



ADULT USE CANNABIS LICENSE AND LEASE IN WARREN, MI

WARREN RECREATIONAL CANNABIS DISPENSARY

25018 DEQUINDRE RD, WARREN, MI 48091

OVERVIEW

***Price includes municipal adult use license + long term lease of property for \$8,900/Month NNN**

Strategically positioned at the hard corner of Dequindre Rd and 10 Mile Rd, this highly visible retail property in Warren, Michigan is municipally approved for adult-use cannabis retail operations. Located just minutes from I-696, the site offers exceptional accessibility and regional connectivity—ideal for attracting both local and commuter traffic.

With 41,000 vehicles per day passing by, the property sits in a high-traffic commercial corridor surrounded by strong national retail anchors. The 3,400 sq. ft. building on 0.45 acres includes plans for 24 dedicated parking spaces, ensuring smooth customer access and operational efficiency.

The immediate area features major national tenants such as Amazon, McDonald's, CVS Pharmacy, Dollar Tree, Tim Hortons, Wendy's, Burger King, Little Caesars, Dairy Queen, Subway, and Church's Chicken, creating consistent consumer draw and strong co-tenancy synergy. Serving a dense population of over 320,000 residents within a 5-mile radius, this location offers an exceptional opportunity for cannabis operators seeking a plug-and-play retail presence in the highly lucrative Michigan market.

HIGHLIGHTS

- **Hard Corner + High Traffic:** Premier location at the signalized intersection of Dequindre Rd and 10 Mile Rd with 41,000+ vehicles per day, plus nearby I-696 exposure (127,000+ VPD) for maximum visibility.
- **Municipally Approved for Cannabis:** Comes with municipal approval for adult-use cannabis, offering a rare, profitable retail opportunity in a high-demand Michigan market.
- **Surrounded by National Tenants:** Located among major brands like Amazon, McDonald's, CVS, Burger King, Tim Hortons, Dollar Tree, and more—driving consistent consumer traffic and synergy.

SALE PRICE

\$795,000*

5-MILE POP.

320,000+

PROPERTY SIZE

**3,400 sq. ft
.45 acres**

DAILY TRAFFIC

41,000+

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AERIAL VIEW



STREET VIEW



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RETAILER + TRAFFIC COUNT MAP

