



**SIGNATURE  
ASSOCIATES**  
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## Retail For Sale or Lease

### Property Name:

**Location:** 26100 Northwestern Highway  
**City, State:** Southfield, MI  
**Cross Streets:** N. of 10 Mile Road  
**County:** Oakland  
**Zoning:** RC, Regional Center  
**Year Built:** 2018

<b>Total Building Sq. Ft.:</b>	8,181	<b>Property Type:</b>	Banquet / Social Hall
<b>Available Sq. Ft.:</b>	8,181	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	8,181	<b>Total Acreage:</b>	2.40
<b>Max Cont. Sq. Ft.:</b>	8,181	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	N/A	<b>Parking:</b>	96
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	N/A
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	Yes
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	N/A
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	0	<b>Floors:</b>	N/A
<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> 121,660	M-10 N. of 10 Mile Rd. 2-Way
<b>1 Mile:</b> 8,377	<b>1 Mile:</b> \$75,196	<b>Yr:</b> 2018	<b>Count:</b> 115,545	M-10 S. of 10 Mile Rd. 2-Way	
<b>3 Miles:</b> 85,914	<b>3 Miles:</b> \$66,211	<b>Yr:</b> 2017	<b>Count:</b> 150,500	I-696 & 11 Mile Rd. 2-Way	
<b>5 Miles:</b> 279,080	<b>5 Miles:</b> \$70,361	<b>Yr:</b>	<b>Count:</b>		
<b>Current Tenant(s):</b> N/A	<b>Major Tenants:</b> N/A				

<b>Lease Rate:</b>	\$25.00	<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>	\$56,445.70 (2019)
<b>Lease Term:</b>	N/A	<b>TD:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Parcel #:</b>	76-24-22-201-021
<b>Sale Price:</b>	\$2,800,000 (\$342.26/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:** New state-of-the-art facility constructed in 2018. Beautiful outdoor area with picturesque views. Prime location in Southfield with immediate access to I-696, Lodge Freeway (M-10) and Northwestern Highway.

**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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