



## Retail For Sale or Lease

**Property Name:**

**Location:** 2300 S. Telegraph Road  
**City, State:** Bloomfield Twp., MI  
**Cross Streets:** W. Square Lake Rd.  
**County:** Oakland  
**Zoning:** B-3  
**Year Built:** 2004

<b>Total Building Sq. Ft.:</b>	46,388	<b>Property Type:</b>	General Retail-Commercial
<b>Available Sq. Ft.:</b>	46,388	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	46,388	<b>Total Acreage:</b>	2.93
<b>Max Cont. Sq. Ft.:</b>	46,388	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	18'	<b>Parking:</b>	85
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	2
<b>Exterior Construction:</b>	Brick	<b>Power:</b>	N/A
<b>Structural System:</b>	Steel	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	Yes
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Pylon & Building
<b>Basement:</b>	No	<b>Roof:</b>	Flat
<b>Number of Stories:</b>	1	<b>Floors:</b>	Tile/Carpet
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2018	<b>Count:</b> 59,169	Telegraph Rd. N. of Square Lake Rd. 2-Way
<b>1 Mile:</b> 4,503	<b>1 Mile:</b> \$77,249	<b>Yr:</b> 2018	<b>Count:</b> 40,332	Telegraph Rd. S. of Square Lake Rd. 2-Way	
<b>3 Miles:</b> 57,551	<b>3 Miles:</b> \$79,130	<b>Yr:</b> 2018	<b>Count:</b> 34,287	Square Lake Rd. W. of Telegraph Rd. 2-Way	
<b>5 Miles:</b> 151,441	<b>5 Miles:</b> \$86,682	<b>Yr:</b> 2018	<b>Count:</b> 31,657	Square Lake Rd. E. of Telegraph Rd. 2-Way	

**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Lease Rate:</b>	\$15.00	<b>Improvement Allowance:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Options:</b>	N/A
<b>Monthly Rate:</b>	N/A	<b>Taxes:</b>	\$62,277.76 (2019)
<b>Lease Term:</b>	5 Year(s)	<b>TD:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Parcel #:</b>	19-05-451-006
<b>Sale Price:</b>	\$5,950,000 (\$128.27/sqft)	<b>Assessor #:</b>	N/A
<b>Sale Terms:</b>	N/A	<b>Date Available:</b>	Immediately

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** Very prominent 47,000+/- square foot building on 2.93 acres surrounded by numerous national retailers. Located on Telegraph Road, one of the area's major north/south thoroughfares just north of Square Lake Road, the area boasts very strong demographics and traffic counts. Rare opportunity in this trade area.

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**  
Bruce D. Baja, (248) 799-3177, bbaja@signatureassociates.com

