

23236 VAN BORN ROAD
DEARBORN HEIGHTS, MICHIGAN

RETAIL FOR LEASE
5,000 Square Feet Available



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PROPERTY FEATURES

- 29,476 total building square footage
- 5,000 available square feet
- Zoned C-3
- Over 150 asphalt parking spaces
- Built in 1956, Remodeled in 1997
- Signage available
- Lease Rate: \$6.00/sf NNN

Comments: Excellent opportunity to lease prime retail space along Van Born Road. Site has 155' of retail frontage and over 24,000 cars passing by daily.

Major Tenants: O'Reilly Auto Parts and Family Dollar



For more information, please contact:

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23236 Van Born Road – Dearborn Heights, MI

Retail For Lease

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Square Feet
AVAILABLE

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	12,044	\$49,277
3 MILE	110,091	\$49,013
5 MILE	264,772	\$46,795

TRAFFIC COUNTS (TWO-WAY)	
22,703	Van Born Rd btw Monroe & Telegraph
20,899	Van Born Rd btw Telegraph & Gulley
62,380	Telegraph btw I-94 & Van Born Rd
59,410	Telegraph btw Van Born Rd & Annapolis

Aerial



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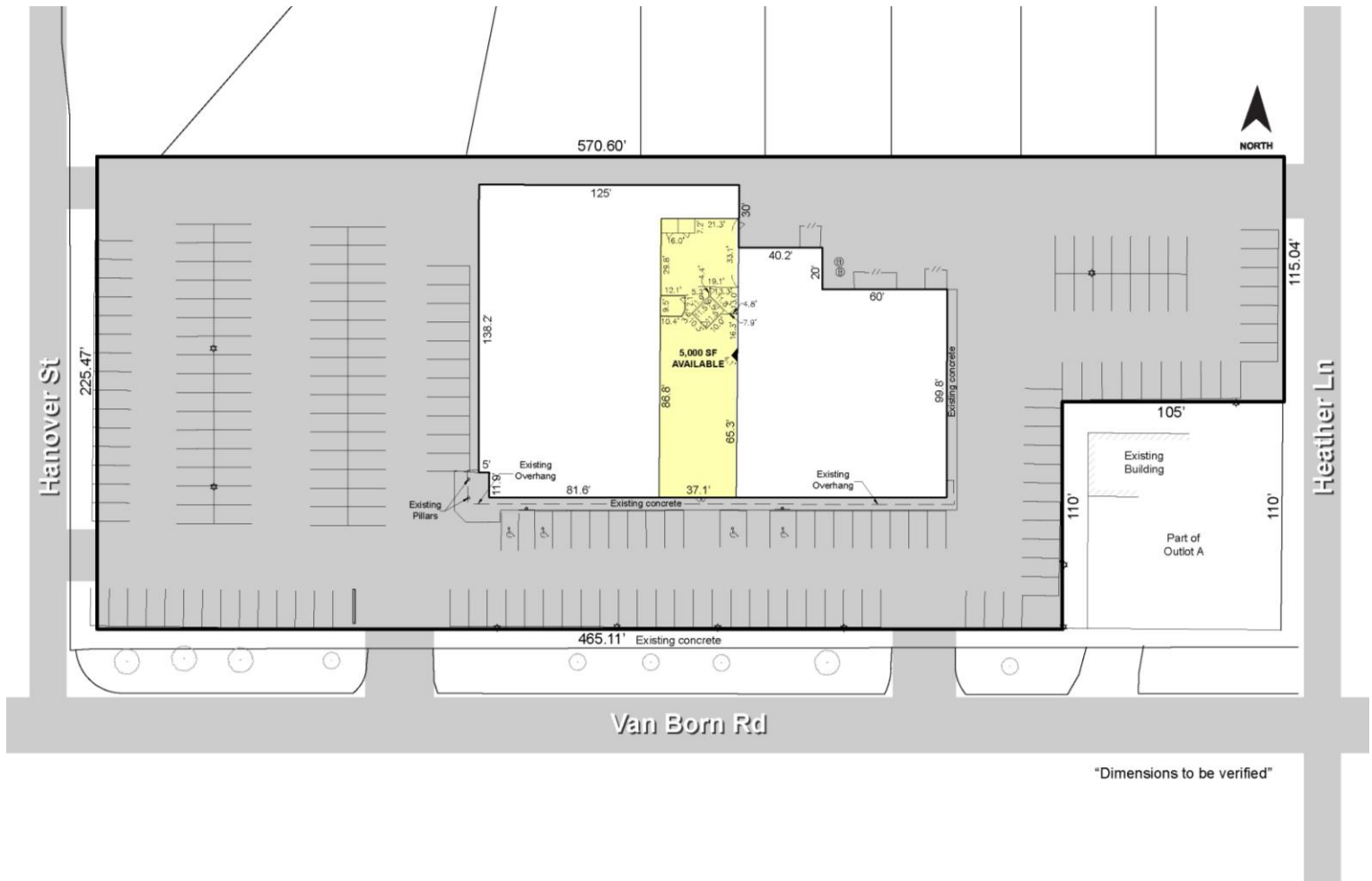
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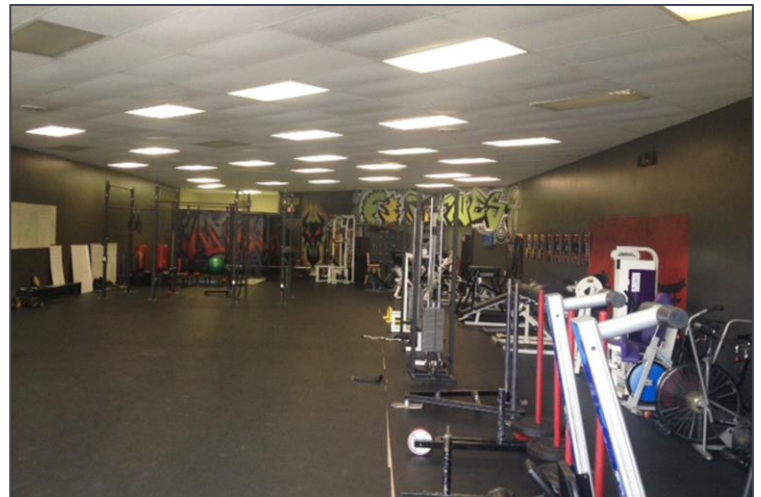
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Site Plan



Additional Photos



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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.