



## Retail for Lease

**Property Name:**  
**Location:** 22611-22795 Northline Road  
**City, State:** Taylor, MI  
**Cross Streets:** West of Pardee Road  
**County:** Wayne  
**Zoning:** Commercial  
**Year Built:** 1992

<b>Total Building Sq. Ft.:</b>	34,400	<b>Property Type:</b>	Strip Center
<b>Available Sq. Ft.:</b>	12,229	<b>Bldg. Dimensions:</b>	200' x 86'
<b>Min Cont. Sq. Ft.:</b>	2,070	<b>Total Acreage:</b>	4.21
<b>Max Cont. Sq. Ft.:</b>	3,700	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	12'	<b>Parking:</b>	Ample
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	1
<b>Exterior Construction:</b>	Brick	<b>Power:</b>	Ample
<b>Structural System:</b>	Steel	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Forced Air	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Pylon
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	1	<b>Floors:</b>	N/A
<b>Condition:</b>	Excellent	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2011	<b>Count:</b> 29,900	Northline Rd. Btw Racho Rd. & Pardee Rd. 2-Way
<b>1 Mile:</b> 10,111	<b>1 Mile:</b> \$44,604		<b>Yr:</b> 2011	<b>Count:</b> 37,600	Northline Rd Btw Pardee Rd & Telegraph Rd 2-Way
<b>3 Miles:</b> 69,203	<b>3 Miles:</b> \$49,737		<b>Yr:</b> 2011	<b>Count:</b> 4,300	Pardee Rd. Btw Superior Rd. & Northline Rd. 2-Way
<b>5 Miles:</b> 208,619	<b>5 Miles:</b> \$50,938		<b>Yr:</b> 2011	<b>Count:</b> 4,300	Pardee Rd. Btw Northline Rd. & Goddard Rd. 2-Way

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

<b>Lease Rate:</b>	\$12.00	<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>	
<b>Lease Term:</b>	N/A	<b>TD:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	60-069-01-0021-003	<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 active strip center with 3 available units. Well maintained property on well traveled Northline Road.

**Broker:** Signature Associates  
**Agent(s):**  
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