



## FORMER PIZZA HUT DEVELOPMENT

Type: Lease

TELEGRAPH RD BETWEEN GODDARD & WICK  
TAYLOR, MI  
WAYNE COUNTY

PROPERTY TYPE: Shopping Center  
 DATE AVAILABLE: Immediately  
 RENT: \$25.00/SF  
 NNN EXPENSE: \$5.50/SF  
 BUILDING SIZE: 6,560 SF  
 BLDG DIMENSIONS: 82' x 80'  
 LOT SIZE: 1.18 acres (145' x 376')  
 SPACE SIZE: 3,200 SF  
 ZONING: B-3  
 TRAFFIC COUNT: Telegraph Rd = 69,400 (15)

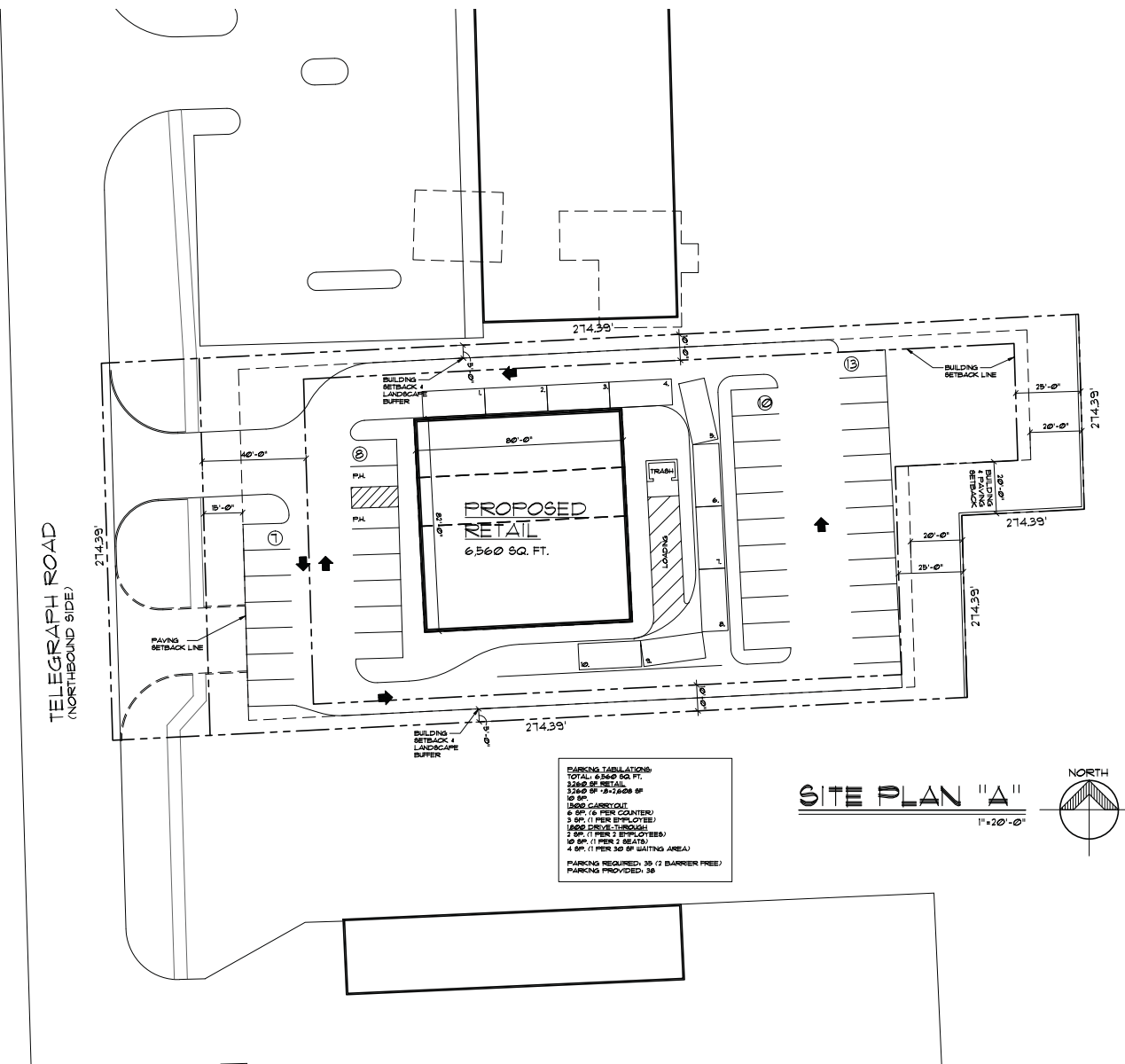
### DESCRIPTION:

New development retail strip on Telegraph Rd with direct frontage. National tenants in the market include Taco Bell, McDonald's, Arby's, Gordon Foods.

Tenants for the project include Firehouse Subs and Pizza Hut.

CONTACT: Louis Ciotti  
[lcotti@landmarkcres.com](mailto:lcotti@landmarkcres.com)  
 (248) 488-2620

Radius:	1 Mile	3 Mile	5 Mile
Pop. Density:	10,736	65,911	205,832
Avg. HH Income:	\$53,732	\$55,763	\$57,510



PARKING TABULATIONS:  
 TOTAL: 6,560 SQ. FT.  
 3,280 SF RETAIL  
 3,280 SF 12'-12'0" @ 8' @ 8' SF  
 1,500 CARRYOUT  
 4 SP. (1 PER COUNTER)  
 3 SP. (1 PER EMPLOYEE)  
 1,500 DRIVE THROUGH  
 2 SP. (1 PER 2 EMPLOYEES)  
 30 SP. (1 PER 2 SEATS)  
 4 SP. (1 PER 30 SF WAITING AREA)  
 PARKING REQUIRED: 35 (2 BARRIER FREE)  
 PARKING PROVIDED: 36

**SITE PLAN "A"**  
 1" = 20'-0"



PROPOSED:

**RETAIL BUILDING**  
 10251 TELEGRAPH RD  
 TAYLOR, MI

Sheet Title:

SITE PLAN "A"

Issued For:

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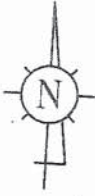
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 Architects.

Sheet No.

SP = A



**SITE DATA**  
 PROPERTY AREA=1,176 AC.  
 BUILDING AREA=2,724 SQ. FT.  
 BUILDING HEIGHT=20 FT.

**PARKING**  
 REQUIRED=36 SPACES  
 PROVIDED  
 STANDARD=51  
 HANDICAP=2

**ZONING**  
 B-3 GENERAL BUSINESS

**SETBACKS**  
 FRONT= 50 FT.  
 SIDE= 10 FT.  
 REAR= 20 FT.

**FLOOD**  
 COMMUNITY NO. 26072B MAP NO. 00018 DATE: MAY 6, 1995  
 WITH RESPECT TO THE NATIONAL FLOOD INSURANCE PROGRAM  
 ENACTED BY CONGRESS IN 1968, WE HAVE EXAMINED THE FLOOD  
 HAZARD BOUNDARY MAPS AND DETERMINE THAT THE PROPERTY  
 & BUILDING ARE SITUATED IN ZONE C.

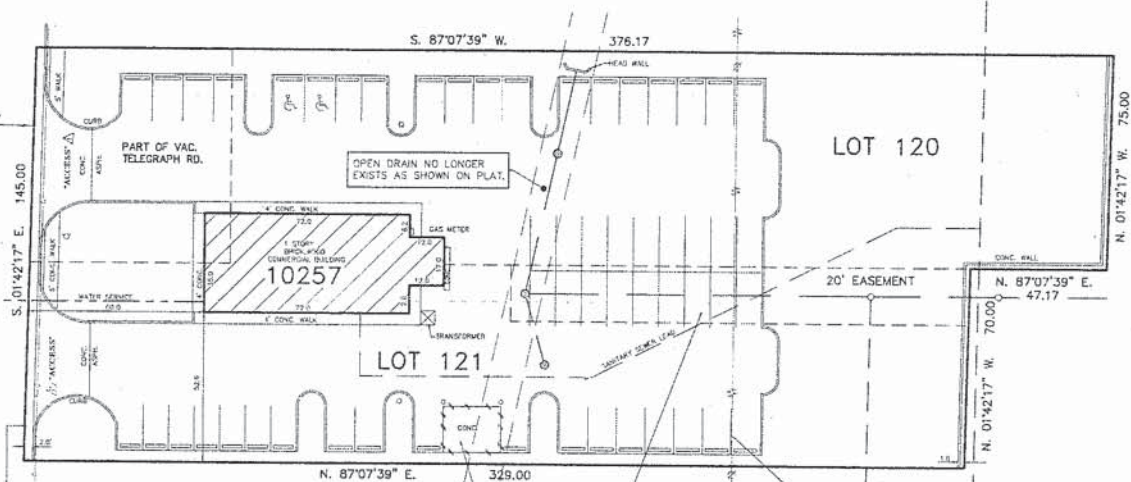
**DESCRIPTION PER LAWYERS TITLE INSURANCE CORPORATION (SCHEDULE A)**

**PARCEL 1**  
 Lot 120, "Supervisor's Taylor Plat No. 4", of part of the Southwest 1/4 of Section 10, Town 3 South, Range 10 East, Twp. 36 North, Wayne County, Michigan, as recorded in Liber 96, Page 8, Wayne County records, also that part of said plat described as: beginning at the Northwest corner of said Lot 120 and proceeding thence S. 01°42'17" E. along the West line of said Lot 75.00 ft.; thence S. 87°07'39" W. 69.01 ft.; thence N. 01°42'17" W. 75.00 ft.; thence N. 87°07'39" E. 69.01 ft. to the point of beginning.

**PARCEL 2**  
 Lot 121, "Supervisor's Taylor Plat No. 4", of part of the Southwest 1/4 of Section 10, Town 3 South, Range 10 East, City of Taylor, Wayne County, Michigan, as recorded in Liber 96, Page 8 of Plats, Wayne County Records.

**ALSO DESCRIBED AS:**  
 Lots 120, 121 and part of vacated Telegraph Road of SUPERVISOR'S TAYLOR PLAT NO. 4 of part of the S.W. 1/4 of Sec. 16, T. 3 S., R. 10 E., Taylor Twp., Ingham Co. of Taylor, Wayne Co., Mich., as recorded in Liber 96 of Plats, Page 8 of Wayne County records, described as beginning at the S.W. corner of said Lot 121, thence N. 87°07'39" E. along the south line of said Lot 121 a distance of 329.00 ft.; thence N. 01°42'17" W. 70.00 ft.; thence S. 87°07'39" E. 47.17 ft.; thence N. 01°42'17" W. 75.00 ft.; thence S. 87°07'39" W. 376.17 ft.; thence S. 01°42'17" E. 145.00 ft. to the point of beginning.

N. BOUND TELEGRAPH RD.  
 (WIDTH VARIES)



TELEGRAPH RD. PAVEMENT ENCROACHES ONTO PROPERTY AS SHOWN.

ITEM 2 SCHEDULE B  
 DRAINAGE, RIGHT OF WAY OVER LOT 121  
 L. 17619 P. 94 REG. NO. F-56751

ITEM 3 SCHEDULE B  
 DETROIT EDISON CO.  
 L. 7155 P. 619  
 REG. NO. G-779330  
 (ASSUMED LOCATION, CAN NOT READ DOCUMENT)

**SURVEYOR'S CERTIFICATE**

To: FFCA ACQUISITION CORPORATION, A DELAWARE CORPORATION AND ITS SUCCESSORS OR ASSIGNS, FRANCHISE FINANCE CORPORATION OF AMERICA, A DELAWARE CORPORATION, PIZZA HUT, INC. AND LAWYERS TITLE INSURANCE CORPORATION

This is to certify that this map or plat of survey (the "Survey Map") of the premises specifically described in Lawyers Title Insurance Corporation title commitment No. F-207592-W LT Dated January 13, 1988, (1) is based on a field survey made on May 21, 1998, by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, and meets the accuracy requirements for an "Unsettled" survey as defined therein; (2) was prepared in accordance with and included all items and information required by the document titled "Survey Requirements for Franchise Finance Corporation of America, FFCA, Acquisition Corporation and FFCA Mortgage Corporation dated September 15, 1993, revised October 3, 1997 and (3) to the best of my professional knowledge, information and belief:

- This Survey correctly represents the facts found at the time of the survey;
- There are no discrepancies between the boundary lines of the subject property as shown on this Survey Map and as described in the legal description presented in the above-referenced Title Commitment.
- The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/- 0.1 foot; and
- The boundary lines of the Subject Property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as depicted on their most recent respective legal descriptions of records.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this certification in incurring financial obligations with respect to the subject property and that the Survey Map has been prepared for their respective benefit in anticipation of their reliance thereon.

By: *Harry H. Remick*  
 HARRY H. REMICK, P.E.  
 Registration No: 18931  
 Within the State of Michigan

PREPARED BY:  
**DEL-TEC**  
 SURVEYING & ENGINEERING  
 5800 TWELVE MILE RD.  
 WARREN, MI 48092  
 (810)573-8288  
 FAX (810)573-8965

*Harry H. Remick* "ALTA/ACSM LAND TITLE SURVEY"  
 PREPARED UNDER THE SUPERVISION OF  
**HAYES & MATTHEWS**  
 NATIONAL DIVISION - ALTA SURVEYS

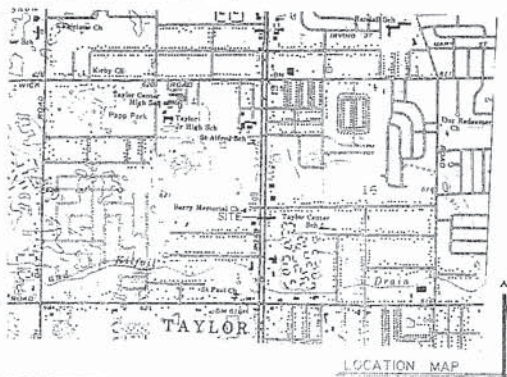
17223 KENDRICK STREET - SUITE 102B/73  
 PLAZA DEL LAGO BLVD.  
 FLEMINGHAM, MICHIGAN 48738  
 74-979-7181  
 FAX 74-841-2940

**LEGEND**

- PARKING LOT CATCH BASIN
- LIGHT POLE
- UTILITY POLE
- MANHOLE
- STREET CATCH BASIN
- ▽ HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- GAS SERVICE
- SAN LEAD
- WATER SERVICE
- U.S. LINES (UNDERGROUND)
- HEAD LINES (OVERHEAD)
- CONC. BUFFER BLOCK

**REVISIONS**

5-20-00 REVISIONS PER ATTORNEY COMMENTS: SHL

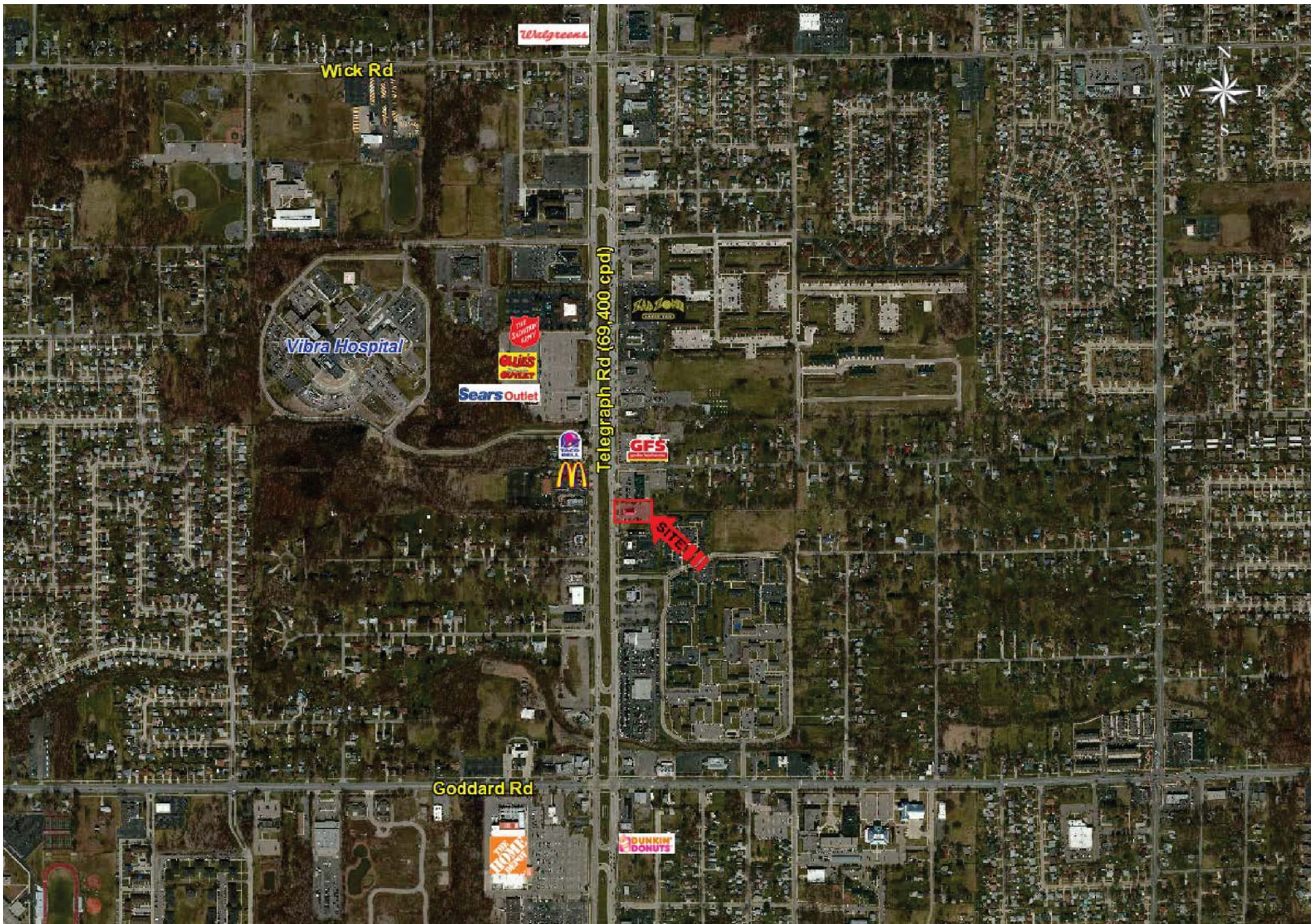


**PIZZA HUT, INC.**

10257 TELEGRAPH ROAD  
 TAYLOR, MI. 48070-6822

SCALE 1" = 40'	GRID ADDED
DATE 5/14/98	APPROVED
DRAWN BY G.C.	DATE 5/14/98
CHECKED BY H.K.	DATE 5/14/98





**TAYLOR, MI**

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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# FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2265/-83.2689

RF1

## Telegraph Rd & Goddard Rd

Taylor, MI 48180

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2015 Estimated Population	10,736	65,911	205,832
	2020 Projected Population	10,414	63,077	197,192
	2010 Census Population	11,319	70,571	220,703
	2000 Census Population	11,410	72,191	230,333
	Projected Annual Growth 2015 to 2020	-0.6%	-0.9%	-0.8%
	Historical Annual Growth 2000 to 2015	-0.4%	-0.6%	-0.7%
<b>HOUSEHOLDS</b>	2015 Estimated Households	4,211	26,784	84,256
	2020 Projected Households	4,167	26,172	82,445
	2010 Census Households	4,306	27,874	87,891
	2000 Census Households	4,226	27,909	90,396
	Projected Annual Growth 2015 to 2020	-0.2%	-0.5%	-0.4%
	Historical Annual Growth 2000 to 2015	-	-0.3%	-0.5%
<b>AGE</b>	2015 Est. Population Under 10 Years	12.5%	12.7%	12.6%
	2015 Est. Population 10 to 19 Years	13.2%	13.2%	13.1%
	2015 Est. Population 20 to 29 Years	14.8%	14.1%	13.5%
	2015 Est. Population 30 to 44 Years	17.7%	18.7%	19.3%
	2015 Est. Population 45 to 59 Years	20.2%	20.5%	20.8%
	2015 Est. Population 60 to 74 Years	14.8%	14.5%	14.1%
	2015 Est. Population 75 Years or Over	6.9%	6.4%	6.7%
	2015 Est. Median Age	37.4	37.5	37.7
<b>MARITAL STATUS &amp; GENDER</b>	2015 Est. Male Population	47.1%	47.9%	48.3%
	2015 Est. Female Population	52.9%	52.1%	51.7%
	2015 Est. Never Married	35.5%	35.0%	32.8%
	2015 Est. Now Married	38.9%	41.7%	42.7%
	2015 Est. Separated or Divorced	16.9%	15.6%	16.6%
	2015 Est. Widowed	8.6%	7.7%	7.9%
<b>INCOME</b>	2015 Est. HH Income \$200,000 or More	0.9%	1.5%	1.5%
	2015 Est. HH Income \$150,000 to \$199,999	2.2%	2.7%	2.7%
	2015 Est. HH Income \$100,000 to \$149,999	11.0%	10.0%	10.4%
	2015 Est. HH Income \$75,000 to \$99,999	9.8%	10.7%	12.4%
	2015 Est. HH Income \$50,000 to \$74,999	18.9%	19.7%	20.3%
	2015 Est. HH Income \$35,000 to \$49,999	17.3%	17.5%	16.5%
	2015 Est. HH Income \$25,000 to \$34,999	12.0%	11.2%	11.4%
	2015 Est. HH Income \$15,000 to \$24,999	14.5%	12.5%	12.3%
	2015 Est. HH Income Under \$15,000	13.4%	14.2%	12.6%
	2015 Est. Average Household Income	\$53,732	\$55,763	\$57,510
	2015 Est. Median Household Income	\$44,179	\$46,495	\$48,561
	2015 Est. Per Capita Income	\$21,321	\$22,731	\$23,599
2015 Est. Total Businesses	375	2,526	6,941	
2015 Est. Total Employees	4,893	31,906	83,920	

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1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>RACE</b>	2015 Est. White	72.2%	78.1%	78.1%
	2015 Est. Black	20.6%	15.3%	15.1%
	2015 Est. Asian or Pacific Islander	3.0%	2.4%	2.1%
	2015 Est. American Indian or Alaska Native	0.3%	0.5%	0.5%
	2015 Est. Other Races	3.9%	3.9%	4.3%
<b>HISPANIC</b>	2015 Est. Hispanic Population	571	3,801	14,041
	2015 Est. Hispanic Population	5.3%	5.8%	6.8%
	2020 Proj. Hispanic Population	6.1%	6.7%	7.8%
	2010 Hispanic Population	5.0%	5.4%	6.5%
<b>EDUCATION (Adults 25 or Older)</b>	2015 Est. Adult Population (25 Years or Over)	7,179	44,167	139,282
	2015 Est. Elementary (Grade Level 0 to 8)	4.6%	4.2%	3.9%
	2015 Est. Some High School (Grade Level 9 to 11)	9.9%	10.3%	9.4%
	2015 Est. High School Graduate	34.4%	36.4%	35.4%
	2015 Est. Some College	29.3%	26.1%	25.9%
	2015 Est. Associate Degree Only	7.2%	8.1%	8.8%
	2015 Est. Bachelor Degree Only	9.7%	9.9%	10.8%
	2015 Est. Graduate Degree	4.8%	5.1%	5.8%
<b>HOUSING</b>	2015 Est. Total Housing Units	4,616	29,674	94,697
	2015 Est. Owner-Occupied	50.2%	61.6%	65.4%
	2015 Est. Renter-Occupied	41.0%	28.7%	23.6%
	2015 Est. Vacant Housing	8.8%	9.7%	11.0%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	2.8%	2.9%	2.5%
	2010 Homes Built 2000 to 2004	4.5%	5.2%	4.6%
	2010 Homes Built 1990 to 1999	6.6%	6.7%	6.6%
	2010 Homes Built 1980 to 1989	6.3%	6.2%	5.9%
	2010 Homes Built 1970 to 1979	23.9%	17.8%	13.9%
	2010 Homes Built 1960 to 1969	29.3%	18.1%	13.8%
	2010 Homes Built 1950 to 1959	13.5%	28.2%	31.0%
	2010 Homes Built Before 1949	13.1%	14.9%	21.6%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.2%	0.3%	0.3%
	2010 Home Value \$500,000 to \$999,999	0.8%	0.9%	0.9%
	2010 Home Value \$400,000 to \$499,999	0.7%	0.7%	0.8%
	2010 Home Value \$300,000 to \$399,999	3.2%	2.8%	2.4%
	2010 Home Value \$200,000 to \$299,999	8.9%	9.0%	8.3%
	2010 Home Value \$150,000 to \$199,999	24.0%	16.7%	16.2%
	2010 Home Value \$100,000 to \$149,999	29.9%	29.4%	30.3%
	2010 Home Value \$50,000 to \$99,999	24.2%	28.6%	29.5%
	2010 Home Value \$25,000 to \$49,999	4.1%	6.3%	6.3%
	2010 Home Value Under \$25,000	4.0%	5.4%	5.1%
	2010 Median Home Value	\$126,228	\$115,599	\$114,618
	2010 Median Rent	\$590	\$650	\$669

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1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>LABOR FORCE</b>	2015 Est. Labor Population Age 16 Years or Over	8,569	52,395	163,783
	2015 Est. Civilian Employed	55.1%	56.3%	56.6%
	2015 Est. Civilian Unemployed	4.2%	4.3%	3.9%
	2015 Est. in Armed Forces	-	-	-
	2015 Est. not in Labor Force	40.7%	39.4%	39.4%
	2015 Labor Force Males	46.0%	47.1%	47.6%
	2015 Labor Force Females	54.0%	52.9%	52.4%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	4,303	28,036	90,020
	2010 Mgmt, Business, & Financial Operations	9.9%	10.0%	10.1%
	2010 Professional, Related	16.0%	16.3%	18.1%
	2010 Service	23.9%	20.8%	19.8%
	2010 Sales, Office	25.4%	26.5%	26.8%
	2010 Farming, Fishing, Forestry	-	0.2%	0.3%
	2010 Construction, Extraction, Maintenance	6.7%	9.1%	8.8%
	2010 Production, Transport, Material Moving	18.1%	17.2%	16.1%
	2010 White Collar Workers	51.3%	52.8%	55.0%
	2010 Blue Collar Workers	48.7%	47.2%	45.0%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	85.0%	86.3%	86.5%
	2010 Drive to Work in Carpool	8.7%	9.0%	8.8%
	2010 Travel to Work by Public Transportation	1.9%	0.9%	0.9%
	2010 Drive to Work on Motorcycle	-	0.1%	0.1%
	2010 Walk or Bicycle to Work	2.4%	1.9%	1.6%
	2010 Other Means	0.3%	0.3%	0.4%
	2010 Work at Home	1.9%	1.6%	1.6%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	33.8%	29.0%	29.1%
	2010 Travel to Work in 15 to 29 Minutes	40.9%	44.0%	41.1%
	2010 Travel to Work in 30 to 59 Minutes	20.6%	22.6%	25.8%
	2010 Travel to Work in 60 Minutes or More	4.7%	4.4%	4.0%
	2010 Average Travel Time to Work	18.3	19.5	20.3
<b>CONSUMER EXPENDITURE</b>	2015 Est. Total Household Expenditure	\$193 M	\$1.26 B	\$4.04 B
	2015 Est. Apparel	\$6.68 M	\$43.6 M	\$140 M
	2015 Est. Contributions, Gifts	\$11.8 M	\$78.6 M	\$253 M
	2015 Est. Education, Reading	\$6.77 M	\$44.5 M	\$143 M
	2015 Est. Entertainment	\$10.7 M	\$69.7 M	\$224 M
	2015 Est. Food, Beverages, Tobacco	\$30.4 M	\$197 M	\$633 M
	2015 Est. Furnishings, Equipment	\$6.37 M	\$41.8 M	\$135 M
	2015 Est. Health Care, Insurance	\$17.5 M	\$114 M	\$365 M
	2015 Est. Household Operations, Shelter, Utilities	\$60.0 M	\$391 M	\$1.26 B
	2015 Est. Miscellaneous Expenses	\$2.92 M	\$19.0 M	\$60.9 M
	2015 Est. Personal Care	\$2.52 M	\$16.4 M	\$52.6 M
	2015 Est. Transportation	\$37.3 M	\$243 M	\$781 M

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