

# FORMER ART VAN RETAIL STORE – FOR SALE / LEASE



**2300 S. TELEGRAPH ROAD | BLOOMFIELD TWP., MI**

## PROPERTY FEATURES

- 46,388 square feet available for sale or lease
- Situated on 2.93 acres
- Zoned B-3
- Very prominent building surrounded by numerous national retailers
- Located on Telegraph Road, one of the area's major thoroughfares just North of Square Lake Road
- Area boasts very strong demographics and traffic counts
- Rare opportunity in this trade area
- Part of a (6) building portfolio, properties can be purchased together or separately
- Lease Rate: \$15.00/sq.ft. NNN
- Sale Price: \$5,950,000 (\$128.27/sq.ft.)



For more information, please contact:

**BRUCE D. BAJA**  
(248) 799 3177  
bbaja@signatureassociates.com

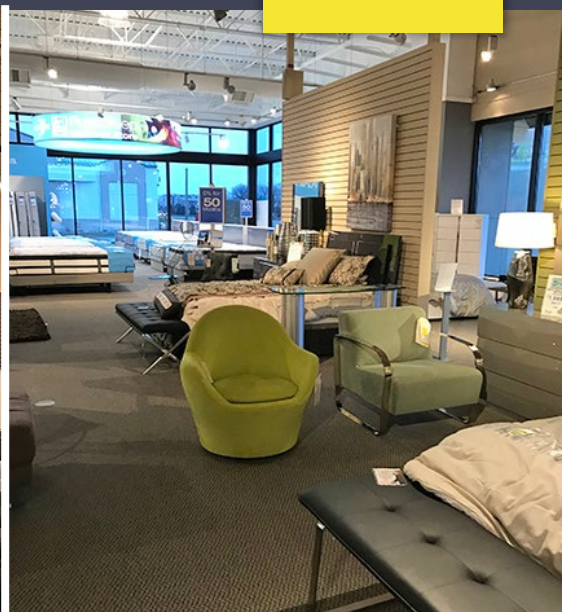


**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

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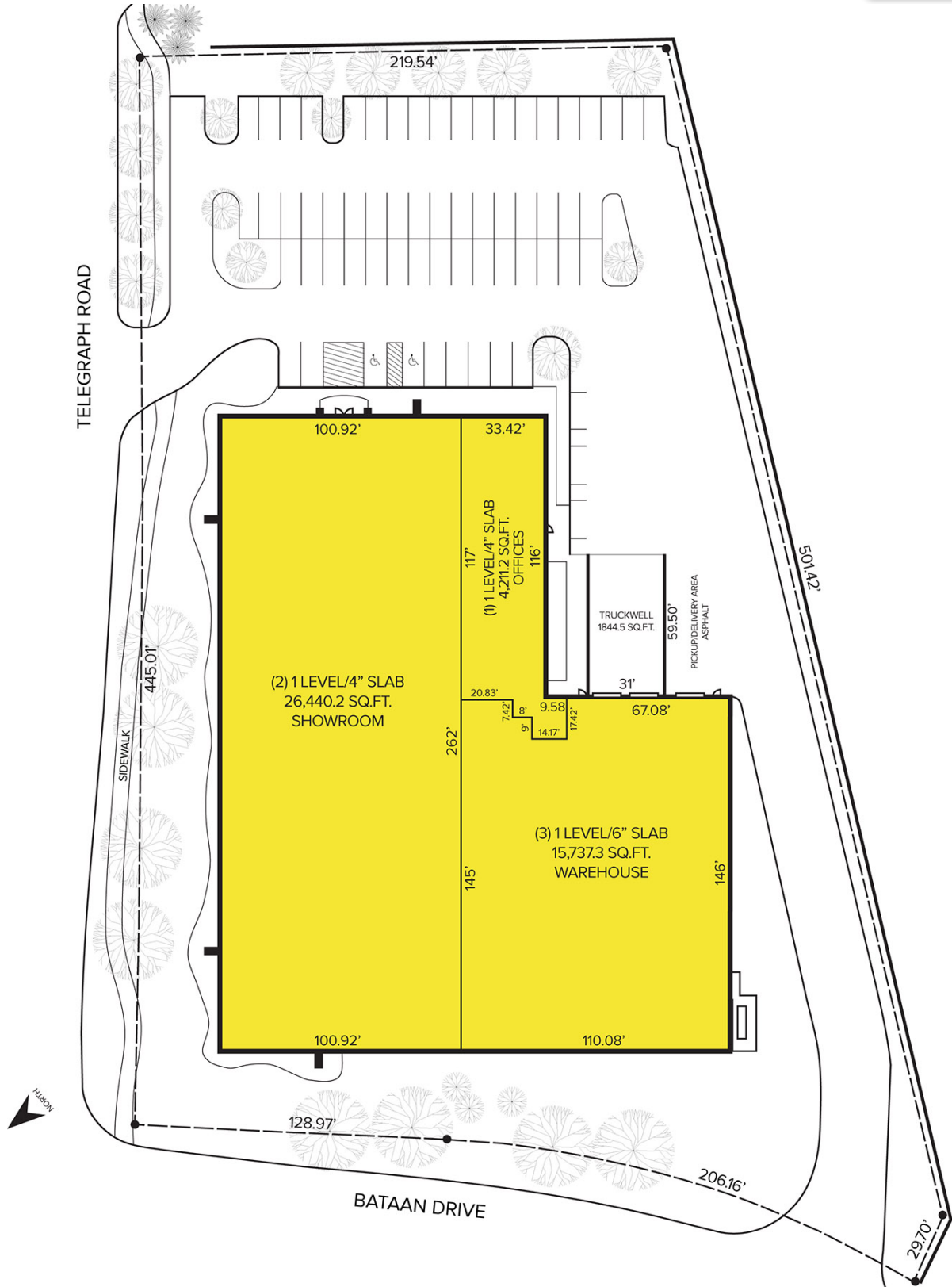
**SIGNATURE ASSOCIATES**  
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### Site Plan



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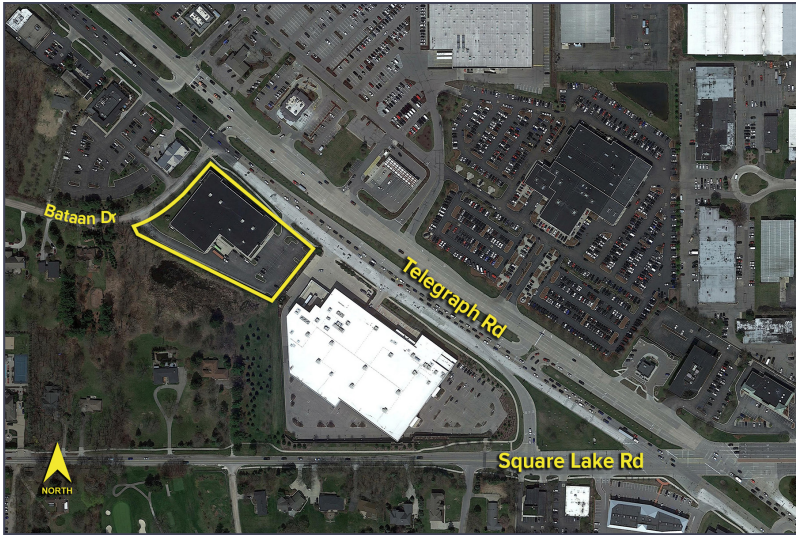
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### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,503	\$77,249
3 MILE	57,551	\$79,130
5 MILE	151,441	\$86,682

### TRAFFIC COUNTS (TWO-WAY)

59,169	Telegraph Rd. N. of Square Lake Rd. 2-Way
40,332	Telegraph Rd. S. of Square Lake Rd. 2-Way
34,287	Square Lake Rd. W. of Telegraph Rd. 2-Way
31,657	Square Lake Rd. E. of Telegraph Rd 2-Way



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