

FOR SALE/LEASE

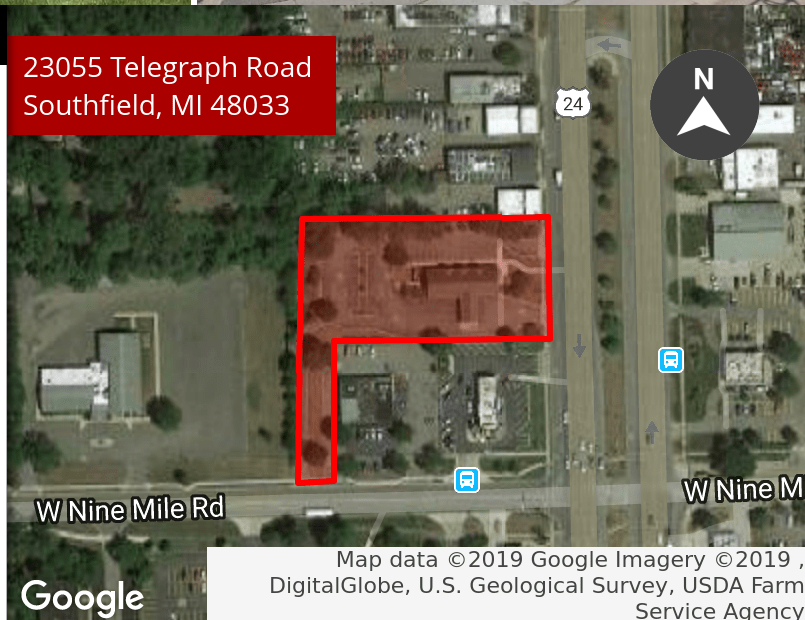
23055 TELEGRAPH ROAD
SOUTHFIELD, MI 48033



PROPERTY FEATURES:

- For Sale or Lease: Former Bank of America branch located on Telegraph Road in Southfield
- 4,242 SF building situated on 1.66 acres with 40 private parking spaces and 3 lane drive thru
- Class A retail/office building with great visibility from Telegraph Road
- Approximately 145,000 VPD pass the subject property along Telegraph Road
- Located within the Southfield Technology Corridor Overlay Development District
- Sale Price: \$750,000
- Lease Rate: \$20.00/SF NNN

23055 Telegraph Road
Southfield, MI 48033



FOR MORE INFORMATION PLEASE CONTACT:

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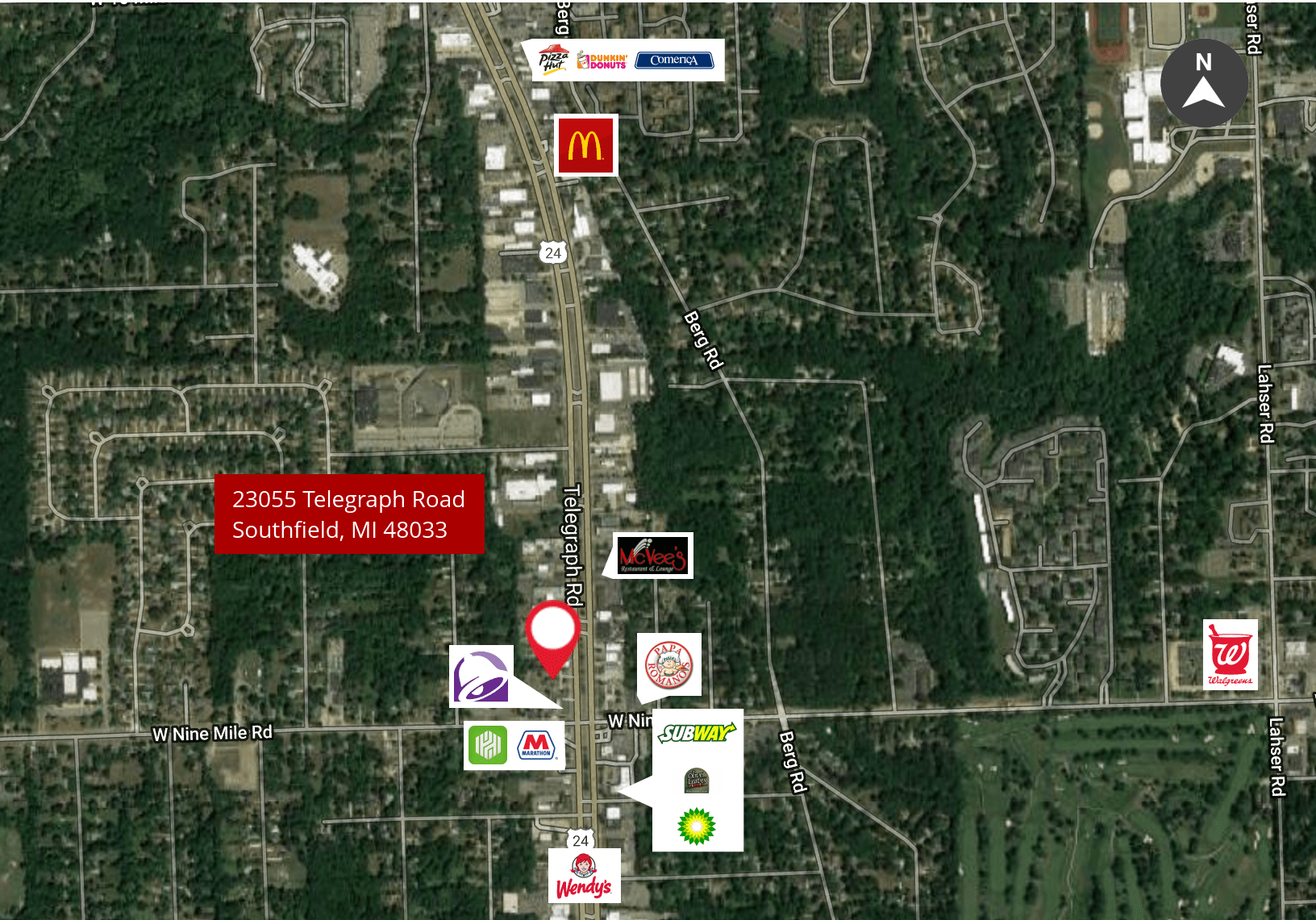
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eCODE 180

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TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
Telegraph Road	± 145,000 VPD
Nine Mile Road	± 19,000 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,412	36,170	104,495
Total Population	5,930	87,555	264,680
Average HH Income	\$61,892	\$54,862	\$63,472

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