

FOR SALE/LEASE  
**MEDICAL BUILDING OUTLOT**  
29201 TELEGRAPH RD, SOUTHFIELD, MI 48034



# PROPERTY DETAILS

<b>LOCATION:</b>	29201 Telegraph Rd Southfield, MI 48034
<b>PROPERTY TYPE:</b>	Vacant Land
<b>DATE AVAILABLE:</b>	Immediately
<b>SALES PRICE:</b>	TBD
<b>RENT:</b>	TBD
<b>NNN EXPENSE:</b>	TBD
<b>PROPERTY TAXES:</b>	TBD
<b>LOT SIZE:</b>	0.9 AC
<b>LOT DIMENSIONS:</b>	193' x 203'
<b>IMPROVEMENTS:</b>	Vacant Pad for Ground Lease or BTS
<b>TRAFFIC COUNT:</b>	Telegraph Rd (65,013 PD) 12 Mile Rd (25,823 CPD)

EXCLUSIVELY LISTED BY:



**ANDREW C.  
LUCKOFF**

Director  
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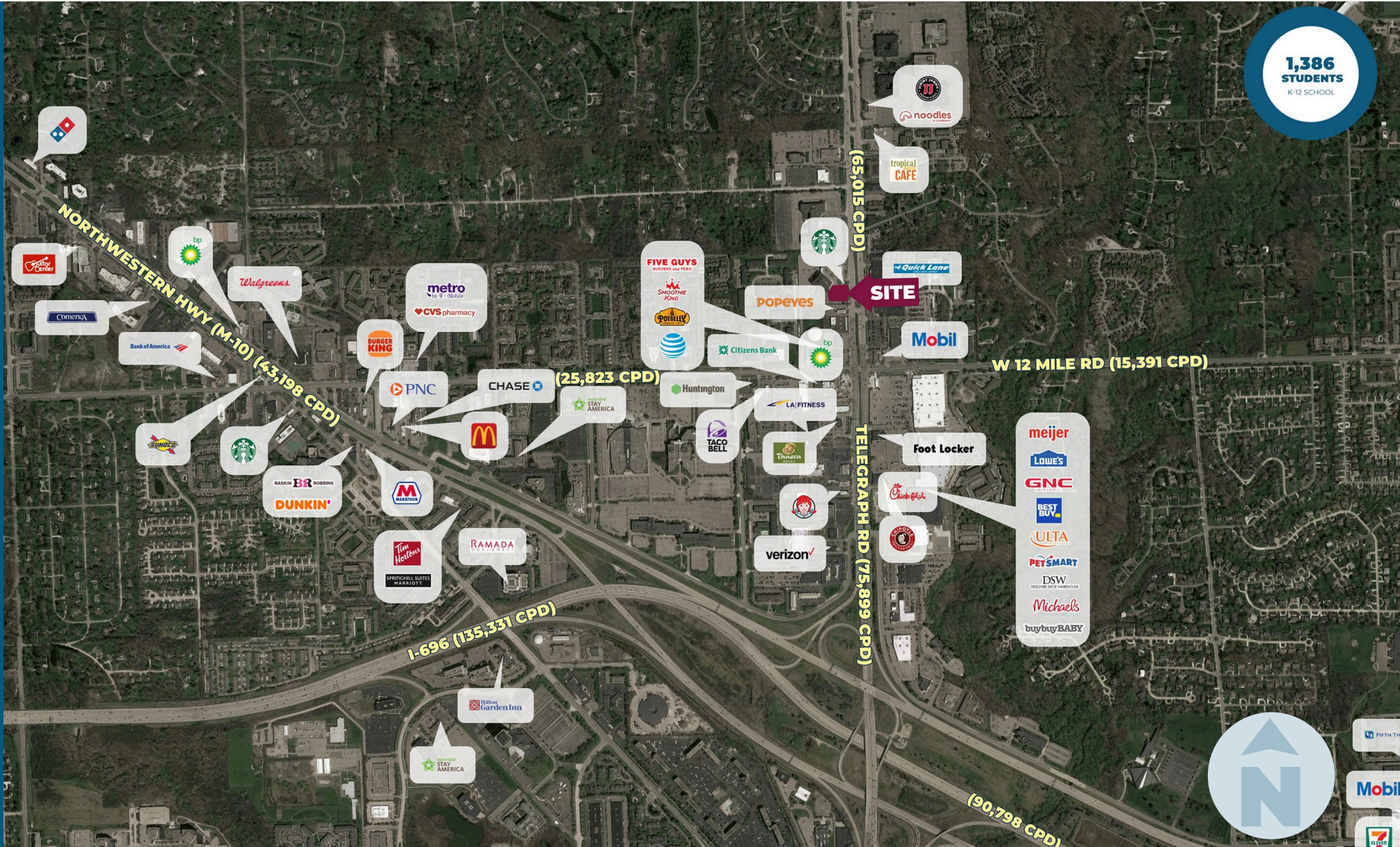
## HIGHLIGHTS

- High Profile, Highly Desired Outlot
- Located on SE Michigan's Most Heavily Trafficked Intersection
- Strong Access and Visibility from Telegraph Rd at 12 Mile Rd
- Enjoy synergy with a Re-developed Medical Office Building and High Performing Starbucks
- For Sale, Lease, BTS, or RBTS

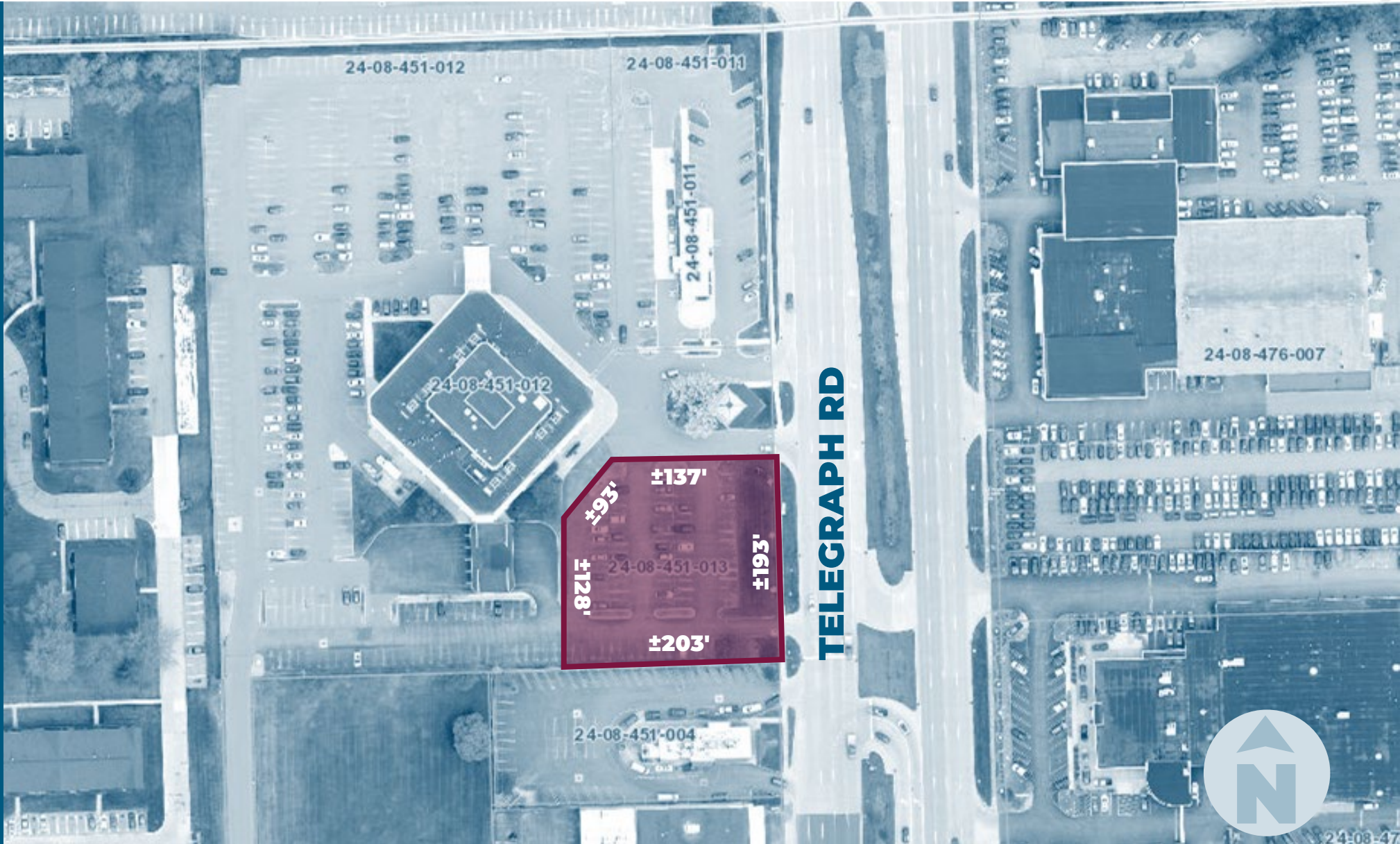
# MICRO AERIAL



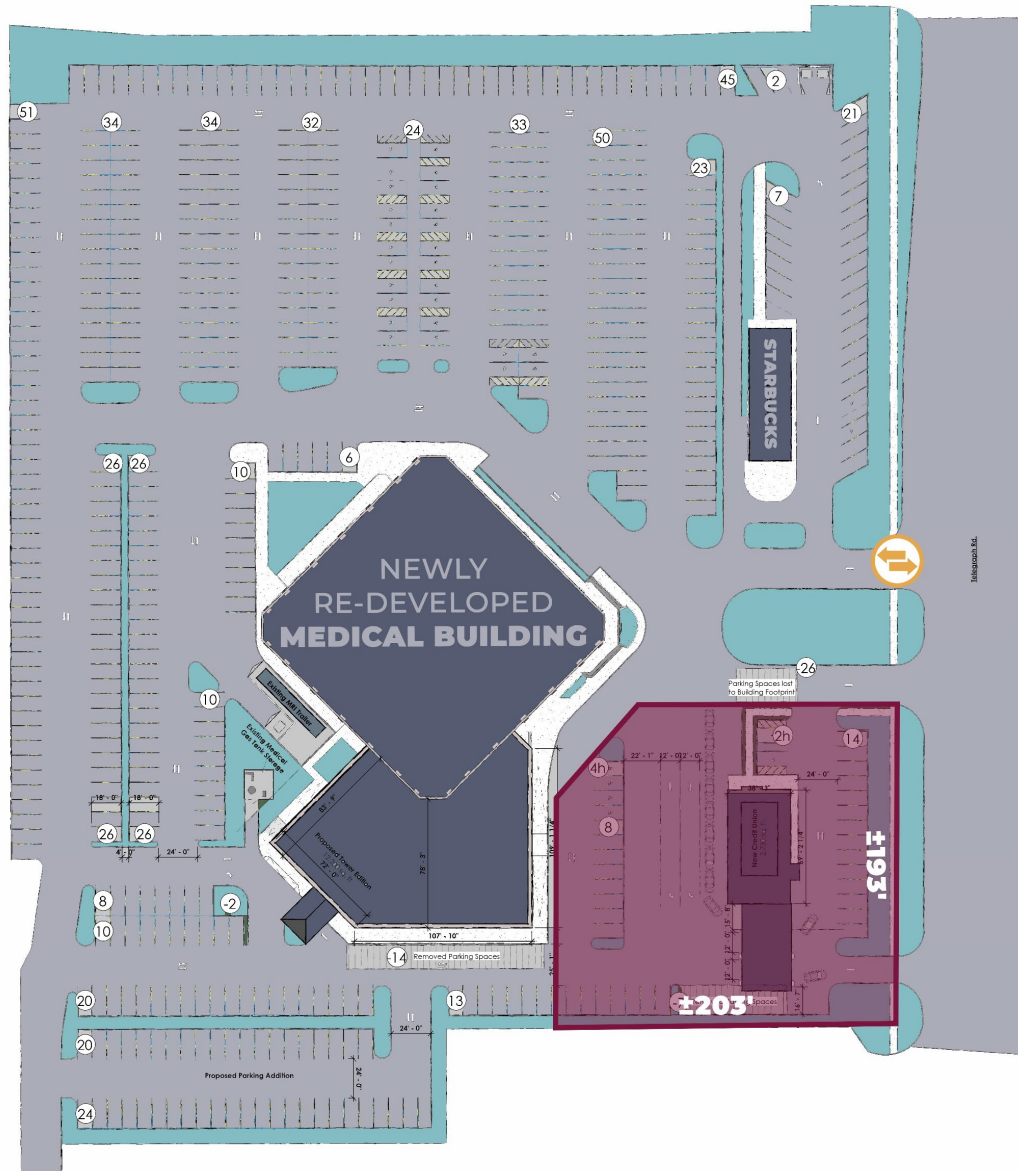
# MACRO AERIAL



# PLAT



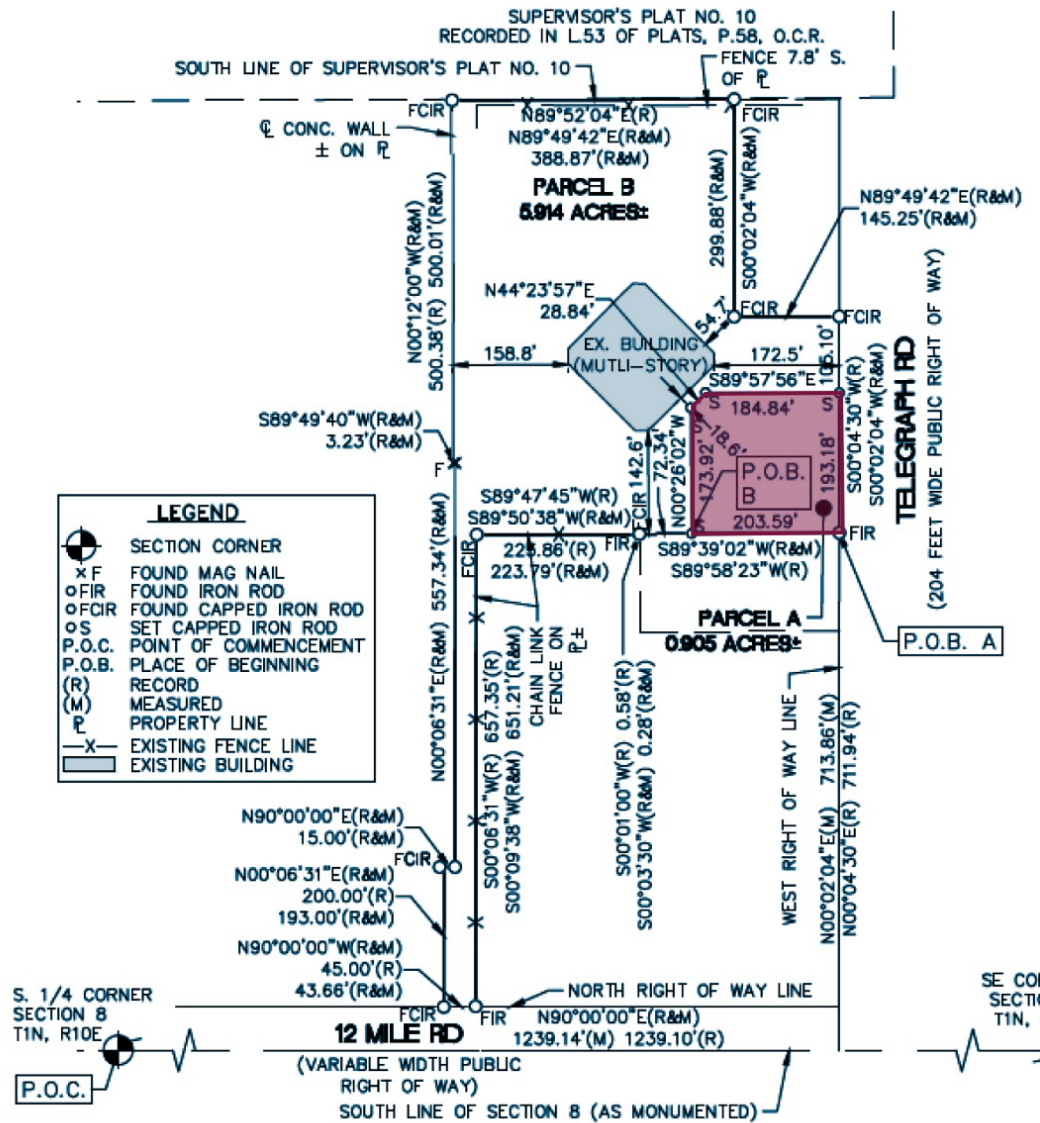
# CONCEPT SITE PLAN



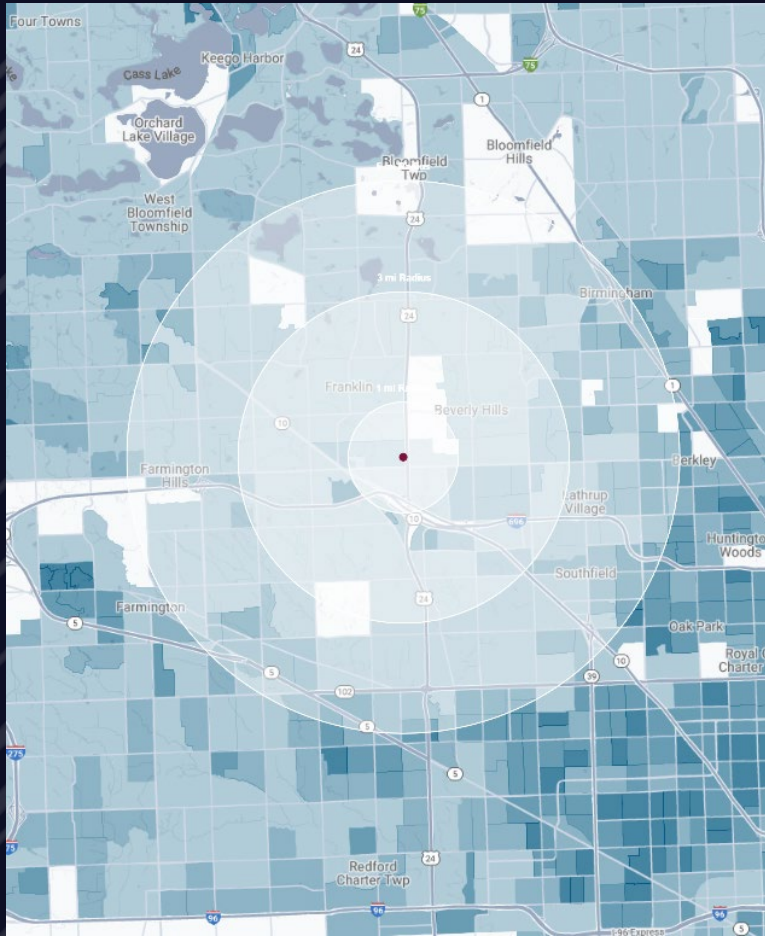
TELEGRAPH RD



# SKETCH



# DEMOGRAPHICS



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# DEMOGRAPHICS

## POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	7,030	60,421	207,544
2028 Projected Population	6,849	60,095	199,270
2020 Census Population	7,445	59,976	210,910
2010 Census Population	6,890	56,848	203,658
Projected Annual Growth 2023 to 2028	-0.5%	-0.1%	-0.8%
Historical Annual Growth 2010 to 2023	0.2%	0.5%	0.1%

## HOUSEHOLDS

2023 Estimated Households	3,745	27,024	89,058
2028 Projected Households	3,631	26,821	85,355
2020 Census Households	3,739	26,355	90,021
2010 Census Households	3,381	24,599	85,740
Projected Annual Growth 2023 to 2028	-0.6%	-0.2%	-0.8%
Historical Annual Growth 2010 to 2023	0.8%	0.8%	0.3%

## RACE

2023 Est. White	36.8%	46.8%	57.1%
2023 Est. Black	53.0%	42.5%	32.6%
2023 Est. Asian or Pacific Islander	6.2%	6.7%	5.9%
2023 Est. American Indian or Alaska Native	0.1%	0.1%	0.1%
2023 Est. Other Races	3.8%	3.9%	4.3%

## INCOME

2023 Est. Average Household Income	\$118,405	\$141,102	\$153,388
2023 Est. Median Household Income	\$87,154	\$101,073	\$105,879
2023 Est. Per Capita Income	\$63,192	\$63,415	\$66,019

## BUSINESS

2023 Est. Total Businesses	880	5,516	15,928
2023 Est. Total Employees	10,609	85,760	166,443



## CONTACT US



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