

FOR LEASE

NEW DEVELOPMENT STRIP CENTER

28117 TELEGRAPH RD < SOUTHFIELD, MI 48034



PROPERTY DETAILS

\$35.00/SF

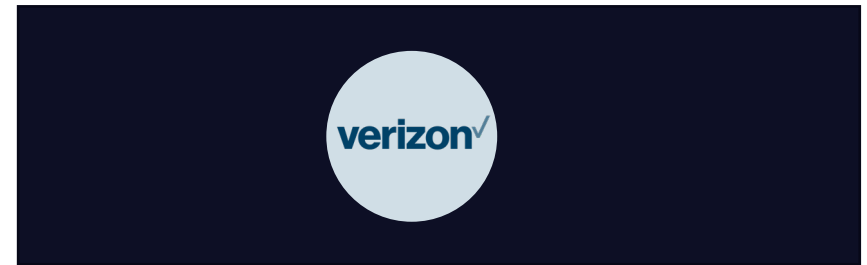
\$5.00/SF

RENT

NNN

LOCATION:	28117 Telegraph Rd, Southfield, MI 48034
PROPERTY TYPE:	Shopping Center
RENT:	\$35.00/SF
NNN EXPENSE:	\$5.00/SF
AVAILABLE SPACE:	5,000 SF
ZONING:	B-3
TRAFFIC COUNT:	Telegraph Rd (75,899 CPD) Northwestern Hwy (80,973 CPD)

TENANT ROSTER



HIGHLIGHTS

- Rare opportunity available just south of one of Michigan's most heavily trafficked intersections, Telegraph Road and 12 Mile Road.
- Situated within one of the state's largest concentrations of daytime employment.
- The site also services the needs of the densely populated surrounding neighborhoods.
- Located in close proximity to Tel-Twelve Mall, one of Michigan's most successful power centers. Tenants include Meijer, Lowe's, Best Buy, DSW, PetSmart and Michaels.
- Join Verizon in this New Development Strip Center

EXCLUSIVELY LISTED BY:



ANTHONY J. VITALE
Director
avitale@landmarkcres.com
248 488 2620

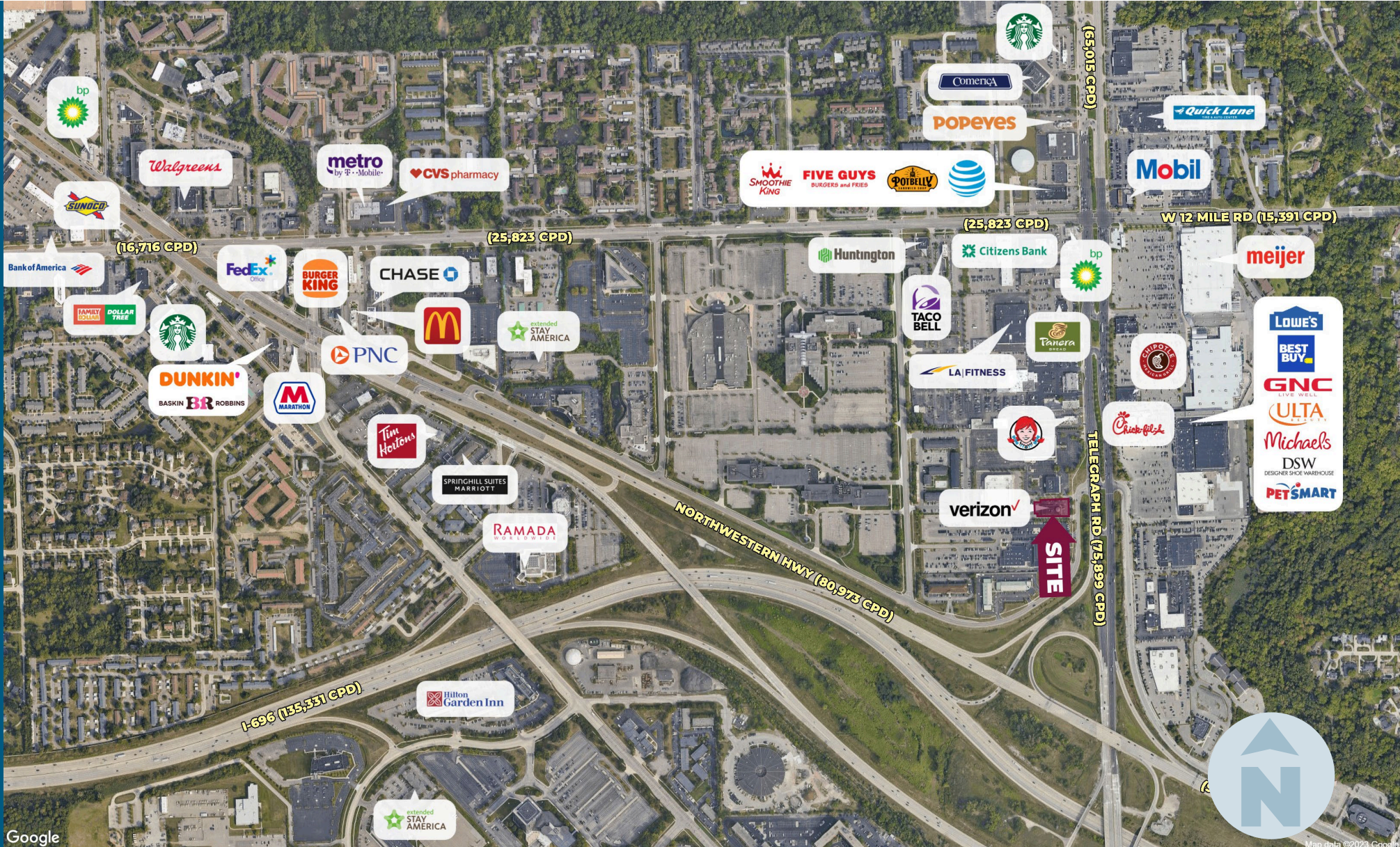


DANIEL H. KUKES
Principal
dkukes@landmarkcres.com
248 488 2620

MICRO AERIAL



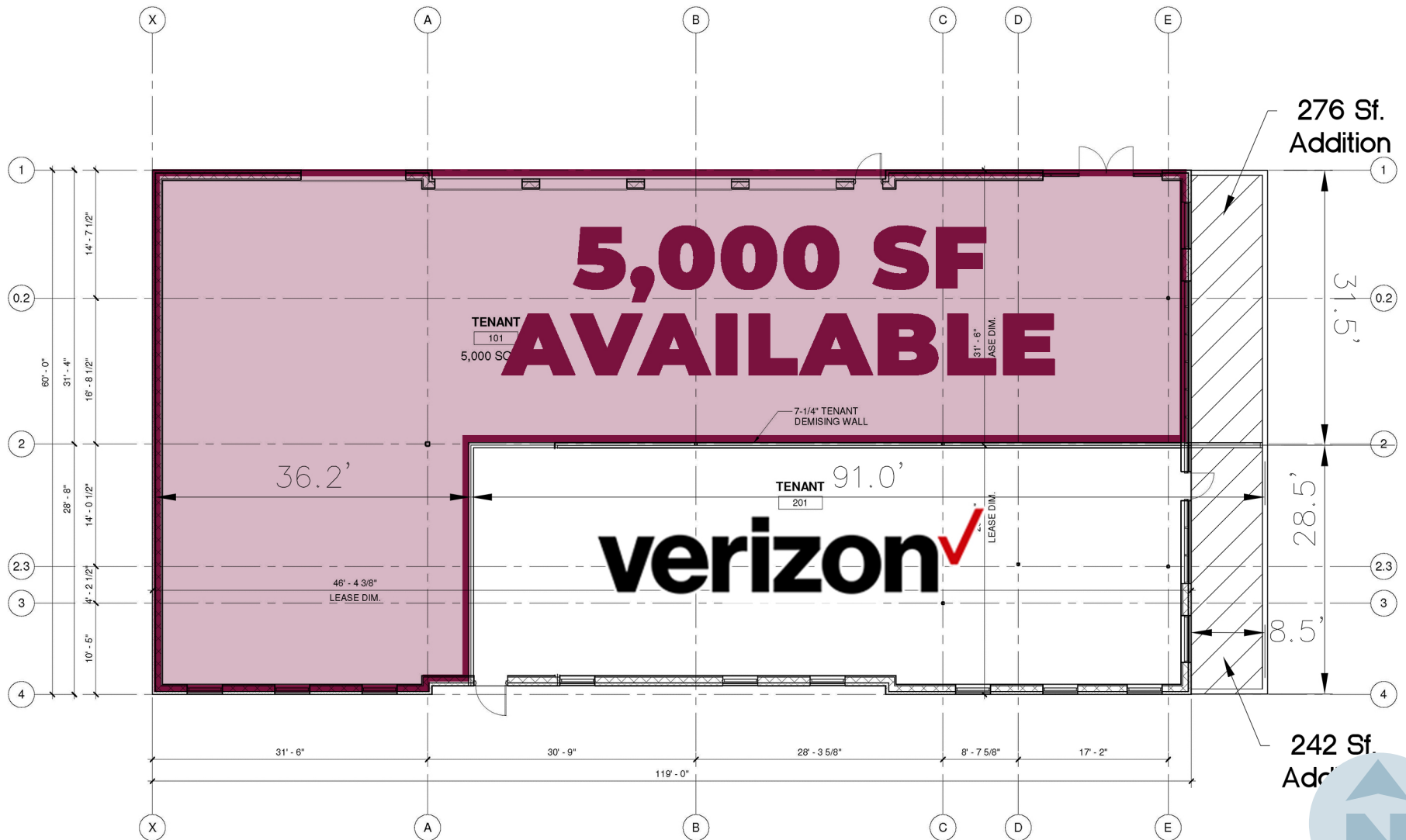
MACRO AERIAL



Google

Map data ©2023 Google

LEASE PLAN



CONCEPT PLAN



LAND/BUILDING/PARKING DATA:

LAND AREA:

EXISTING ZONING B-3
GROSS LAND AREA @ .80 acres

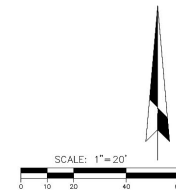
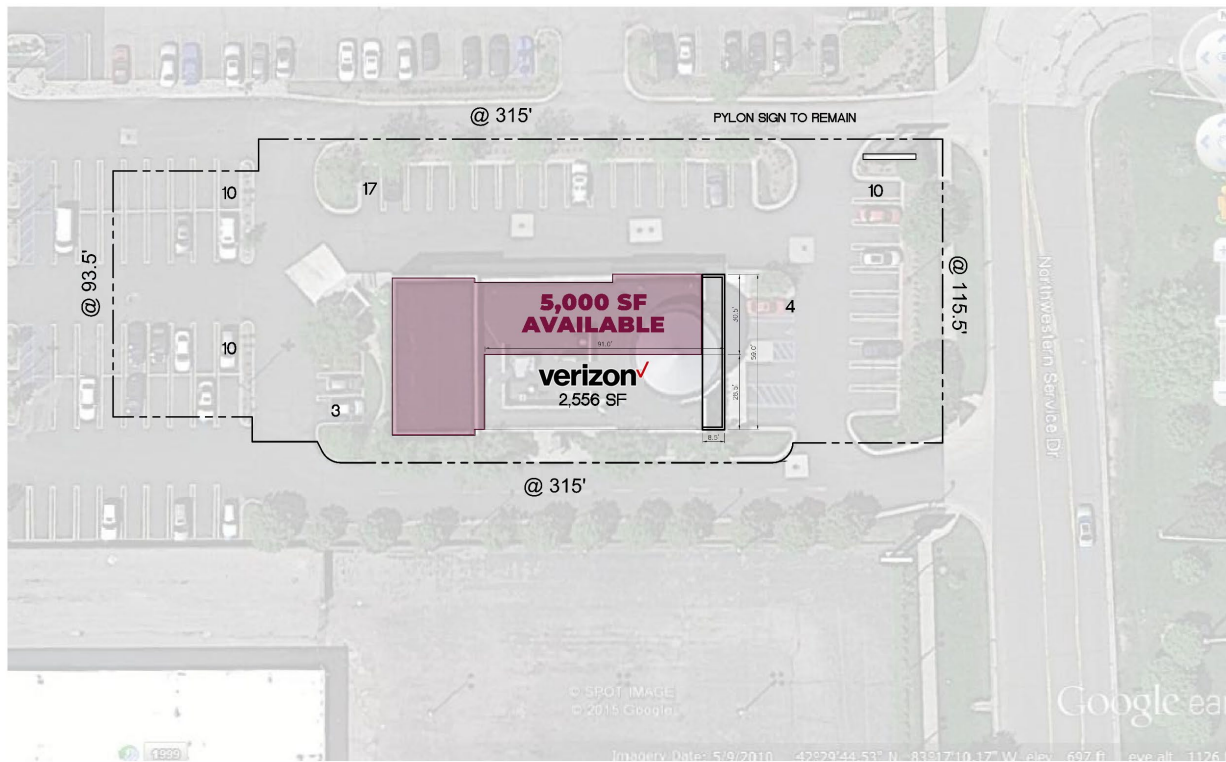
BUILDING DATA:

GROSS BUILDING AREA: 8,500 SF

PARKING DATA:

REQUIRED PARKING:
RETAIL (STANDARD) = 2,556 SF
(1/250) = 11 SPACES
PARKING REQUIRED = 11 SPACES
Medical Office = 5,000 SF
(1/200) = 25 SPACES
PARKING REQUIRED = 25 SPACES

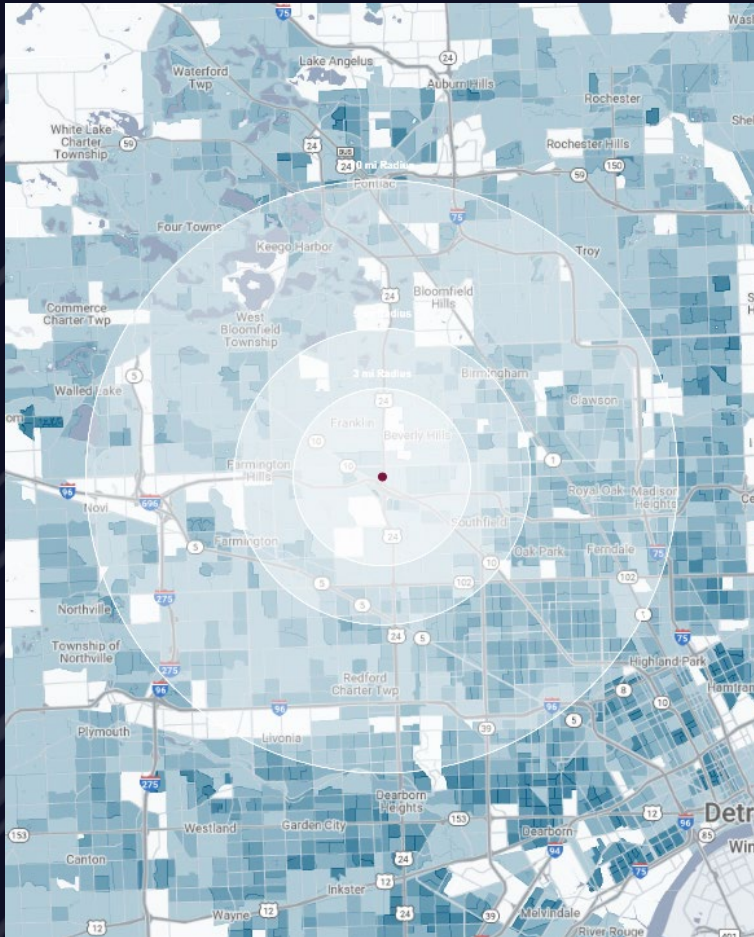
OVERALL REQUIRED = 36 SPACES
OVERALL PROVIDED = 54 SPACES



RENDERING



DEMOGRAPHICS



NEW DEVELOPMENT
28117 Telegraph Rd, Southfield, MI 48034

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2023 Estimated Population	61,331	223,006	975,307
2028 Projected Population	61,974	223,095	976,754
2020 Census Population	61,512	223,748	978,613
2010 Census Population	58,208	217,259	968,104
Projected Annual Growth 2023 to 2028	0.2%	-	-
Historical Annual Growth 2010 to 2023	0.4%	0.2%	-
HOUSEHOLDS			
2023 Estimated Households	27,178	96,296	417,270
2028 Projected Households	27,433	96,201	416,850
2020 Census Households	26,904	95,470	413,794
2010 Census Households	25,047	91,199	398,022
Projected Annual Growth 2023 to 2028	0.2%	-	-
Historical Annual Growth 2010 to 2023	0.7%	0.4%	0.4%
RACE			
2023 Est. White	37.7%	50.6%	52.9%
2023 Est. Black	52.6%	40.3%	35.8%
2023 Est. Asian or Pacific Islander	5.9%	4.6%	6.7%
2023 Est. American Indian or Alaska Native	0.1%	0.1%	0.2%
2023 Est. Other Races	3.7%	4.3%	4.5%
INCOME			
2023 Est. Average Household Income	\$127,730	\$132,369	\$120,770
2023 Est. Median Household Income	\$95,720	\$96,022	\$88,947
2023 Est. Per Capita Income	\$56,944	\$57,355	\$51,784
BUSINESS			
2023 Est. Total Businesses	5,568	15,119	53,046
2023 Est. Total Employees	85,328	162,613	609,885

CONTACT US



**ANTHONY J.
VITALE**

Director

avitale@landmarkcres.com

248 488 2620



**DANIEL H.
KUKES**

Principal

dkukes@landmarkcres.com

248 488 2620

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.