



## Retail For Sale

**Property Name:** Former Taco Bell  
**Location:** 22650 W. Eight Mile Road  
**City, State:** Southfield, MI  
**Cross Streets:** Telegraph Rd.  
**County:** Oakland  
**Zoning:** I-L  
**Year Built:** 1966

<b>Total Building Sq. Ft.:</b>	2,249	<b>Property Type:</b>	Restaurant
<b>Available Sq. Ft.:</b>	2,249	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	2,249	<b>Total Acreage:</b>	1.07
<b>Max Cont. Sq. Ft.:</b>	2,249	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	14'	<b>Parking:</b>	25
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	1
<b>Exterior Construction:</b>	Brick	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	N/A
<b>Heating:</b>	Complete HVAC	<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>	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> 46,434	8 Mile Rd. E. of Telegraph Rd. 2-Way
<b>1 Mile:</b> 12,575	<b>1 Mile:</b> \$42,717	<b>Yr:</b> 2018	<b>Count:</b> 40,462	8 Mile Rd. W. of Telegraph Rd. 2-Way	
<b>3 Miles:</b> 104,349	<b>3 Miles:</b> \$44,974	<b>Yr:</b> 2018	<b>Count:</b> 62,043	Telegraph Rd. N. of 8 Mile Rd. 2-Way	
<b>5 Miles:</b> 308,774	<b>5 Miles:</b> \$51,584	<b>Yr:</b> 2018	<b>Count:</b> 61,125	Telegraph Rd. S. of 8 Mile Rd. 2-Way	

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

<b>Sale Price:</b>	\$550,000 (\$244.55/sqft)	<b>Improvement Allowance:</b>	N/A
<b>Sale Terms:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Date Available:</b>	Immediately
<b>Options:</b>	N/A		
<b>Taxes:</b>	\$4,368.29 (2019)		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	24-33-452-028		

<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:** Rare opportunity to buy restaurant with drive-thru on Sam's Club pad. Former Taco Bell sits on 1.07 acres on busy 8 Mile Road with many other national retailers nearby.

**Broker:** SIGNATURE ASSOCIATES  
**Agent(s):**  
 Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com

