FOR LEASE

30000 TELEGRAPH ROAD

30000 TELEGRAPH RD, SOUTHFIELD, MI 48034

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

PROPERTY DETAILS

$30.00/SF	$6.75/SF ESTIMATED
RENT	**NNN**

LOCATION:	30000 Telegraph Rd Southfield, MI 48034
PROPERTY TYPE:	Shopping Center
GLA:	12,406 SF
AVAILABLE SPACE:	4,700 SF
RENT:	$30.00/SF
NNN EXPENSE:	$6.75/SF (estimated)
TRAFFIC COUNT:	Telegraph Rd (65,990 CPD)

EXCLUSIVELY LISTED BY:

SS

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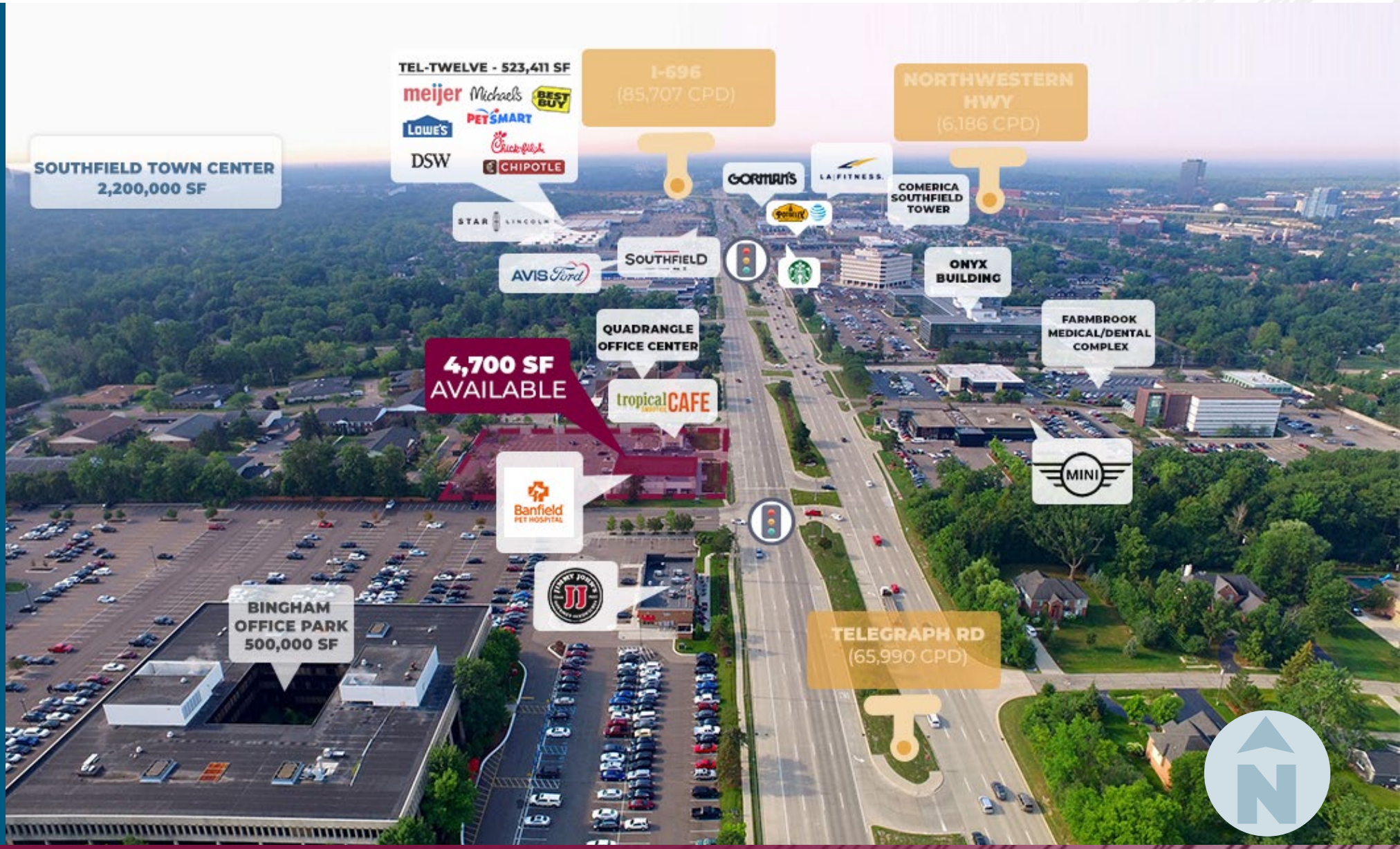
DESCRIPTION

Rare opportunity to have prime visibility on Telegraph Road in Southfield, Michigan. This stretch of Telegraph Rd is heavily trafficked with 65,990 cars per day and is the main corridor in the trade area to get to I-696.

The property has an abundance of parking with excellent ingress/egress off of Telegraph Road. The shopping center is in the shadow of Bingham Office Park (500,000 SF) and is surrounded by over 1M SF of office within a ¼ mile radius.

One half mile south of the shopping center is the Tel-Twelve Mall, one of Michigan's most successful power centers. Tenants include Meijer, Lowe's, Best Buy, DSW, PetSmart, and Michaels.

MAJOR DAYTIME POPULATION

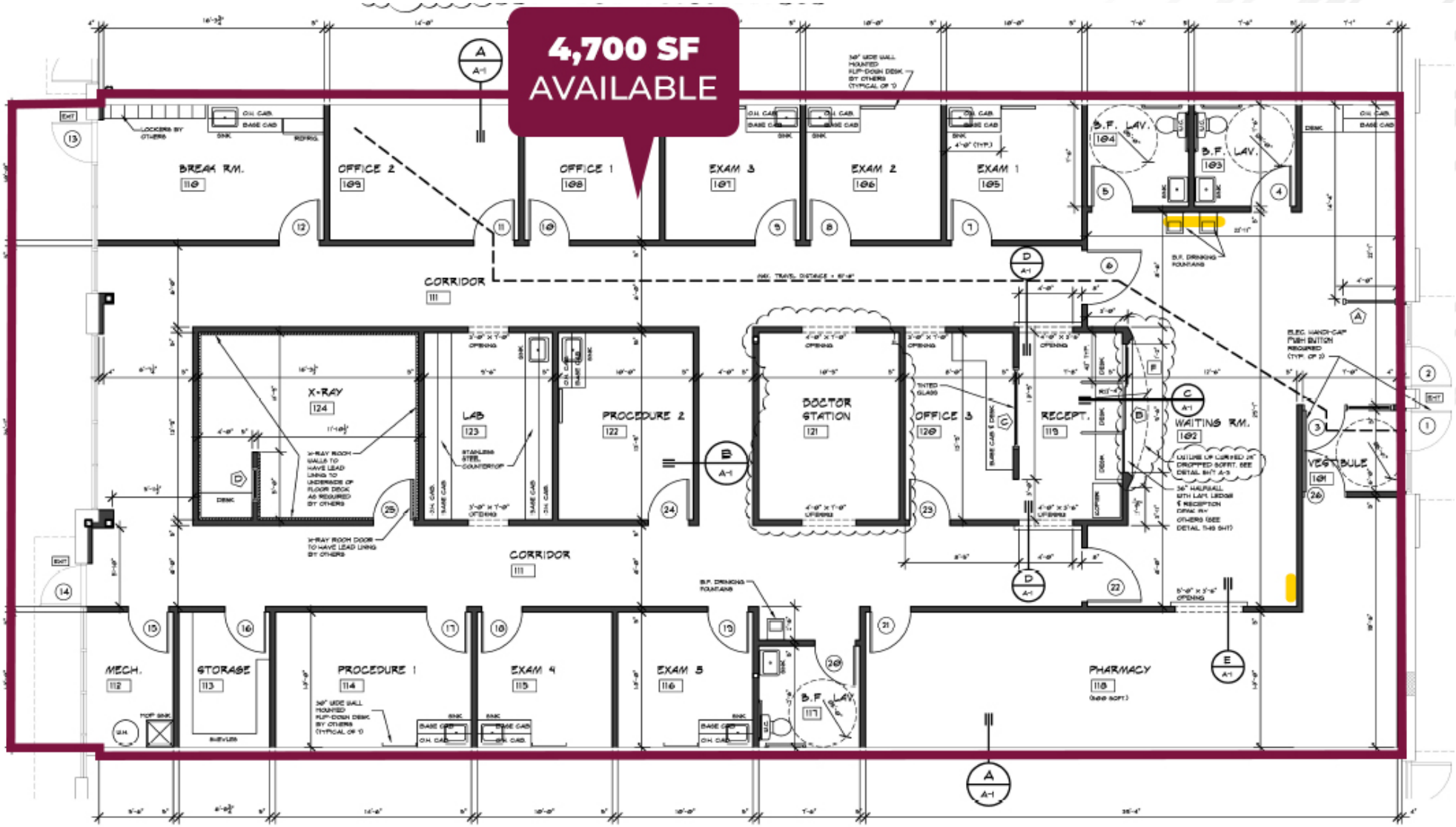


MARKET AERIAL

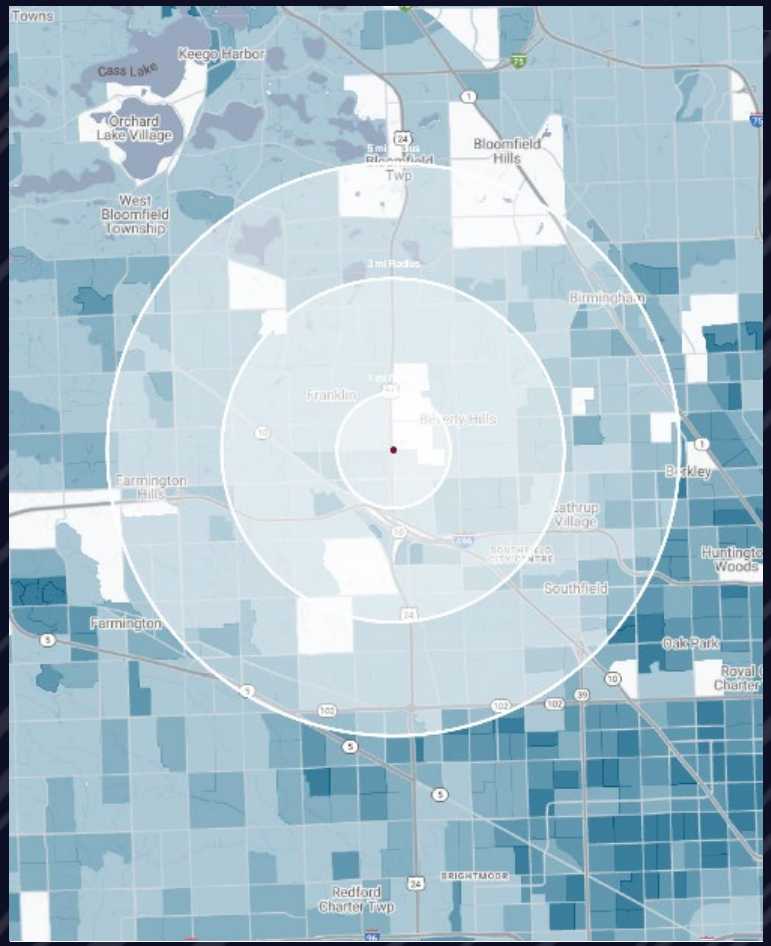
SITE PLAN

TELEGRAPH ROAD
Tropical CAFE
CHIROPRACTOR
Banfield
PET HOSPITAL
4,700 SF
AVAILABLE
N

FLOOR PLAN


4,700 SF
AVAILABLE
BREAK RM.
OFFICE 2
OFFICE 1
EXAM 3
EXAM 2
EXAM 1
B.F. LAV.
CORRIDOR
X-RAY
LAB
PROCEDURE 2
DOCTOR STATION
OFFICE 3
RECEPT.
WAITING RM.
VESTIBULE
CORRIDOR
MECH.
STORAGE
PROCEDURE 1
EXAM 4
EXAM 5
B.F. LAV.
PHARMACY

DEMOGRAPHICS



30000 TELEGRAPH RD

30000 Telegraph Rd, Southfield, MI 48034

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	6,202	61,792	203,934
2028 Projected Population	6,161	62,305	204,786
2020 Census Population	6,194	62,061	204,318
2010 Census Population	5,768	58,980	196,935
Projected Annual Growth 2023 to 2028	-0.1%	0.2%	-
Historical Annual Growth 2010 to 2023	0.6%	0.4%	0.3%
HOUSEHOLDS			
2023 Estimated Households	3,072	27,514	87,979
2028 Projected Households	3,042	27,722	88,291
2020 Census Households	3,039	27,285	87,109
2010 Census Households	2,737	25,481	82,994
Projected Annual Growth 2023 to 2028	-0.2%	0.2%	-
Historical Annual Growth 2010 to 2023	0.9%	0.6%	0.5%
RACE			
2023 Est. White	39.8%	45.0%	56.2%
2023 Est. Black	49.8%	45.6%	34.0%
2023 Est. Asian or Pacific Islander	6.9%	5.5%	5.5%
2023 Est. American Indian or Alaska Native	0.1%	0.1%	0.1%
2023 Est. Other Races	3.4%	3.8%	4.2%
INCOME			
2023 Est. Average Household Income	$132,780	$144,441	$154,108
2023 Est. Median Household Income	$98,312	$103,052	$109,110
2023 Est. Per Capita Income	$65,778	$64,559	$66,676
BUSINESS			
2023 Est. Total Businesses	741	5,658	15,908
2023 Est. Total Employees	8,750	86,489	166,091

CONTACT US

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