

FOR SALE | \$1,950,000

Former Bank Branch For Sale

13555 23 MILE RD. SHELBY TOWNSHIP, MI

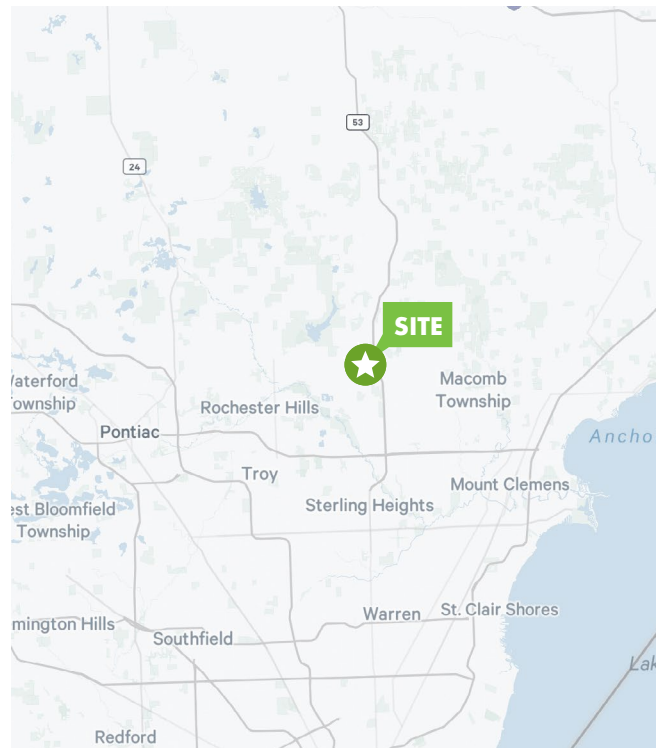
RETAIL

AVAILABLE SEPTEMBER 2026



PROPERTY INFO

- + 3,605 SF
- + Year Built – 1987
- + 1.54 acres
- + 2025 R. E. Taxes - \$21,223.44
- + Located at the northwest corner of 23 Mile and Schoenherr
- + Signalized intersection with full movement in all directions
- + Free standing building with multiple curb cuts
- + 40 parking spaces, parking ratio of 11.09 / 1,000
- + Zoned C-1 Local Retail Business in Shelby Township
- + Major commercial intersection of Shelby Township
- + Traffic Counts: - 23 Mile Rd. – 23,288 VPD
- + - Schoenherr Rd. – 10,093 VPD
- + Potential for either redevelopment or adaptive / reuse
- + DO NOT CONTACT BANK EMPLOYEES DURING BUSINESS OPERATIONS



CONTACT INFO

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CBRE

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PROPERTY INFO

- + Exceptional development location in Shelby Township
- + One mile east of 23 Mile / M-53 four-way interchange
- + Large parcel with excellent street presence
- + Outstanding speed to market opportunity
- + Limited available, free-standing retail buildings in the market
- + Ideal opportunity for multiple types of uses
- + Highly sought after trade area
- + Diverse trade area population base

Exceptional Demographics in a 3-Mile Radius

Businesses	2,697
Employees	32,326
Population	72,125
Households	27,527
Avg. HH Income	\$151,924



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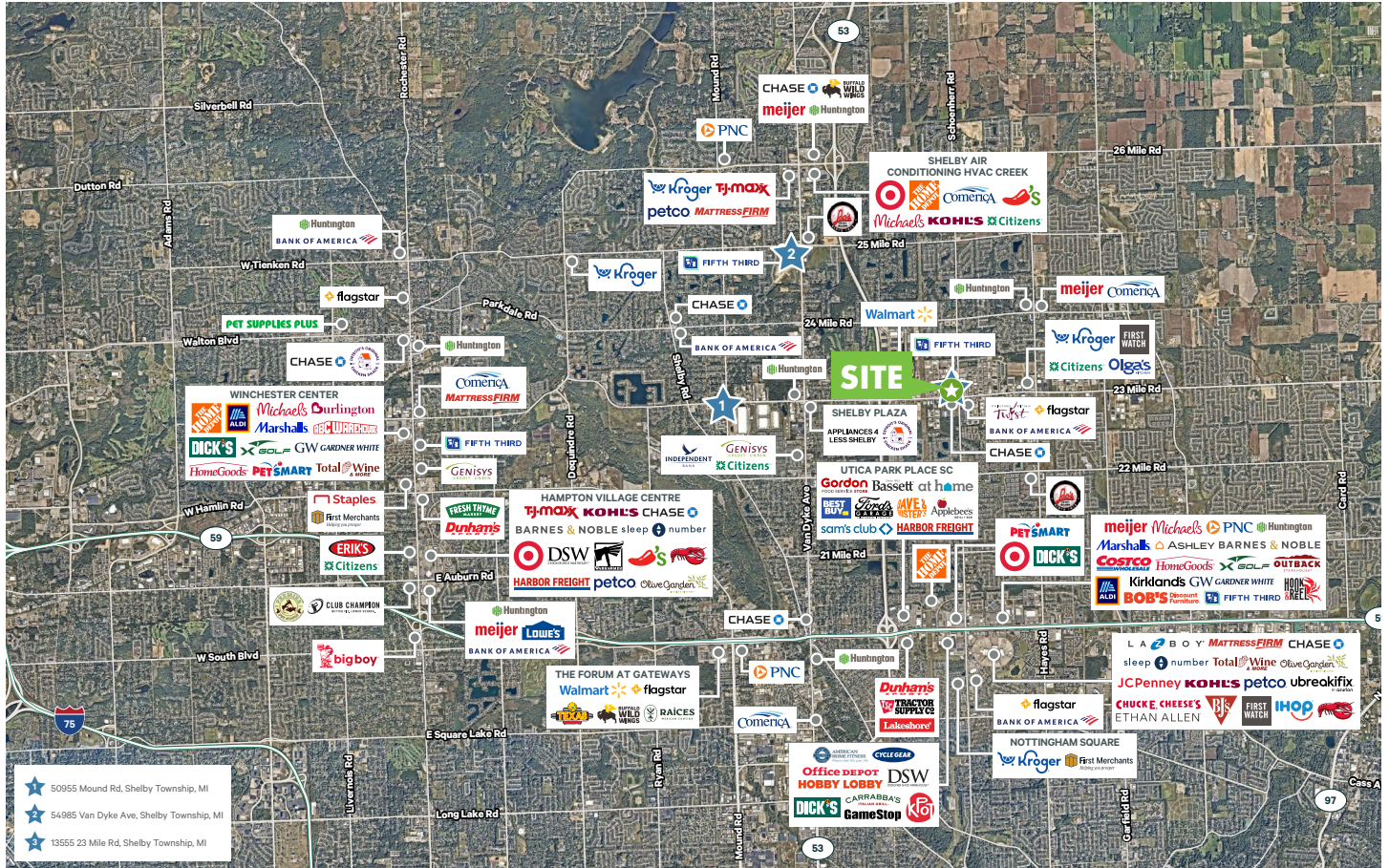
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PROPERTY INFO

- + Speed to market opportunity in sought after trade area
- + Large parcel and free-standing building with excellent street visibility
- + Close proximity to major retail, health care and employment clusters
- + Excellent opportunity in a tight market with significant barriers to entry
- + C-1 Local Retail Business zoning allows multiple uses

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