



FOR LEASE

Institutional Campus | Education • Medical • Community • Event | Up to ±42,000 SF

26123 McDonald Street
Dearborn Heights, MI 48125

42,000 SF

AVAILABLE

\$3.42

SF/YR



Re/Max Commercial

23676 Park Street
Dearborn, MI 48124
3135251101

Yousef Beydoun

Commercial Division

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Property Overview



42,000 SF

AVAILABLE SF



\$3.42

ASKING RATE SF/YR



1955

YEAR BUILT



3.15

LOT SIZE



42,000

BUILDING SQFT



Wayne

COUNTY



83,200

LOT SIZE (SF)



33040020139000

PARCEL ID

EXECUTIVE SUMMARY

Rare opportunity to lease a highly versatile institutional campus in the heart of Dearborn Heights. Situated on approximately 3.15 acres, this well-maintained property consists of three separate buildings totaling approximately 42,000 sq ft, offering exceptional flexibility for educational, medical, office, community, recreational, and event-related uses.

The campus features a large sanctuary with balcony, a multi-level school building, a residential-style rectory, generous on-site parking, and excellent access to major freeways. Recent capital improvements include roof maintenance, HVAC servicing, and parking lot maintenance, providing tenants with a property that is well-positioned for occupancy following completion of the Certificate of Occupancy process.

Flexible lease configurations are available, including the entire campus or individual buildings.

PROPERTY HIGHLIGHTS

- Approximately **42,000 SF** across three buildings
- Approximately **3.15 acres**
- Large paved parking area
- Three separate buildings
- Flexible floor plans
- Institutional-quality construction
- Flat roof recently maintained
- Shingle roof recently maintained
- HVAC systems serviced
- Parking lot maintained
- Certificate of Occupancy pending
- Excellent visibility within an established neighborhood
- Minutes from I-94, M-39 (Southfield Freeway), Telegraph Road, and Downtown Dearborn

ACCESSIBILITY



TRANSIT

Telegraph @ Eton	1.2 mi
Telegraph @ Annapolis	1.2 mi
Telegraph @ Colgate	1.2 mi



AIRPORTS

Detroit Metropolitan Wayne County Airport	5.2 mi
Willow Run Airport	12.0 mi
Windsor International Airport	17.9 mi



HIGHWAYS

Detroit Industrial Expressway	0.9 mi
South Telegraph Road	1.3 mi
Telegraph Road	1.4 mi
Merriman Road	3.4 mi

Space Available

26123

\$3.42 SF/Yr

SF AVAILABLE

42,000 SF

TYPE

NNN

A- Rectory Building(4,000 SF)

A residential-style building ideal for administrative or residential support uses.

- * Executive-style residence
- * Three-car attached garage
- * Finished basement
- * Multiple offices or bedrooms
- * Kitchen
- * Living and meeting areas
- * Private entrances
- * Excellent administrative headquarters

B-Sanctuary / Assembly Hall (10,000 SF)

A large open-span assembly space suitable for a variety of commercial and institutional uses.

- * Expansive open floor plan
- * High ceilings
- * Balcony overlooking assembly area
- * Basement level
- * Excellent natural acoustics
- * Large gathering capacity
- * Flexible interior layout

C- School Building (20,000 SF)

Former educational facility with multiple classrooms and administrative spaces.

- * Numerous classrooms
- * Administrative offices
- * Wide institutional hallways
- * Restrooms
- * Multiple entrances
- * Adaptable floor plans
- * Commercial Kitchen & *Cafeteria space*

Possible Uses

Education

- * Charter School
- * Private School
- * Adult Education Center
- * Vocational School
- * Trade School
- * Skilled Trades Academy
- * Technical Training Center
- * Tutoring Center
- * Testing Center
- * University Satellite Campus

Healthcare

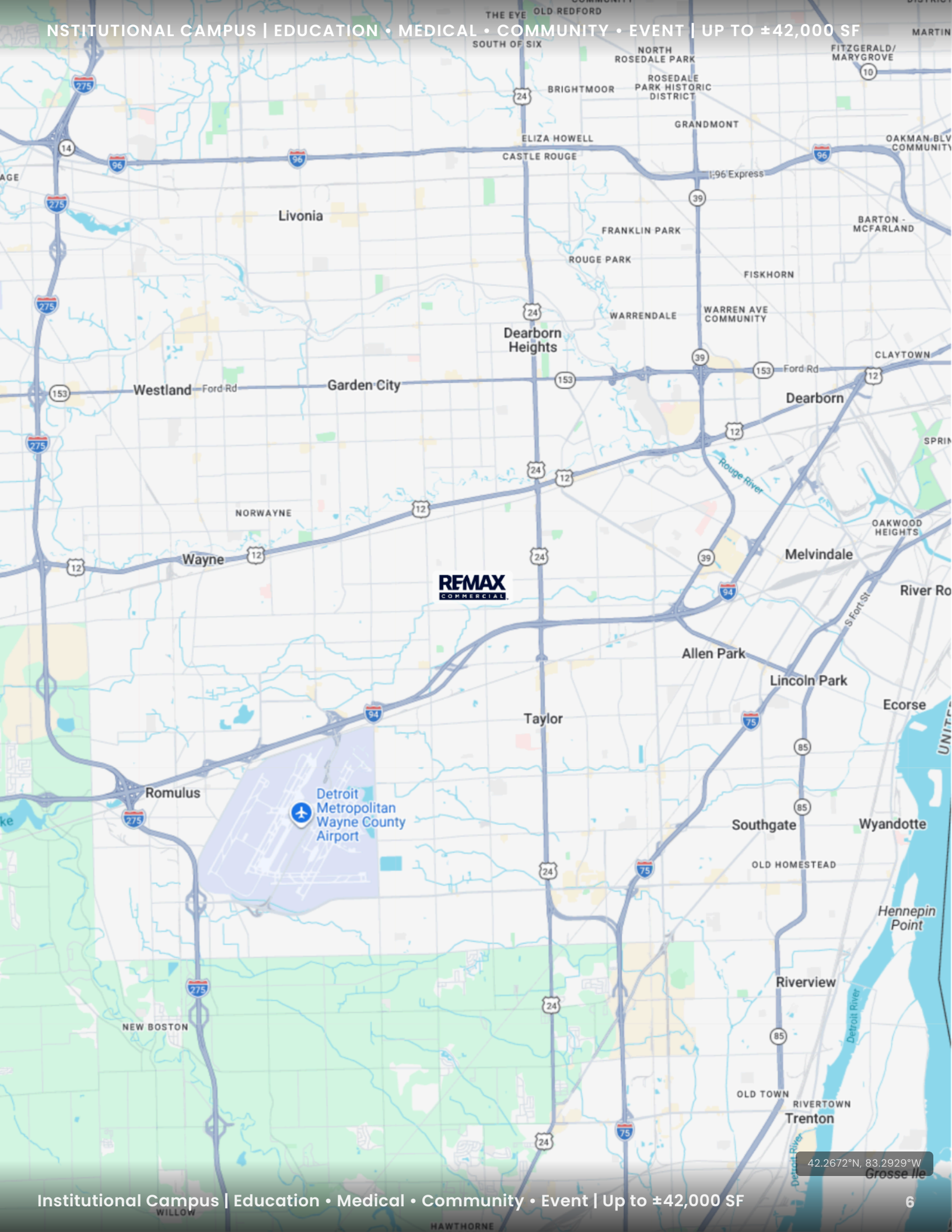
- * Medical Office Building
- * Outpatient Clinic
- * Rehabilitation Center
- * Physical Therapy
- * Occupational Therapy
- * Behavioral Health Center
- * Mental Health Clinic
- * Senior Day Program
- * Adult Day Care
- * Wellness Center
- * Community Health Center
- * Dialysis Center
- * Medical Training Facility
- * Nursing School

Community & Recreation

- * Community Center
- * Event Center
- * Banquet Hall
- * Wedding Venue
- * Conference Center
- * Performing Arts Center
- * Indoor Sports Facility
- * Basketball Training Center
- * Volleyball Academy
- * Gymnasium
- * Fitness Center
- * Youth Center
- * Cultural Center
- * Non-Profit Headquarters

Office & Commercial

- * Corporate Headquarters
- * Professional Offices
- * Government Offices
- * Business Incubator
- * Research Center
- * Technology Center
- * Call Center
- * Co-working Space
- * Faith-Based Organization
- * Administrative Campus



REMAX
COMMERCIAL



Detroit
Metropolitan
Wayne County
Airport

42.2672°N, 83.2929°W
Grosse Ile

26123 McDonald St.



Photo Gallery



Photo Gallery



Photo Gallery



Photo Gallery



Market Overview



POPULATION
63,292

AREA
11.8 sq mi

ELEVATION
607 ft

COUNTY
Wayne County

TIME ZONE
Eastern Time Zone

STATE
Michigan

POPULATION
63,292

AREA
11.8 sq mi

ELEVATION
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COUNTY
Wayne County

TIME ZONE
Eastern Time Zone

STATE
Michigan

Market Overview: Dearborn Heights, MI

Dearborn Heights is a city in Wayne County in the U.S. state of Michigan. An inner-ring suburb of Detroit, Dearborn Heights is located about 12 miles (19 km) west of downtown Detroit. The city shares a small border with Detroit, and is considered a bedroom community. As of the 2020 census, the city had a population of 63,292.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	14,255
Median HH Income	\$52,884
Households	5,693

3-MILE RADIUS

Population	98,294
Median HH Income	\$64,811
Households	39,975

5-MILE RADIUS

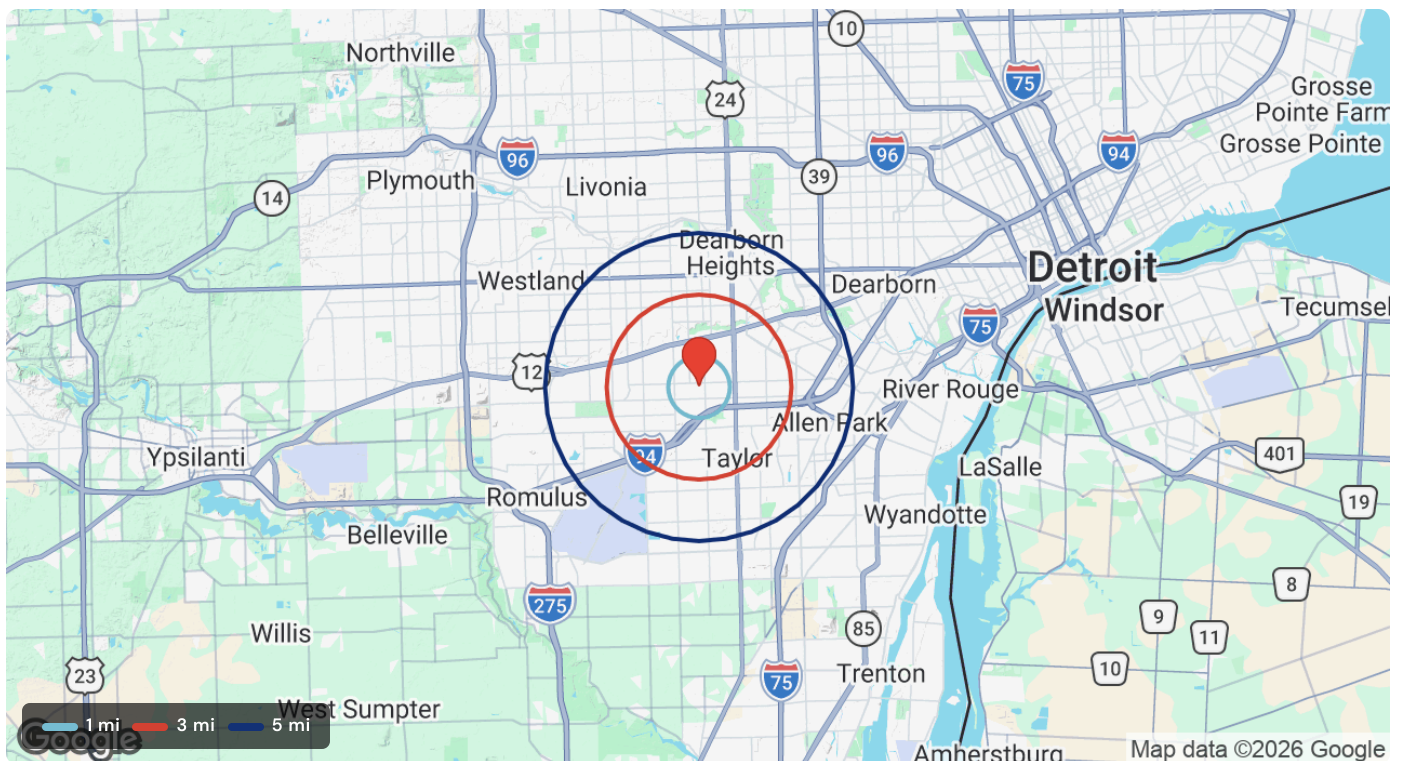
Population	260,745
Median HH Income	\$69,059
Households	106,261

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,097	107,138	270,689
2010 Population	14,464	98,476	258,157
2026 Population	14,255	98,294	260,745
2031 Population	13,912	95,983	254,790
2026-2031 Growth Rate	-0.49 %	-0.47 %	-0.46 %
2026 Daytime Population	12,089	87,670	252,625

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	5,930	41,290	106,126	less than \$15,000	920	4,906	11,128
2010 Total Households	5,459	38,644	102,225	\$15,000-\$24,999	543	2,729	6,956
2026 Total Households	5,693	39,975	106,261	\$25,000-\$34,999	477	3,189	8,553
2031 Total Households	5,657	39,753	105,742	\$35,000-\$49,999	692	3,958	11,099
2026 Avg. Household Size	2.46	2.45	2.43	\$50,000-\$74,999	1,370	8,002	19,130
2026 Owner Occupied Housing	3,634	27,418	75,027	\$75,000-\$99,999	718	5,760	14,180
2031 Owner Occupied Housing	3,695	27,760	75,845	\$100,000-\$149,999	758	6,744	19,814
2026 Renter Occupied Housing	2,059	12,557	31,234	\$150,000-\$199,999	121	2,569	8,404
2031 Renter Occupied Housing	1,962	11,993	29,896	\$200,000 or greater	94	2,117	6,996
2026 Vacant Housing	447	2,602	5,663	Median HH Income	\$52,884	\$64,811	\$69,059
2026 Total Housing	6,140	42,577	111,924	Average HH Income	\$60,720	\$82,445	\$88,260





PRESENTED BY

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PLEASE CONTACT THE Re/Max Commercial ADVISOR FOR MORE DETAILS.