

31319 & 31323 DEQUINDRE ROAD
MADISON HEIGHTS, MI 48071



**SIGNATURE
ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

RETAIL SPACE FOR LEASE
Up to 2,375 Square Feet Available



GENERAL INFORMATION

| | |
|-----------------------|--|
| Lease Rate: | \$14.00/SF Modified Gross |
| Space Available: | 1,400 SF – Unit 31319 975 SF – Unit 31323 |
| Building Size: | 3,735 SF |
| Number of Stories: | 1 |
| Year Constructed: | 1972 |
| Condition: | Good |
| Lot Dimensions: | 150' x 200' |
| Closest Cross Street: | Thirteen Mile Rd. |
| County: | Wayne |
| Zoning: | C-2 |
| Parking: | 30 spaces |
| Curb Cuts: | 1 |
| Street: | 2 lane, 2 way with center turn lane |



For more information, please contact:

THOMAS FRITZ, CCIM
(734) 625 7100 or (419) 249 7070
tfritz@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

| | |
|--------------------|-------------|
| Exterior Walls: | Block |
| Structural System: | Steel truss |
| Roof: | Flat |
| Floors: | Concrete |
| Floor Coverings: | None |
| Ceiling Height: | 9' |
| Basement: | No |
| Heating: | Forced air |
| Air Conditioning: | Central |
| Power: | 220 amp |
| Restrooms: | 1 per unit |
| Security System: | No |
| Overhead Doors: | No |
| Sprinklers: | No |
| Signage: | On building |

BUILDING INFORMATION

| | |
|-----------------------|-----------------|
| Current Occupant: | Vacant |
| Occupancy Date: | Lease execution |
| Sign on Property: | Yes |
| Showing Instructions: | Contact agent |

LEASE DETAILS

| | |
|-------------------------|--|
| Term: | 3 + years |
| Security Deposit: | Equal to 1.5 month's rent |
| Options: | No |
| Improvement Allowance: | No |
| Tenant Responsible For: | Base rent, utilities, and a pro rata share of designated operating expenses. |

2026 REAL ESTATE TAXES

| | |
|---------------------|-----------------------|
| Parcel ID Number: | 44-25-01-476-010 01 |
| Total Annual Taxes: | \$0. Paid by landlord |

Comments:

Position your business for success in this highly visible, single-story freestanding commercial building located at 31319 & 31323 Dequindre Road in Madison Heights. **Available Space:** Choose between a 1,400 sq. ft. endcap unit (31319) or a 975 sq. ft. inline unit (31323) or combine for contiguous space options up to 1,400 sq. ft. **Property Highlights:** 9-foot ceiling heights, central air conditioning, forced air heating, dedicated building signage to maximize brand exposure. **Convenience & Access:** Features a large, freshly striped asphalt parking lot accommodating up to 30 vehicles, a continuous curb cut for easy ingress/egress, and a dedicated back door delivery area. **Lease Terms:** Offered at \$14.00/sq. ft. on a Modified Gross lease structure with immediate occupancy available. Perfect for street retail, cellular/screen repair, professional office use, or neighborhood services.

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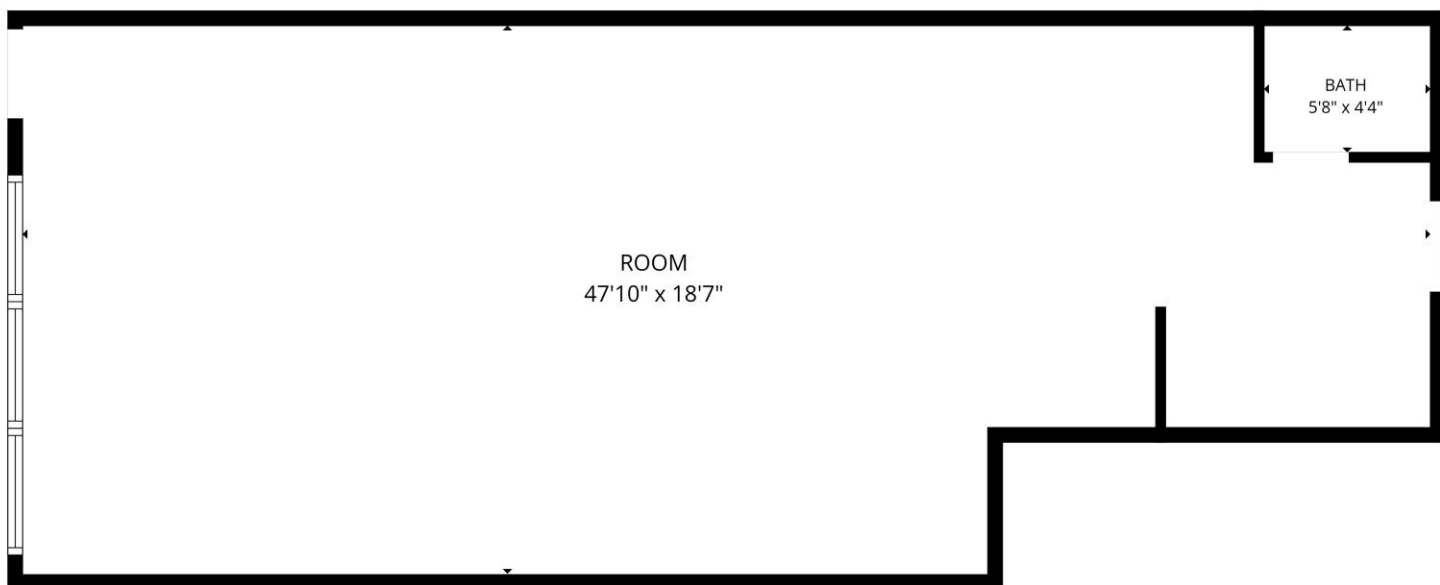
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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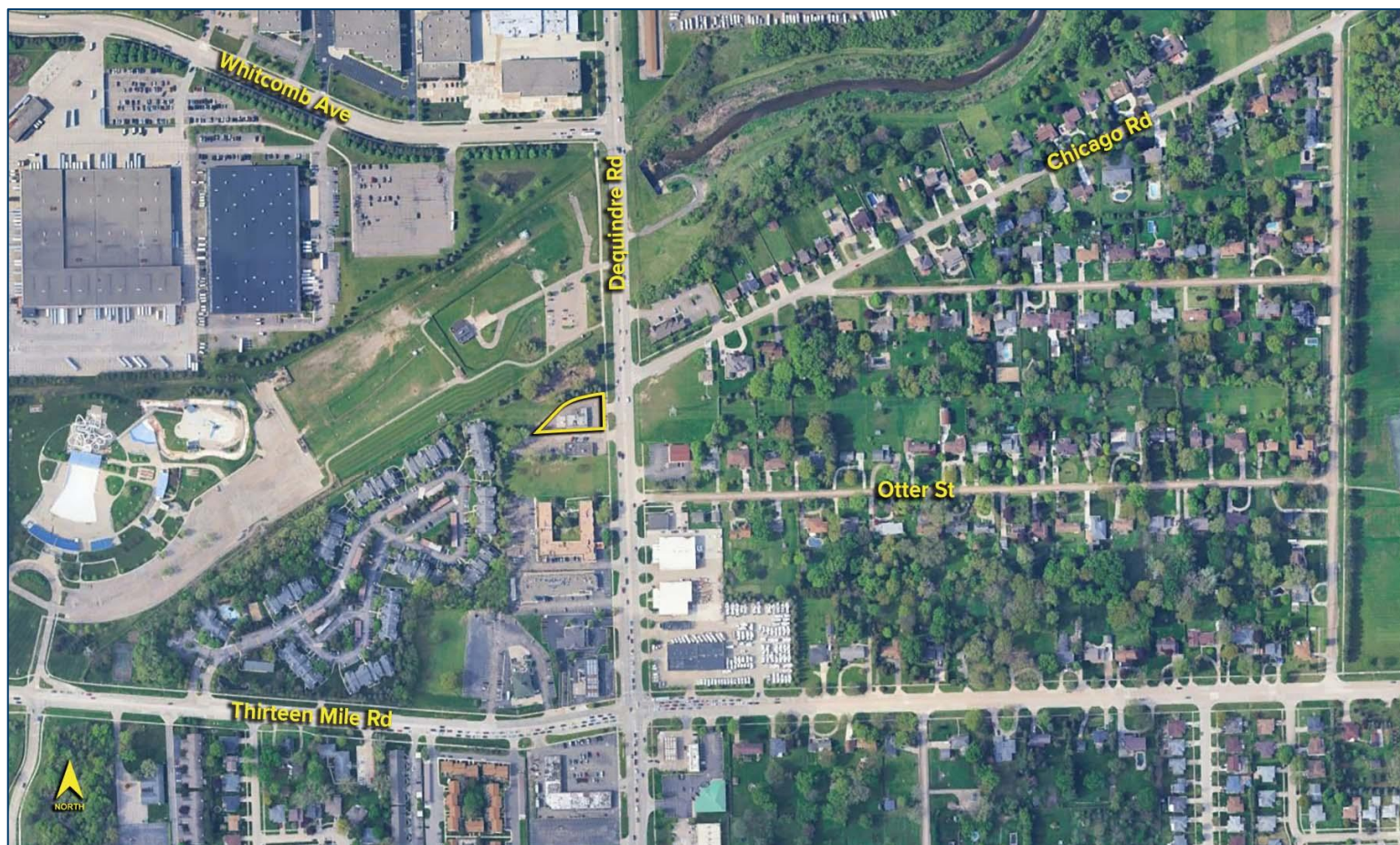
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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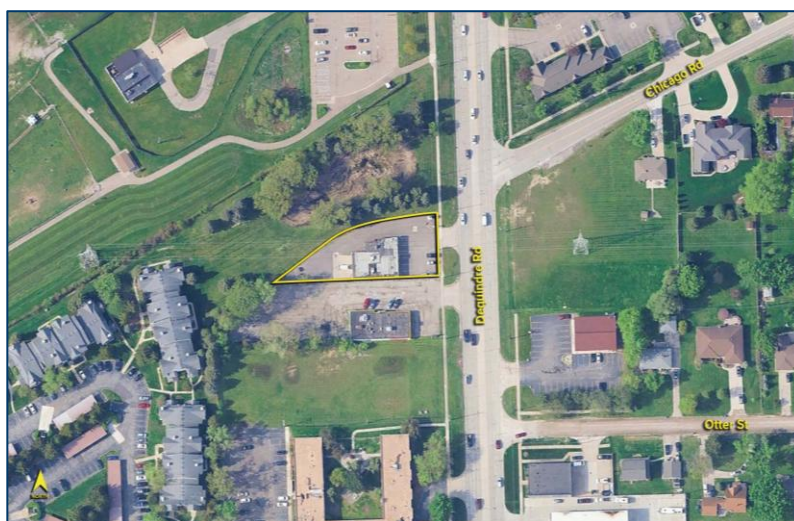


TRAFFIC COUNTS (TWO-WAY)

| | |
|--------|-----------------|
| 24,305 | Dequindre Road |
| 3,649 | Chicago Road |
| 23,387 | E. 13 Mile Road |

DEMOGRAPHICS

| | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 10,365 | \$78,394 |
| 3 MILE | 104,286 | \$82,118 |
| 5 MILE | 318,216 | \$88,065 |



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