

FOR SALE | \$2,250,000

# Former Bank Branch For Sale

6801 TELEGRAPH RD. BLOOMFIELD HILLS, MI

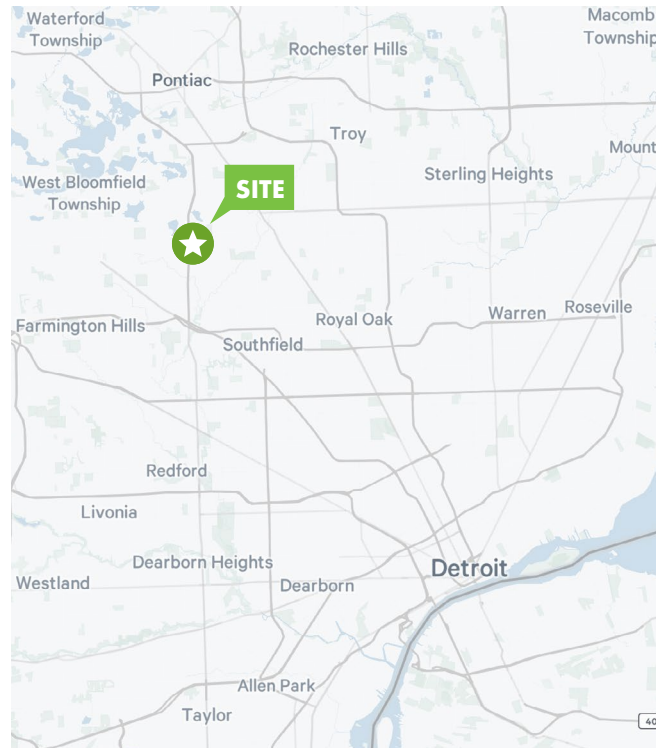
RETAIL

AVAILABLE SEPTEMBER 2026



## PROPERTY INFO

- + 4,227 SF
- + Year Built – 2005
- + 0.96 Acre Parcel
- + 2025 R. E. Taxes - \$33,691.64
- + Located on Telegraph Road close to Maple Road
- + Corner of Telegraph and Fairlane Drive
- + Curb cuts on both Telegraph and Fairlane Drive
- + 28 parking spaces; parking ratio of 6.56 / 1,000
- + Zoned B-1 Local Business in Bloomfield Hills
- + Traffic Counts:
  - 59,582 - Telegraph
- + Potential for either redevelopment or adaptive / reuse
- + DO NOT CONTACT BANK EMPLOYEES DURING BUSINESS OPERATIONS



## CONTACT INFO

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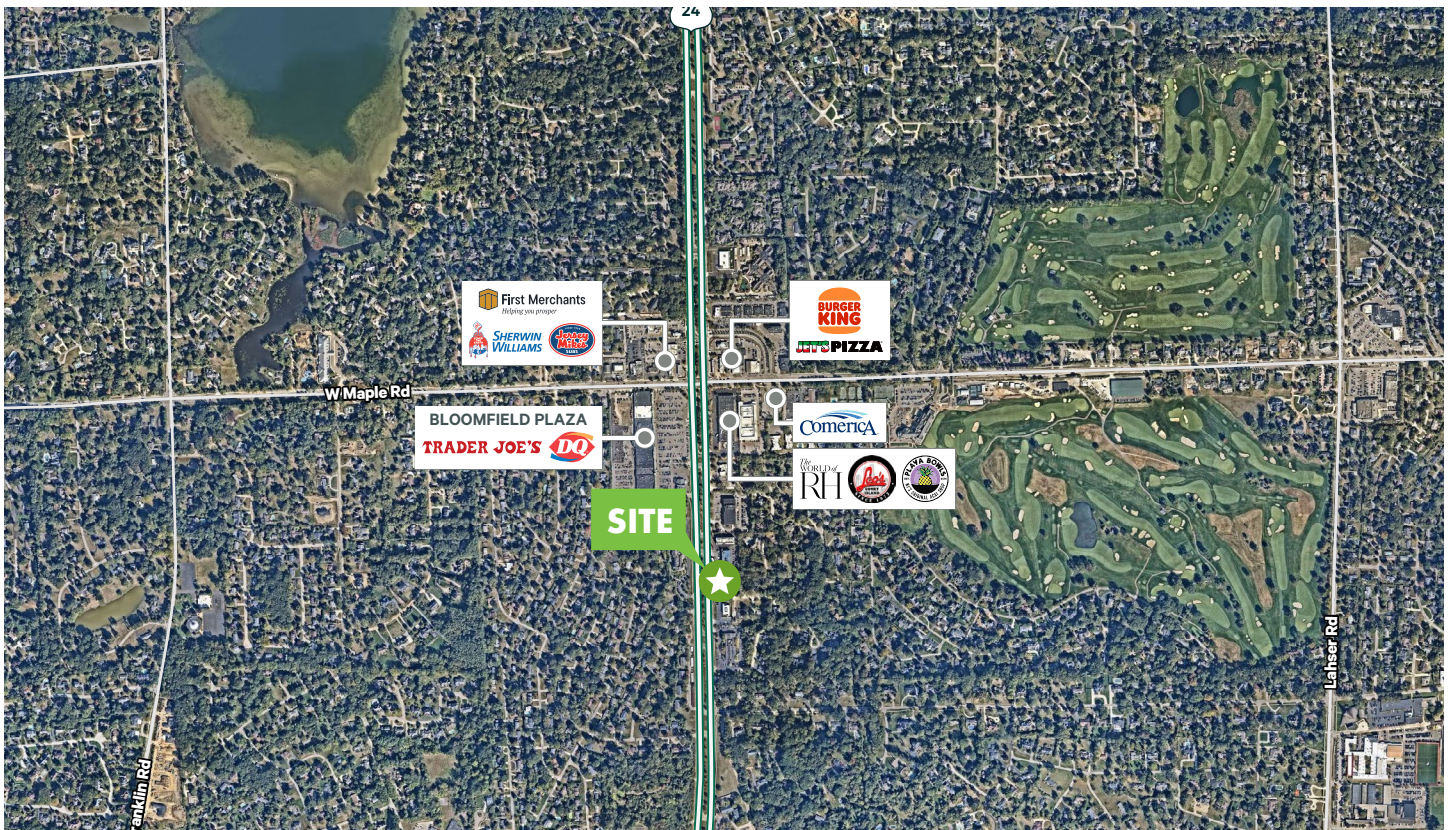
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## PROPERTY INFO

- + Primary commercial corridor of Bloomfield Hills
- + Rare opportunity for a prime Bloomfield Hills location
- + Extremely limited availability of comparable properties for sale
- + Adjacent to major retail centers of Bloomfield Hills
- + Highly educated consumer base; 78.1% of population with Associate, Graduate and/or Professional degree
- + Ideal for multiple uses
- + Outstanding redevelopment opportunity

### Exceptional Demographics in a 3-Mile Radius

Businesses	2,641
Employees	29,265
Population	49,031
Households	19,230
Avg. HH Income	\$228,138



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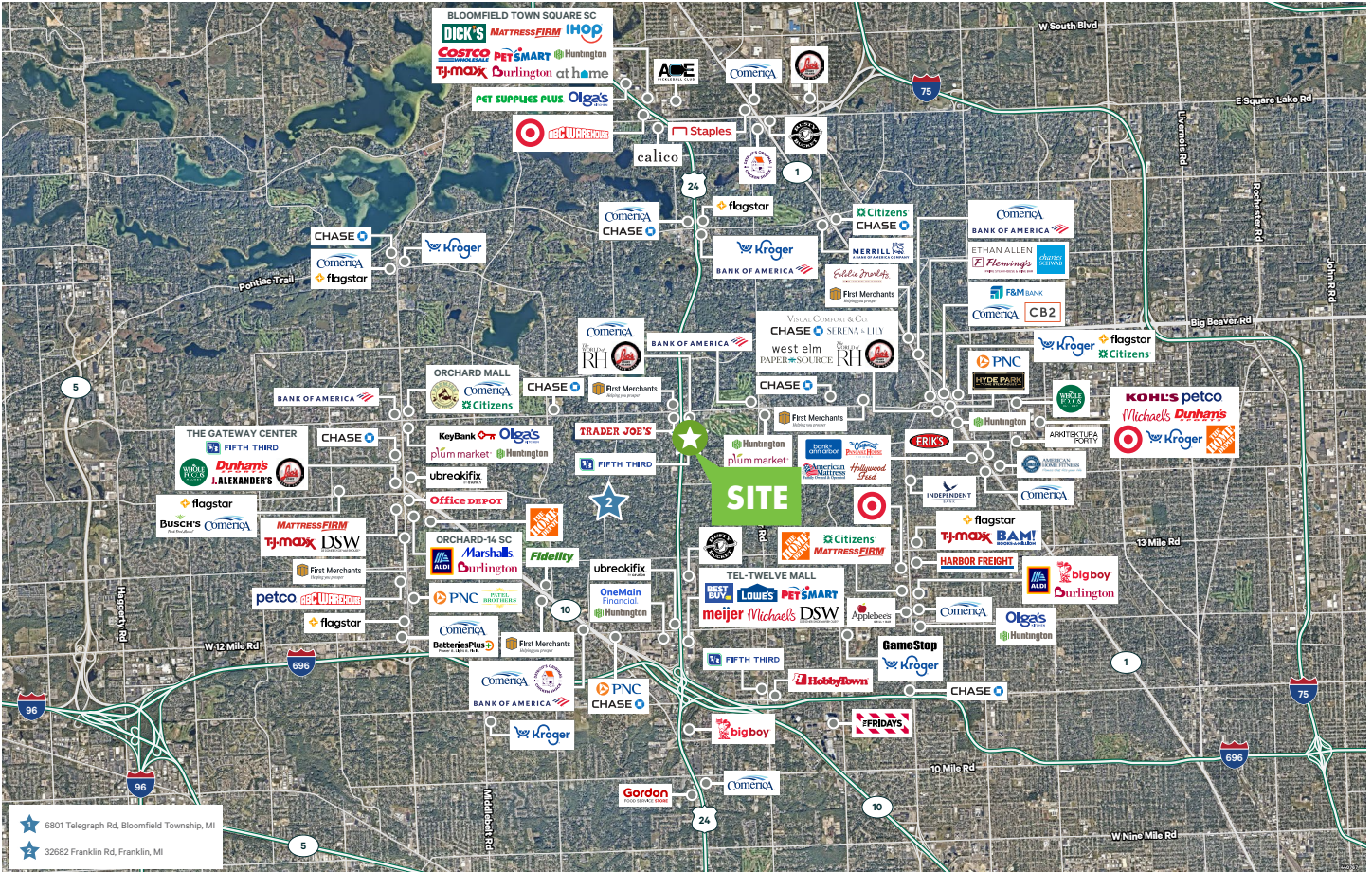
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## PROPERTY INFO

- + Speed to market opportunity in prime Telegraph Road corridor of Bloomfield Hills
- + Functional building design adaptable to many different uses
- + Located in sought after trade area with high barrier to market entry

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