

FOR LEASE

FORMER FAMILY DOLLAR

18918 TELEGRAPH RD, BROWNSTOWN, MI 48174



PROPERTY DETAILS

\$15.00/SF NNN

RENT

LOCATION:	18918 Telegraph Rd, Brownstown Charter Twp, MI 48174
PROPERTY TYPE:	Freestanding
RENT:	\$15.00/SF NNN
NNN EXPENSE:	\$5,452.00 (Insurance)
PROPERTY TAXES:	\$25,091.00 (2023)
BUILDING SIZE:	8,000 SF
TRAFFIC COUNT:	Telegraph Rd (16,124 CPD) Sibley Rd (16,414 CPD)

HIGHLIGHTS

- Excellent opportunity to be located in the Brownstown community.
- This former Family Dollar is located off the heavily trafficked Telegraph Road corridor and is minutes from the I-75 Highway and Amazon Distribution Center.
- New apartment development and Taco Bell has been constructed just North of the property.
- The site has outstanding visibility from the road, pylon signage and shares access with the neighboring CVS Pharmacy.
- Please contact Scott Sonenberg or John Kello for further information.

EXCLUSIVELY LISTED BY:



SCOTT J. SONENBERG

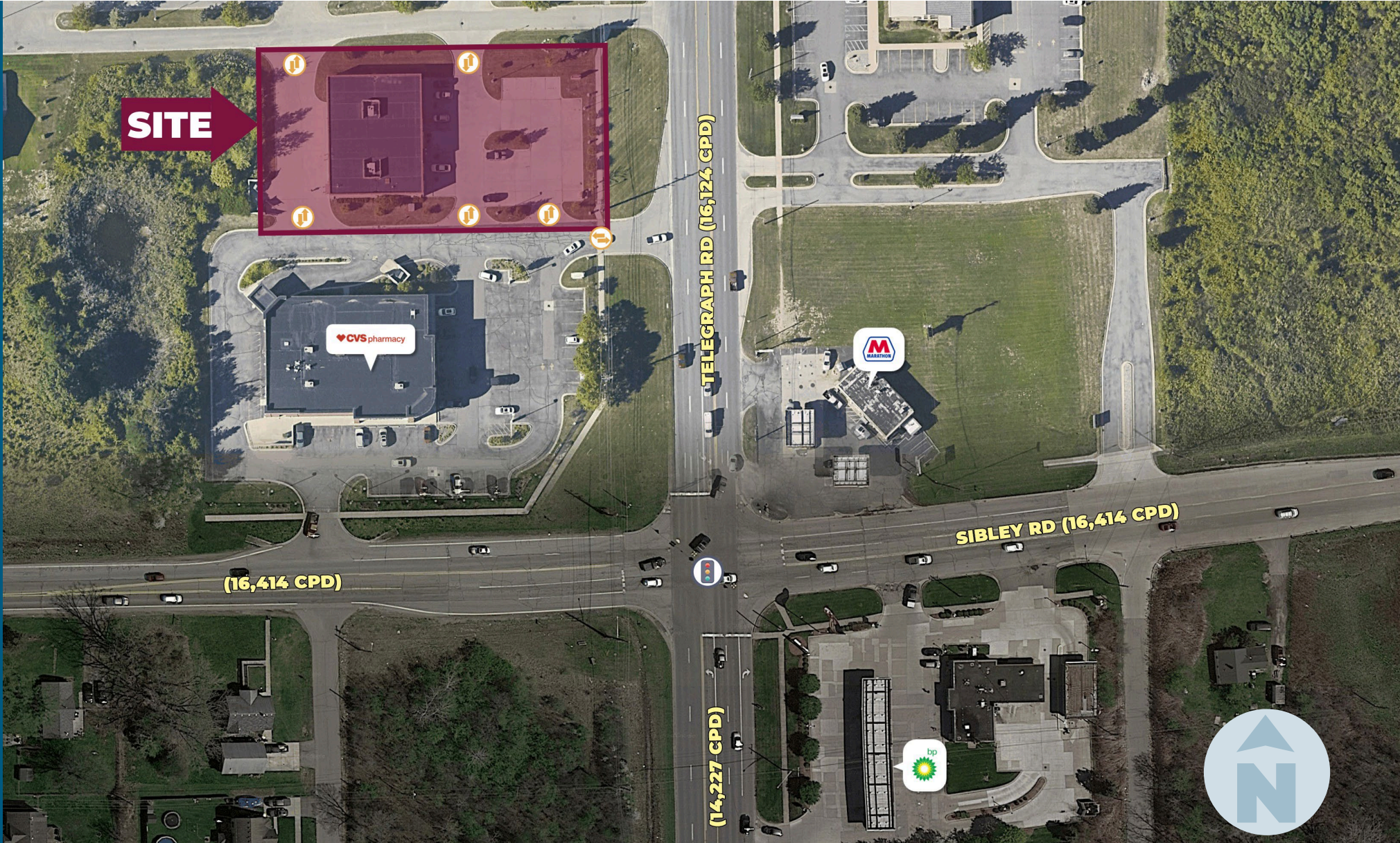
Director
ssonenberg@landmarkcres.com
248 488 2620



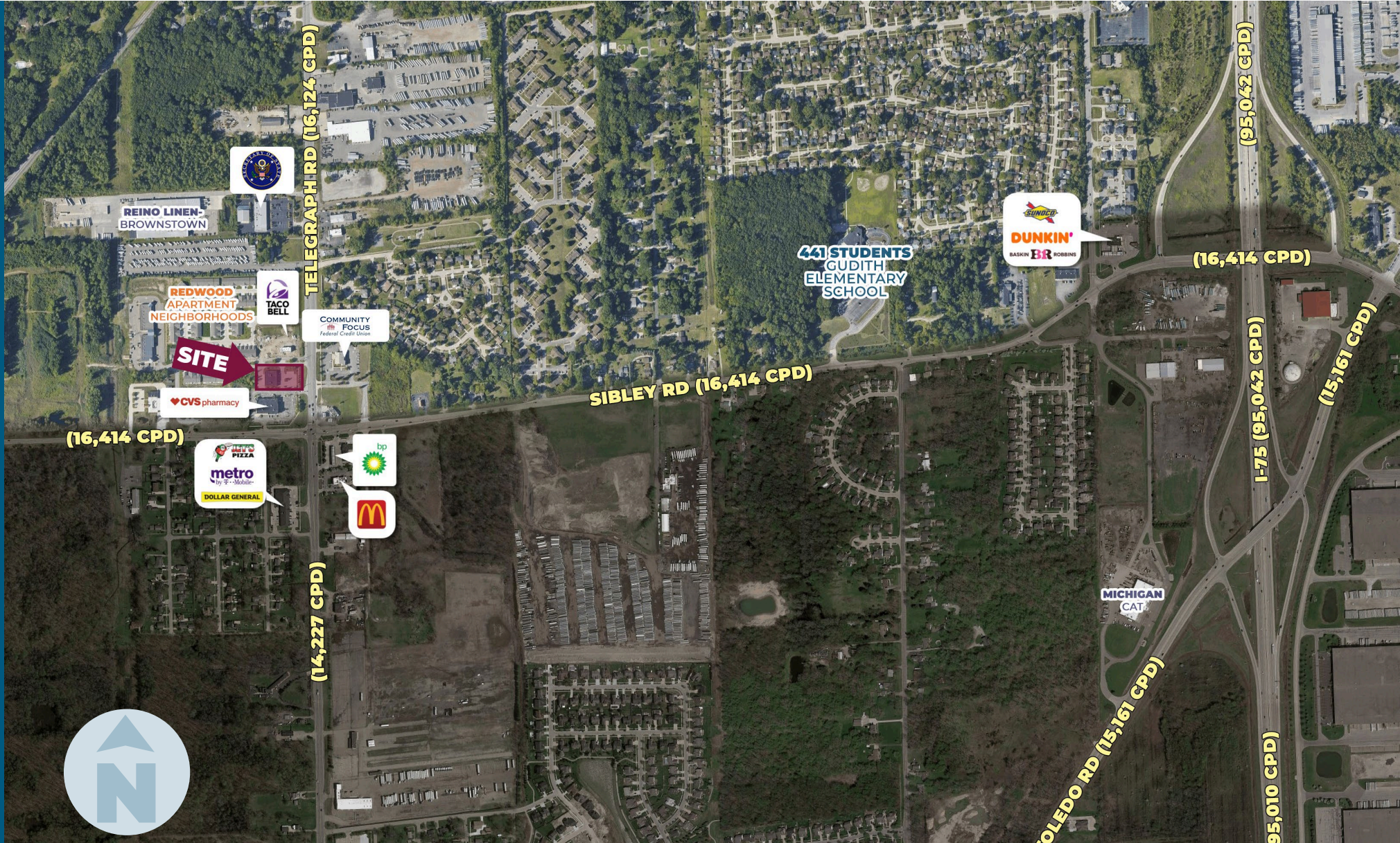
JOHN KELLO

Managing Director
jkello@landmarkcres.com
248 488 2620

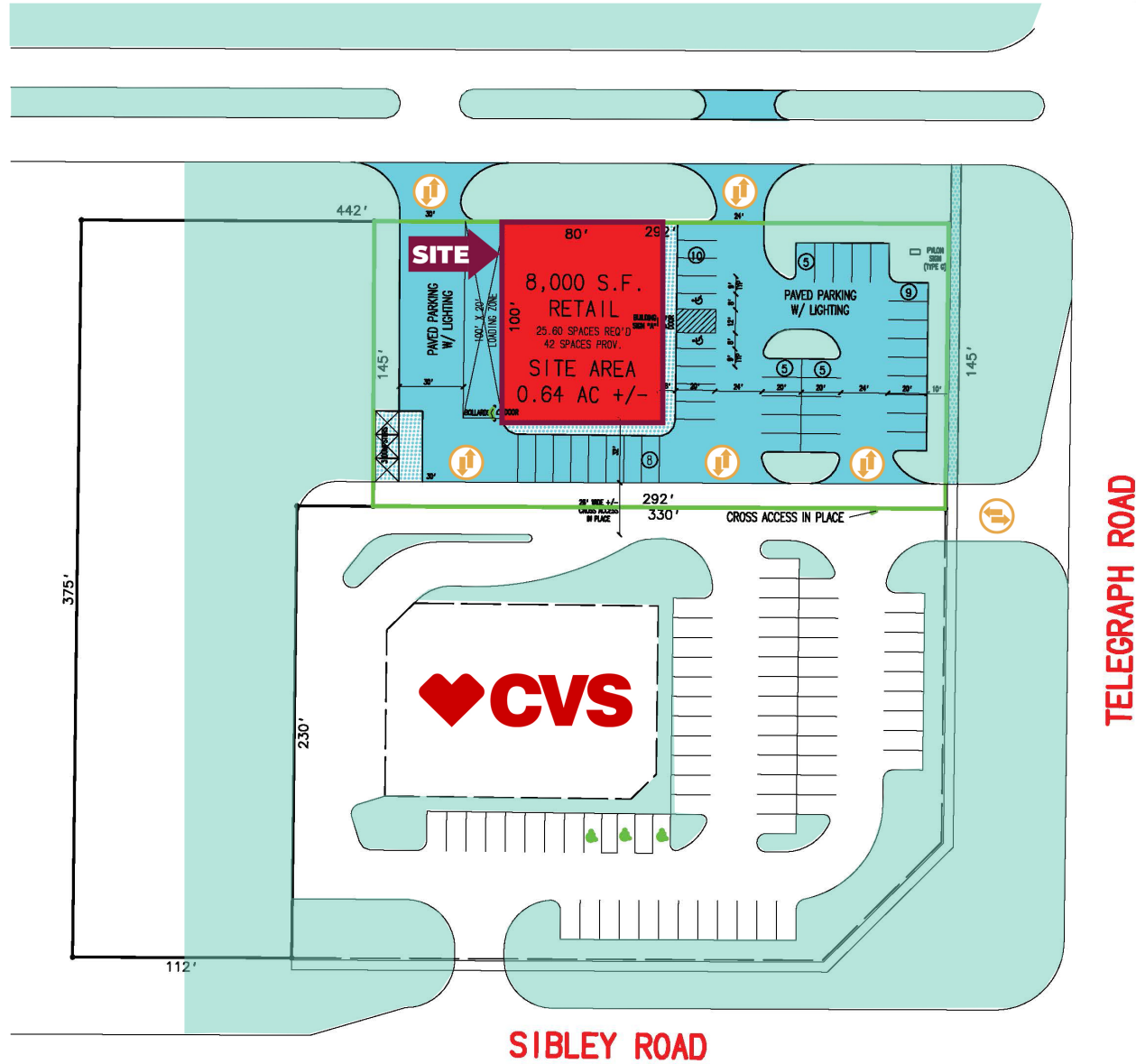
MICRO AERIAL



MACRO AERIAL



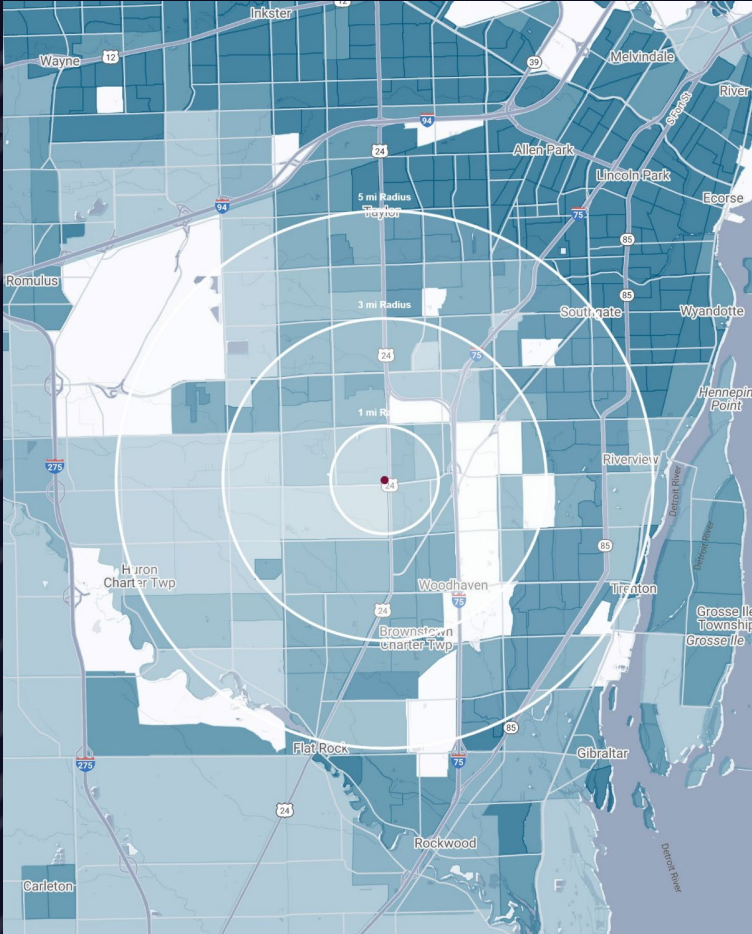
CONCEPT PLAN



SITE PHOTOS



DEMOGRAPHICS



FORMER FAMILY DOLLAR

18918 Telegraph Rd, Brownstown Charter Twp,
MI 48174

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	4,453	48,129	140,634
2029 Projected Population	4,372	46,756	136,730
2020 Census Population	4,508	51,741	151,157
2010 Census Population	4,019	49,354	147,320
Projected Annual Growth 2024 to 2029	-0.4%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2024	0.8%	-0.2%	-0.3%

HOUSEHOLDS

2024 Estimated Households	1,826	19,841	60,064
2029 Projected Households	1,802	19,346	58,605
2020 Census Households	1,836	20,527	62,384
2010 Census Households	1,605	19,250	58,895
Projected Annual Growth 2024 to 2029	-0.3%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2024	1.0%	0.2%	0.1%

RACE

2024 Est. White	60.6%	66.1%	73.4%
2024 Est. Black	21.8%	20.4%	15.5%
2024 Est. Asian or Pacific Islander	10.2%	5.5%	3.4%
2024 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2024 Est. Other Races	7.0%	7.7%	7.3%

INCOME

2024 Est. Average Household Income	\$81,224	\$90,118	\$96,361
2024 Est. Median Household Income	\$62,995	\$70,625	\$74,067
2024 Est. Per Capita Income	\$33,325	\$37,246	\$41,276

BUSINESS

2024 Est. Total Businesses	85	1,314	4,375
2024 Est. Total Employees	701	13,106	58,539

CONTACT US



**SCOTT J.
SONENBERG**

Director

ssonenberg@landmarkcres.com

248 488 2620



**JOHN
KELLO**

Managing Director

jkello@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.