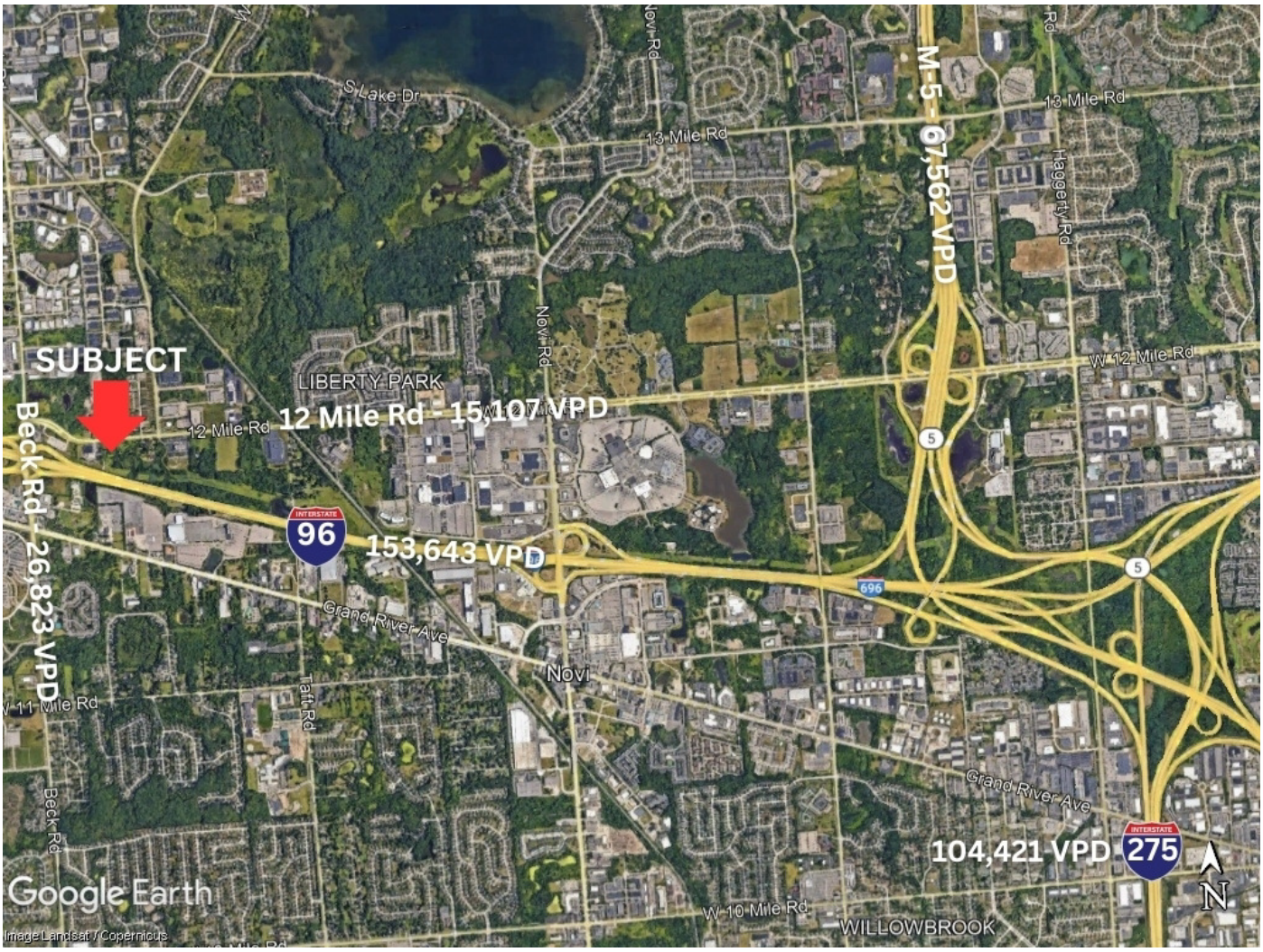
Located on the South side of 12 Mile Road, North of I-96, East of the Beck Road & 12 Mile intersection.



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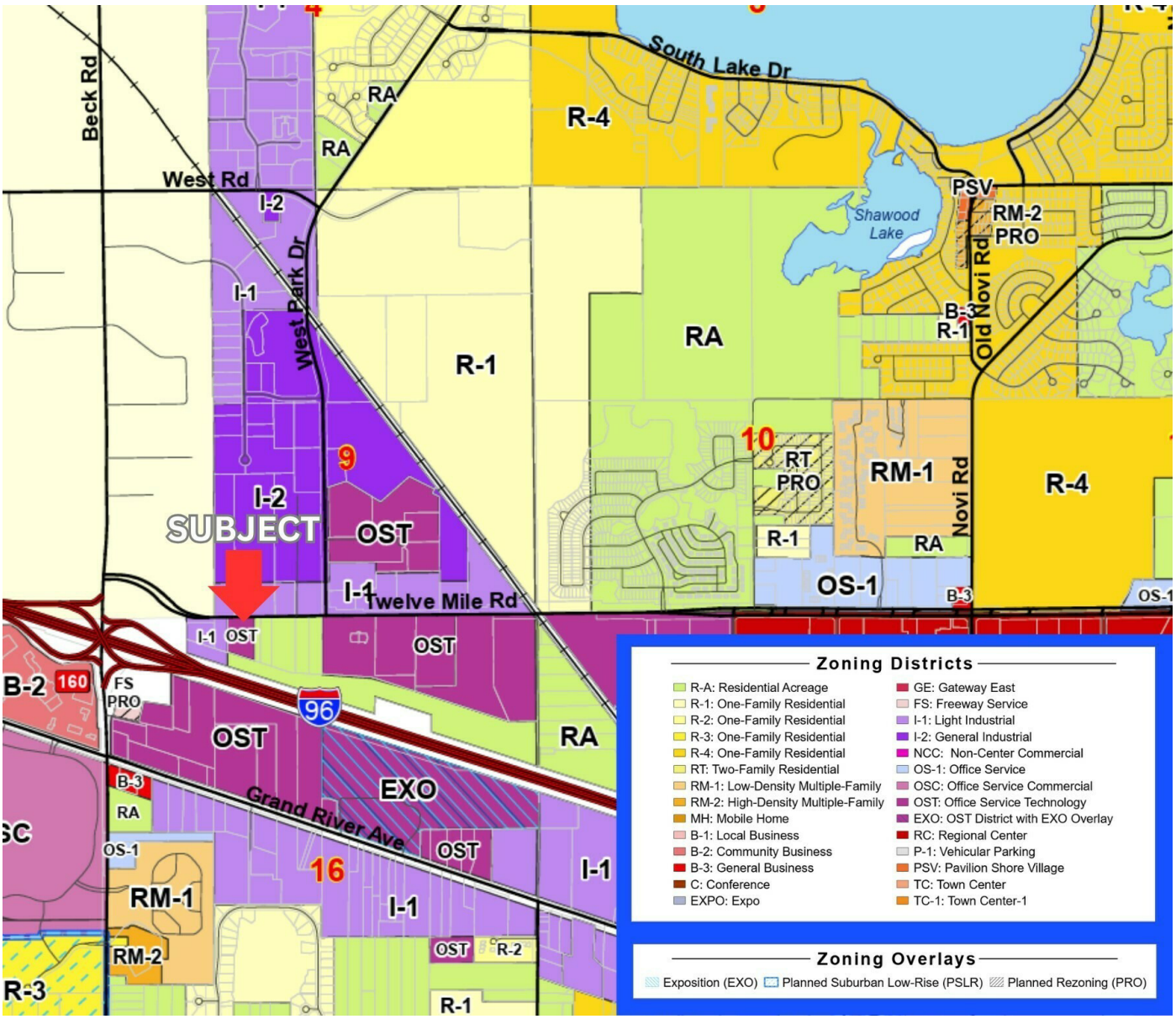
AERIAL MAP: 46795 Twelve Mile Road | Novi, MI 48377



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ZONING MAP: 46795 Twelve Mile Road | Novi, MI 48377



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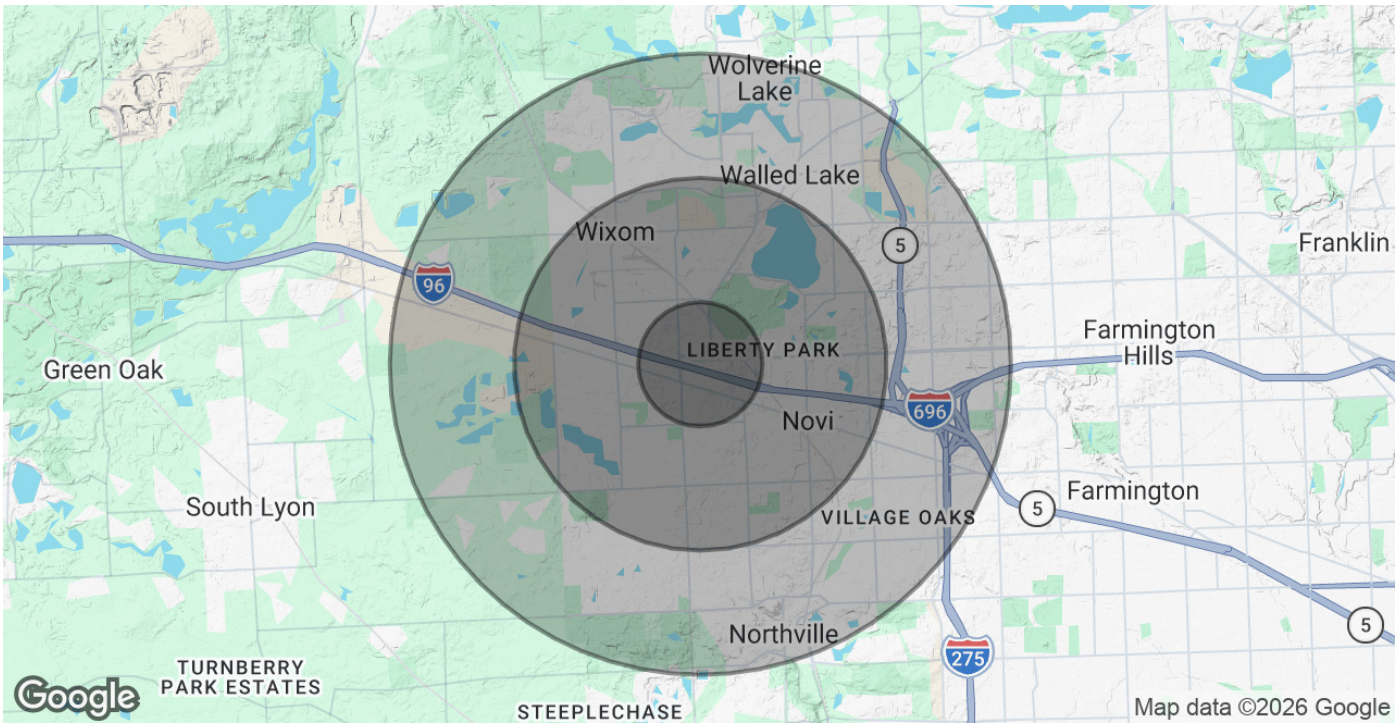
RETAILER MAP: 46795 Twelve Mile Road | Novi, MI 48377



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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

DEMOGRAPHICS MAP & REPORT: 46795 Twelve Mile Road | Novi, MI 48377



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,948	56,171	146,750
Average Age	38	39	41
Average Age (Male)	38	39	40
Average Age (Female)	37	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	714	24,488	61,440
# of Persons per HH	2.7	2.3	2.4
Average HH Income	$166,924	$149,896	$149,740
Average House Value	$507,802	$427,530	$433,042

2020 American Community Survey (ACS)

How to Use This Ordinance

4. USE MATRIX

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Accessory buildings	P/S	P/S	P/S	P/S	P/S	P	P/S	P	P	P	P	P	P/S		P		P	P/S	P	P/S	P/S	P		P	P	P		
Accessory uses	P/S	P/S	P/S	P/S	P/S	P	P/S	P	P	P	P	P	P/S		P		P	P/S	P	P/S	P/S	P		P	P	P		
Adult day care	S	S	S	S	S						P	P		P							S	S	P		P	P	S	
Amusement and entertainment uses																						S						
Auto engine and body repair shops																			P									
Auto wash												P																
Automobile service establishment																		S	P									
Automobile service establishment, minor																	P											
Bed and breakfasts	S	S	S	S	S																							
Blast furnace, steel furnace, blooming or rolling mill																			P									
Brewpubs												P												S	S	P		
Bus passenger station												P					P							P				
Business establishments which perform services on the premises										P	P	P													P	P		
Business in the character of a drive-in or open front store												S																
Car salesroom, showroom, or office; new and used												P																
Cemeteries	S	P/S	P/S	P/S	P/S	P	P	P	P											S								
Child care centers							S																					
Colleges, universities and other such institutions of higher learning	S	S	S	S	S									P									P				S	
Concrete operations, ready-mix or transit mix																			P									
Conference centers													S	S														
Convalescent homes, assisted living facilities, and hospice care facilities							S																				S	
Cultural facilities and non-profit community buildings																											S	
Dairies	S																											
Data processing and computer centers															P			P	P				P					
Day care centers	S	S	S	S	S						P	P		P						S	S	S	P		P	P	S	
Design of pilot or experimental products														P	P			P	P				P					
Dry cleaning establishments, or pick-up stations, dealing directly with the consumer										P	P	P													P	P		
Dry cleaning plants or laundries, central																		S	P									
Dwellings, low-rise multiple family																											S	
Dwellings, multiple-family							P	P												S					P	P		
Dwellings, one-family	P																								P	P		

Continued on next page

How to Use This Ordinance

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Dwellings, two-family (site built)						P	P	P	P											S					P	P		
Dwellings,one-family detached		P	P	P	P	P	P	P	P											S					P	P		
Elderly housing, shared						P	P	P	P											S								
Elderly living facilities, independent and congregate							P	P												S							S	
Electric transformer stations and substations										S					P			P	P		S		P					
Exposition facilities															P													
Facilities for human care														P							P	P	P	P				
Family day care homes	P	P	P	P	P	P	P	P	P											S								
Farms	P	P	P	P	P	P	P		P											S								
Financial institutions														S				S	P	P					P	P		
Financial institutions, drive-in facilities as an accessory use only														P							P	P	P	P				
Fueling stations											S	P					P											
Funeral homes																P												
Gas regulator stations																P							P					
Gas regulator stations with service yards, but without storage yards;										S											S							
Gas regulator stations without service yards or storage yards															P			P	P									
Golf Courses	S	S	S	S	S																							
Greenhouses	P	P	P	P	P	P	P		P									P	P	S								
Group day care homes, day care centers, and adult day care	S	S	S	S	S																							
Health and fitness clubs, public or private												P							P		P	P		P				
Home occupations	P	P	P	P	P	P	P	P	P											S								
Hotels											P		S	P	A		P						P		P	P		
Incineration of garbage or refuse																			P									
Industrial office sales, service and industrial office related uses															P			P	P									
Inpatient bed facility portion of general hospitals																						P		P				
Instructional centers										P															P	P		
Junkyards																			P									
Keeping and raising of livestock .	S																											
Keeping of horses and ponies		P	P	P	P	P	P	P	P											S								
Laboratories														P									P					
Laboratories; experimental, film or testing															P			P	P									
Limited nonresidential use of historic buildings	S																											
Live/work units																											S	

Continued on next page

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Manufactured housing units									P																			
Manufacturing															P			P	P									
Metal plating, buffing, polishing and molded rubber products																		S	P									
Microbreweries												P												S	S	S		
Mills, lumber and planing																			P									
Mini-lubes/ oil changes												S																
Mobile home condominium projects									P																			
Mobile home park facilites buildings, including office building, utility building, and community building									P																			
Mobile home sales									P																			
Mobile homes									P																			
Mortuary establishments	S	S	S	S	S					S											S							
Motels											P	S	S	P	A		P	S	P				P					
Motion picture, television, radio and photographic production facilities														P	P			P	P				P					
Motor freight terminals and trucking facilities																			P									
Municipal uses																		S	P						P	P		
Museums														S	A					S								
Nursery, plant material												S																
Office								S					S			P									P	P		
Office, showroom, or workshop requiring a retail adjunct											P	P													P	P		
Offices, professional and medical											P	P									P	P		P			S	
Offices; medical, including laboratories and clinics														P	P			P	P		P	P	P	P			S	
Onsite support retail services														S														
Open air business																								S	S	S		
Outdoor sales of produce and seasonal plants											S	S	S											S	S	S		
Outdoor space for parking of licensed rental motor vehicles																		S										
Outdoor theaters, plazas, parks, public gathering places, and like public facilities																									P	P		
Outside exhibits, fairs, entertainment and festivals														S														
Parking for sale of new, unlicensed motor vehicles and licensed rental and loaner motor vehicles																												S
Parking garages																	P											
Parking lots, off-street										P				P							P	P	P	P	P	P		P

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Personal service establishments										P	P	P		S							P	P	S	P	P	P		
Pet boarding facilities																		P	P									
Places of worship	S	S	S	S	S															S	P	P		P			S	
Plants, heating, and electric power generating																			P									
Post office																P												
Post office and similar governmental office buildings, serving persons living in the adjacent residential area										P															P	P		
Private clubs, fraternal organizations and lodge halls											P									P					P	P		
Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pool clubs	S	S	S	S	S																							
Private pools	S	S	S	S	S																							
Production, refining or storage of Petroleum or other inflammable liquids,																			P									
Professional office buildings, offices and office sales and service activities														P	P			P	P			P	P	P				
Professional services										P	P	P												S	P	P		
Public utility buildings										S				P	P			P	P			P						
Publicly owned and operated parks, parkways and outdoor recreational facilities.	P	P	P	P	P	P	P	P	P			P		P	P	P		P	P	P/S	P	P	P	P			S	
Publicly owned buildings										S				P							S		P					
Pumping stations, water and sewage										S																		
Railroad right-of-way, but not including terminal freight facilities, transfer and storage tracks.	S	S	S	S	S																							
Railroad transfer, classification and storage yards																		S	P									
Raising of nursery plant materials	S																											
Recreation facilities; indoor, commercial	P													S											P	P		
Recreation facilities; indoor, public or private												S		S	P			P	P		S	S	P					
Recreation facilities; outdoor, private												S		S	P			P	P		S	S	P					
Recreational facilities															A													
Research and development														P	P			P	P									
Restaurant drive-in, fast food drive-through												S		S									S	S	S	S		
Restaurant; fast food carryout or fast food sit-down										S	P	S						S	P				S	S	P	P		
Restaurants, sit-down										S			S	P/S	A	P		S	P	P		S	P/S	S				
Retail business📖										P	P	P		S		P	P			P			S	S	P	P		
Retail business service uses📖																P				P								

Continued on next page

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Retail commercial services								S														S						
Retail sale of products or services														S	A			S	P									
Sale of new and used heavy trucks and heavy off-road construction equipment , commercial																			P									
Sale of new or used automobiles, campers, recreation vehicles, mobile homes, or rental of trailers or automobiles; outdoor space for exclusive of												S																
Sales, service, storage and distribution; industrial tool and equipment																		S	P									
Schools, business, private operated for profit,											P	P													P	P		
Schools; public, parochial and other private elementary	P																											
Schools; public, parochial and private elementary, intermediate or secondary	S	S	S	S	S																						S	
Schools, trade or industrial															P			P/S	P									
Self-storage facilities																		S	P									
Shopping centers, community																												
Shopping centers, regional																								P				
Smelting of copper, iron or zinc ore																			P									
Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies																		S	P									
Storage yards, outdoor																			P									
Tattoo parlors												P																
Technical training														P	P			P	P									
Telephone exchange buildings										S				P	P			P	P		S	P	P					
Theaters											P	P		S	A											P	P		
Tool, die, gauge and machine shops																		S	P									
Transient residential uses																						P		P	P	P		
Union halls																		S	P									
Utility and public service buildings and uses (without storage yards)	S	S	S	S	S															S	S		P					
Veterinary hospitals or clinics											S	S			P			P	P	S					S	S		
Warehousing															P			P	P									
Wholesale establishment															P			P	P									