

7700 TELEGRAPH ROAD

7700 Telegraph Rd, Taylor, MI 48180



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:
FRANK RAKIPI
Vice President
frakipi@thomasduke.com

OFFERING SUMMARY: 7700 Telegraph Rd | Taylor, MI 48180



PROPERTY OVERVIEW

Two Tenant Retail Building for Lease

OFFERING SUMMARY

Lease Rate: \$30.00 SF/yr (NNN)
Building Size: 4,080 SF
Available SF: 2,000 SF
Zoning: B3 General Business District

PROPERTY HIGHLIGHTS

- Two Tenant Building
- Excellent Taylor Location
- Located on Telegraph just South of I-94
- Building Situated at a Traffic Signal Corner
- Situated among National and Regional Retailers
- Tropical Smoothie Cafe Co-Tenant

BUILDING/PROPERTY INFORMATION: 7700 Telegraph Rd | Taylor, MI 48180

BUILDING INFORMATION

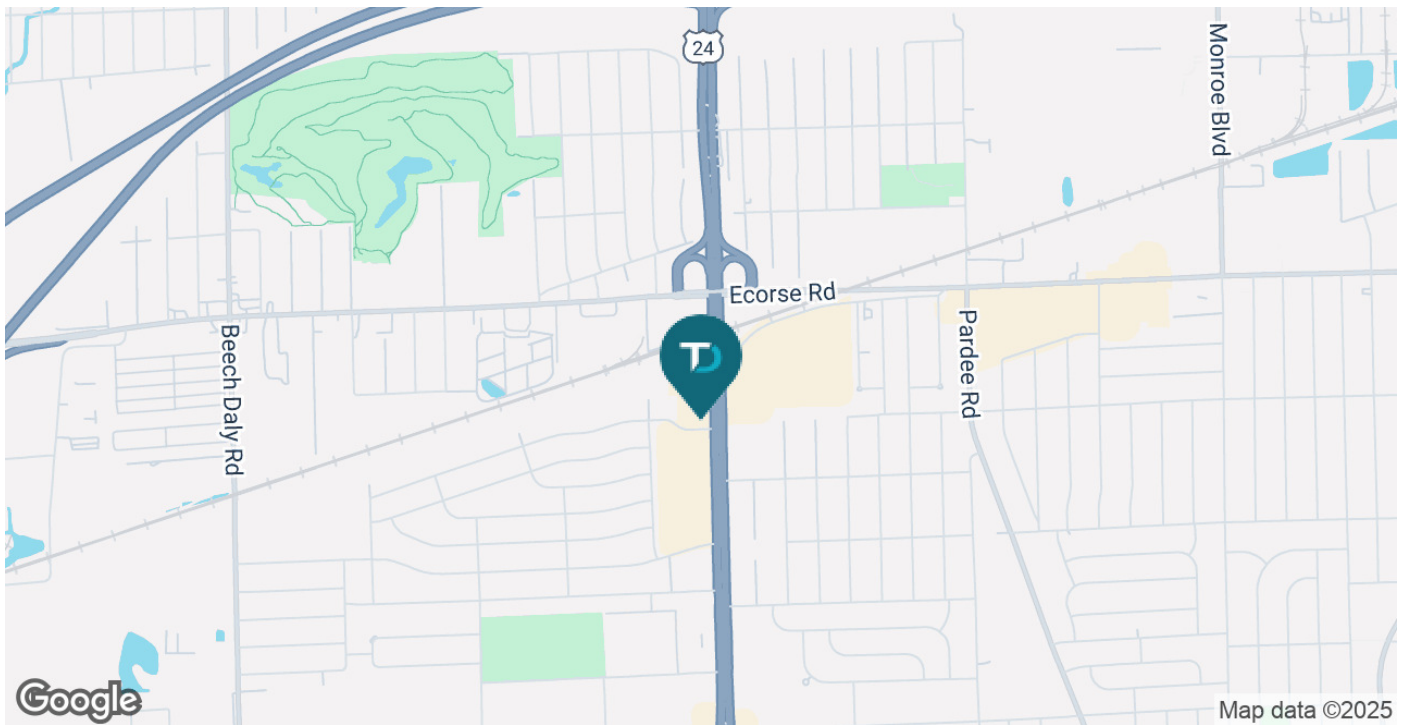
Lease Rate:	\$30.00 SF/yr (NNN)
Building Size:	4,080 SF
Year Built:	1959
Last Renovated:	2003
Number of Floors:	1
Parking Spaces:	31

PROPERTY INFORMATION

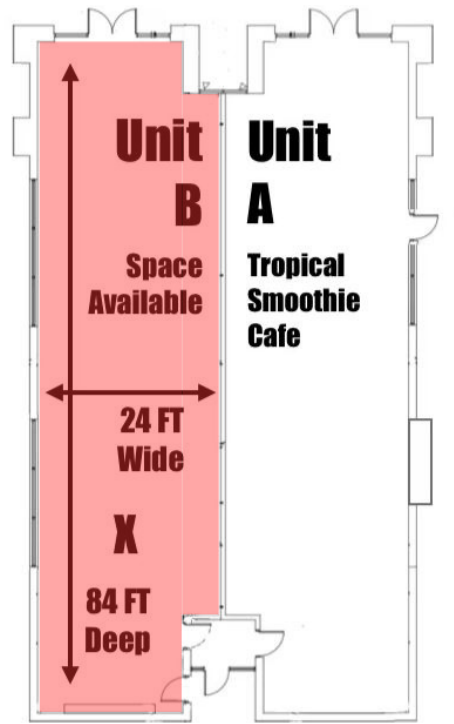
Lot Size:	0.62 Acres
Property Type:	Retail
Property Subtype:	Strip Center
Zoning	B3 General Business District
Traffic Count:	Telegraph Rd - 64,888 VPD Hayes St - 2,162 VPD Ecorse Rd - 21,047 VPD I-94 - 146,783 VPD
APN:	60-021-99-0002-005

LOCATION INFORMATION

Located on the West side of Telegraph Road, just South of Ecorse Rd and I-94.



LEASE SPACES: 7700 Telegraph Rd | Taylor, MI 48180



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 SF	Lease Rate:	\$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
B	Available	2,000 SF	NNN	\$30.00 SF/yr	-

ADDITIONAL PHOTOS: 7700 Telegraph Rd | Taylor, MI 48180



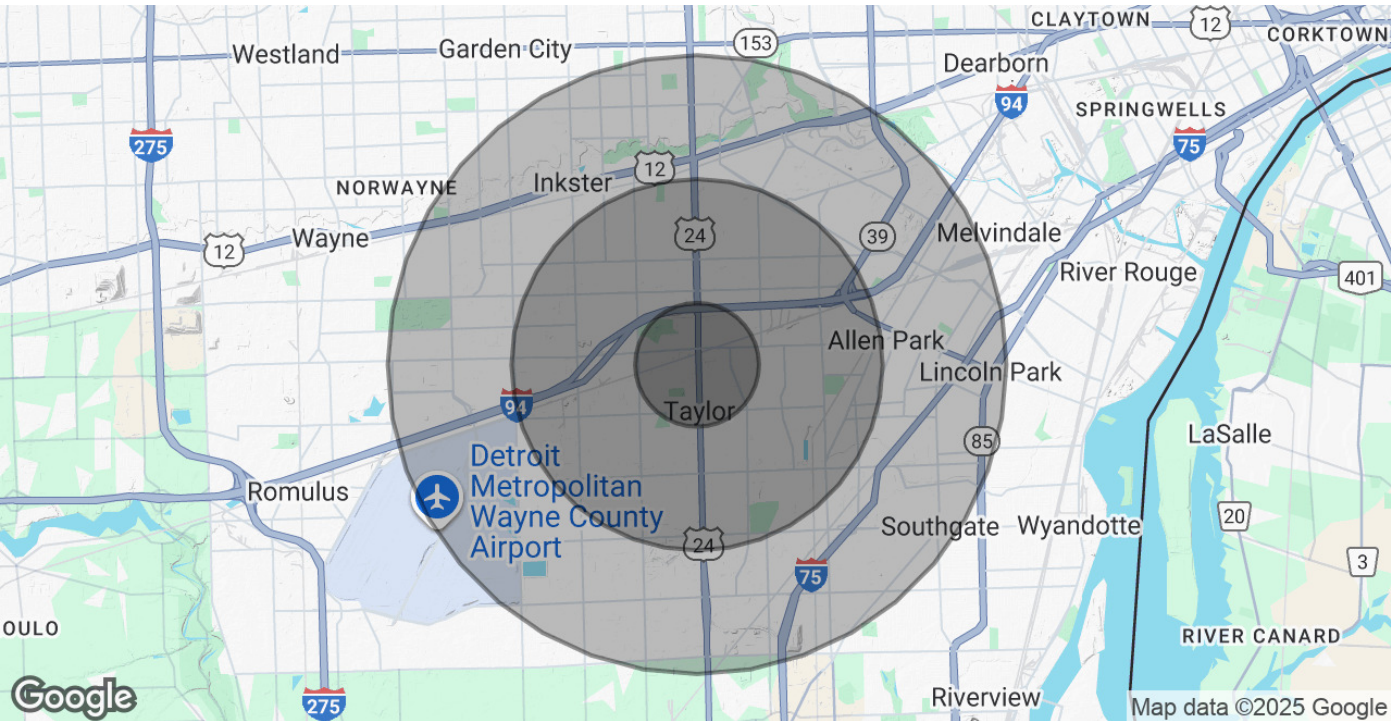
INTERIOR PHOTOS: 7700 Telegraph Rd | Taylor, MI 48180



RETAILER MAP: 7700 Telegraph Rd | Taylor, MI 48180



DEMOGRAPHICS MAP & REPORT: 7700 Telegraph Rd | Taylor, MI 48180



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,771	100,949	264,784
Average Age	41	41	40
Average Age (Male)	40	39	39
Average Age (Female)	42	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,351	41,094	105,722
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$81,870	\$79,178	\$81,975
Average House Value	\$158,036	\$167,235	\$184,044

Demographics data derived from AlphaMap