

FOR LEASE · 5-YEAR TERM

5153 S BEECH DALY STREET DEARBORN HEIGHTS, MI 48125

±2,131 SF Renovated Freestanding Office Building · 0.30-Acre Corner Parcel · Adjoining Green Lot Included



\$2,250

PER MONTH · BASE RENT

\$12.67

PER SF / YEAR

2,131

SQUARE FEET

0.30 AC

LOT · 120' × 110'

THE OPPORTUNITY

A fully renovated, freestanding single-tenant building on a signalized commercial corridor — offered whole, with exclusive use of the parking lot and the adjoining green lot beside the building. No shared entry, no common-area allocation, no landlord neighbors. Four private offices, a corridor-served interior, a full kitchen, an ADA restroom, and an open storefront reception with glazing on two elevations.

At \$12.67/SF, the building leases for roughly what a tenant would pay for a 1,000 SF suite in a multi-tenant Telegraph Road building — with double the space and complete control of the premises.

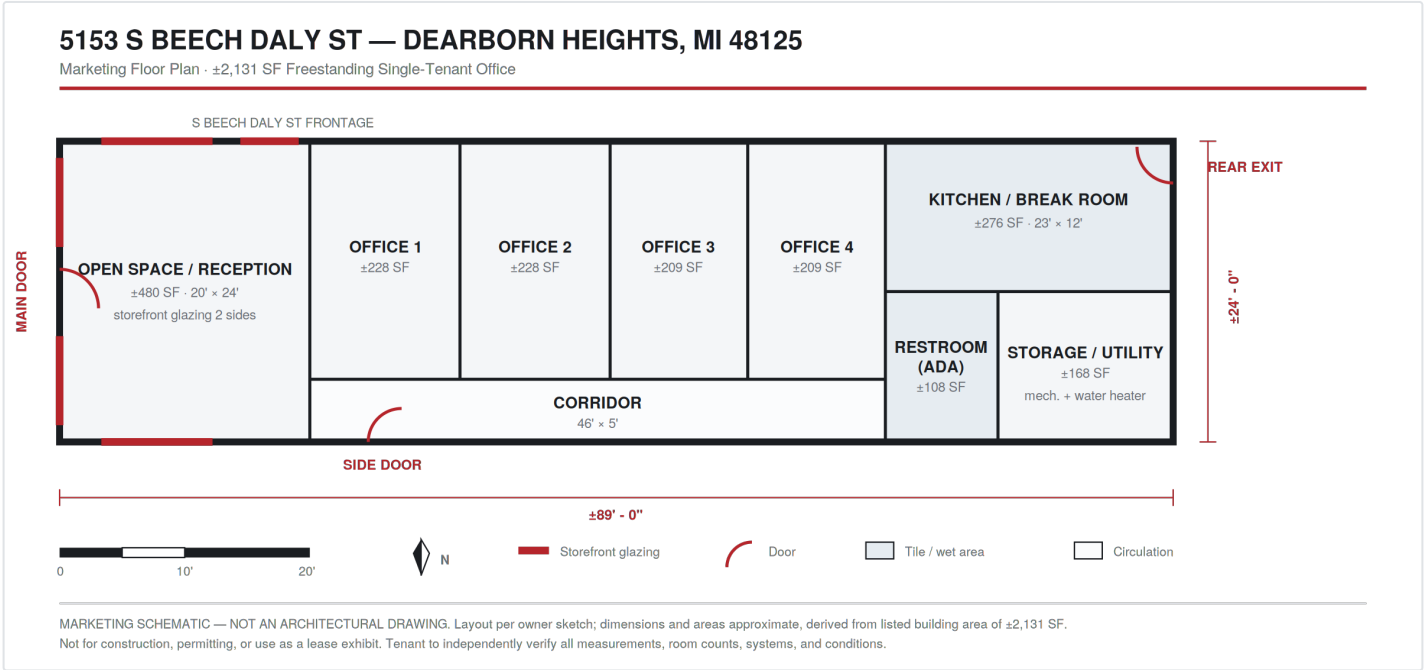
AT A GLANCE

BUILDING SIZE	±2,131 SF
LOT SIZE	0.30 AC (120' × 110')
YEAR BUILT / RENOVATED	1945 / Fully Renovated
OCCUPANCY	Single Tenant — Entire Building
PRIVATE OFFICES	4 + Open Reception
RESTROOMS	1 (ADA Compliant)
PARKING	Private Surface Lot + ADA
PRIOR USE	Corporate Management Office

PROPERTY DETAIL

ADDRESS	5153 S Beech Daly St	CONSTRUCTION	Masonry block; stucco front elevation
MUNICIPALITY	Dearborn Heights, Wayne County, MI	CEILINGS	Suspended acoustic tile
PROPERTY TYPE	Office — Freestanding	FLOORING	Luxury vinyl plank; tile in wet areas
SPACE AVAILABLE	±2,131 SF (100% of building)	HVAC	Central forced air + A/C
LEASE RATE	\$2,250 / Month (\$12.67/SF/YR)	FRONTAGE	Direct on S Beech Daly St
LEASE TERM	Five (5) Years	ACCESS	Two front entries + rear service door
LEASE TYPE	To be confirmed — see note	ADJOINING LAND	Green lot beside building included

FLOOR PLAN



INTERIOR CONFIGURATION

- **Open Space / Reception (±480 SF)** — storefront glazing on two elevations, main entry and side entry, half-wall partition dividing greeting area from work zone.
- **Four Private Offices (±209–228 SF each)** — hard-walled, served off a single 46' corridor, each with an interior vision panel.
- **Kitchen / Break Room (±276 SF)** — cabinetry, counter, sink, tile floor, direct rear exit.
- **ADA Restroom (±108 SF)** — grab bars, accessible vanity.
- **Storage / Utility (±168 SF)** — mechanical, electrical panels, water heater, slop sink.

AMENITIES

- Air Conditioning

Central Heating

CCTV Monitoring

Corner Space

Demised WC

Display Window

Drop Ceiling

Emergency Lighting

Kitchenette

Partitioned Offices

Plug & Play

Recessed Lighting

Wheelchair Accessible

Yard

Private Restroom

LEASE STRUCTURE NOTE

Rate quoted as base rent. Prospective tenants should confirm in writing whether the quoted figure is gross or triple-net, and obtain the current Wayne County non-homestead tax and insurance figures before executing.

INTERIOR



RECEPTION — STOREFRONT GLAZING, MAIN ENTRY



OPEN WORK AREA — HALF-WALL PARTITION



CORRIDOR SERVING PRIVATE OFFICES



CONFERENCE / OFFICE — GLASS PARTITION



PRIVATE OFFICE



PRIVATE OFFICE — VISION PANELS

SUPPORT SPACES



KITCHEN / BREAK ROOM



ADA RESTROOM



MECHANICAL / ELECTRICAL

SITE & LAND



CORNER POSITION — BUILDING & LOT



PRIVATE LOT — ADA STRIPED SPACES



ADJOINING GREEN LOT — INCLUDED



S BEECH DALY FRONTAGE

THE LAND COMPONENT

The 0.30-acre parcel is materially larger than the building footprint requires. Roughly two-thirds of the site is open — a striped asphalt lot along the north and rear, and an adjoining green lot beside the building that is **included in the tenancy**.

This is the single most under-priced element of the offering. Comparable office suites in Dearborn Heights and Dearborn deliver a shared lot with 3–5 allocated spaces. Here the tenant controls the entire site.

WHAT THE LAND ENABLES

- Client and staff parking without allocation limits — critical for high-traffic professional practices
- Fleet, van, or service-vehicle staging
- Outdoor seating, display, or seasonal retail (subject to city approval)
- Future building expansion or accessory structure on the green lot
- Monument or pylon signage placement, subject to Dearborn Heights sign ordinance
- Secure fenced yard potential — rear perimeter is already partially walled

VERIFY BEFORE SIGNING

Confirm with the City of Dearborn Heights (1) the zoning classification of the parcel and whether professional office is permitted by right or requires special land use approval; (2) whether the adjoining green lot is a separate tax parcel or part of the same legal description; and (3) sign ordinance limits for monument signage. Confirm with the landlord in writing that the green lot is included in the demised premises — a verbal inclusion is not enforceable.

LOCATION STUDY

The property sits on S Beech Daly Street in the 48125 ZIP code of Dearborn Heights — a mature, fully built-out inner-ring suburb roughly 20 minutes from downtown Detroit and 10 minutes from Dearborn's civic and commercial core. Beech Daly is a north-south secondary arterial connecting Ford Road to Van Born Road, feeding traffic between Dearborn Heights, Inkster, Taylor, and Westland.

DEMOGRAPHIC PROFILE

METRIC	DEARBORN HEIGHTS	CONTEXT
City population	~60,100	Wayne County; declining ~0.9%/yr
Median household income (48125)	\$60,195	Below U.S. median of \$78,538
Median age	35.8 years	Younger than state median
Population density	~4,900 / sq mi	Well above Wayne County average
Homeownership rate	70.5%	Stable, owner-occupied base
Median property value	\$185,100	Affordable housing stock
Mean commute	23.9 min	Car-dependent; 2 vehicles / household

WHAT THE NUMBERS MEAN FOR A TENANT

Dense and car-dependent. Nearly 4,900 people per square mile with two cars per household is the profile that makes on-site parking decisive. A business here wins or loses on whether a client can pull in and park. This site delivers that; most competing suites do not.

Moderate income, high need. A \$60,195 median with a meaningful poverty share is not a luxury-retail market. It is an excellent market for services people need rather than want: legal, immigration, tax, insurance, medical, dental, urgent care, pharmacy, and personal care.

Adjacent to the Dearborn corridor. Dearborn proper — with a population over 104,000 and the largest concentration of Arab-American households in the United States — is minutes east. A practice at this address draws from both cities without paying Dearborn's Michigan Avenue or Warren Avenue rents.

Stable, not growing. Population is flat to slightly declining. This argues for service businesses serving an existing base rather than concepts dependent on new-household formation.

ACCESS & SURROUNDING USES

- Direct frontage on S Beech Daly St with curb cut and full-width sidewalk
- Minutes to Telegraph Road (US-24), Ford Road (M-153), and Van Born Road
- Approximately 10 minutes to I-94; 15 minutes to Detroit Metro Airport
- Established neighboring commercial uses including an adjacent bar/restaurant, generating shared evening and weekend traffic
- Immediately surrounded by single-family residential — a captive, walkable neighborhood catchment
- SMART bus service on the Beech Daly / Telegraph corridors

BUSINESS OPPORTUNITY ANALYSIS

The interior configuration — four hard-walled private offices off a single corridor, a large open front space with street glazing, a full kitchen, and a rear service exit — is the classic professional-services layout. It is not a raw shell. A tenant in the right category can open in weeks rather than months, and the build-out cost avoided is the real economic value of this lease.

BEST-FIT USES, RANKED

USE	FIT	RATIONALE
Law / immigration practice	Excellent	Four private offices for confidential client meetings; open front for reception and waiting; corridor gives privacy separation. Strong immigration-services demand in the Dearborn / Dearborn Heights catchment. Zero build-out.
Tax, accounting, bookkeeping	Excellent	Seasonal parking surge fully absorbed by the private lot. Open front handles walk-in intake.
Insurance agency / title	Excellent	Storefront glazing on two elevations supports signage-driven walk-in traffic.
Medical, dental, or therapy	Strong	Offices convert readily to exam or treatment rooms; kitchen becomes sterilization/lab. Requires plumbing additions and a second restroom.
Home health / staffing agency	Strong	Offices for case managers, open front for applicant intake, lot for fleet staging.
Salon, spa, barbershop	Moderate	Open front works as the floor; offices become treatment rooms. Needs significant plumbing and ventilation investment.
Retail / pharmacy	Moderate	Only ±480 SF is true open floor. Removing partitions is possible but costly and reverses the building's advantage.
Restaurant / food service	Poor	No commercial kitchen exhaust, no grease trap, no walk-in. The kitchen is a break room, not a production kitchen. Conversion cost would exceed several years of rent.

ECONOMICS & DEAL STRUCTURE

FIVE-YEAR RENT EXPOSURE	
MONTHLY	\$2,250
ANNUAL	\$27,000
FIVE-YEAR TOTAL (FLAT)	\$135,000
COST PER SF/YR	\$12.67
COST PER OFFICE (4 + OPEN)	~\$450/mo per room

The comparison that matters. A tenant needing four private offices, a conference space, reception, and a kitchen in a multi-tenant Dearborn or Telegraph Road building would look at 1,400–1,800 SF at \$16–\$22/SF gross, plus CAM, plus a shared lot with allocated spaces — landing at \$2,300–\$3,000/month for less space and no site control.

Here the same program costs \$2,250 with the whole building, the whole lot, and the green lot beside it. The space efficiency is the deal.

RISKS TO UNDERWRITE

- **Lease structure.** At \$12.67 gross this is at or below market. At \$12.67 NNN, add ~\$3.50–\$5.00/SF for Wayne County non-homestead taxes and insurance — an effective \$16–\$18/SF, or \$2,850–\$3,200/month. Get it in writing.
- **Single HVAC unit.** One furnace and one air handler serve the entire building. Expect uneven conditioning across four closed offices. Negotiate a repair-and-replace cap; landlord should retain the compressor and heat exchanger.
- **One restroom.** A single ADA restroom for 2,131 SF constrains headcount and rules out most medical uses without a second fixture group.
- **Parking lot condition.** Visible alligator cracking. Seal-and-stripe runs roughly \$4,000–\$8,000. Make it expressly the landlord's obligation.
- **Roof and prior moisture.** The mechanical room shows an open ceiling section and floor staining consistent with a past leak. Request the roof age and any repair history.
- **Connectivity.** Confirm fiber or business-class service availability at the address before committing — the building shows minimal low-voltage cabling.

NEGOTIATING POSITION

The property has carried a long marketing period and previously showed at a lower ask. The owner's basis appears to be well below the current asking price, which means the rent is already producing a strong yield and there is room to move. A tenant should pursue: **two to three months of abated rent, landlord responsibility for roof, structure, and parking lot, an HVAC cost cap**, and — given the five-year term — **a right of first refusal or a fixed-price purchase option**. Over five years the tenant will pay \$135,000 in rent against a building that recently transacted near \$220,000; an option deserves to be on the table.