

**RETAIL PROPERTY // FOR SALE**

1 ACRE  
BA ZONING

# ±6,500 SF FREE-STANDING FORMER BANK BRANCH ON 1-ACRE HARD CORNER SITE IN DEARBORN

850 NORTH TELEGRAPH ROAD  
DEARBORN, MI 48128



- 6,500 SF free-standing former bank branch on 1.00 acre
- Hard corner of Telegraph Rd & Sheridan St
- High-visibility location with 54,690 daily traffic counts
- 363 ft frontage on Telegraph Rd; 140 ft on Sheridan St
- Conveniently located at a signalized intersection on the “going-to-work” side
- 60 surface parking spaces (9.23/1,000 SF)
- Zoned BA
- Drive-thru in place; single-tenant
- Less than ¼ mile north of Ford Rd



26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100

[pacommercial.com](http://pacommercial.com)

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# EXECUTIVE SUMMARY

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Sale Price	CONTACT BROKER
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## OFFERING SUMMARY

Building Size:	6,500 SF
Lot Size:	1 Acres
Year Built:	1957
Zoning:	BA
Market:	Detroit
Submarket:	Dearborn
Traffic Count:	54,690

## PROPERTY OVERVIEW

Rare opportunity to acquire a ±6,500 SF free-standing former bank branch on a 1.00-acre hard-corner site at the signalized intersection of Telegraph Rd and Sheridan St in Dearborn. The site features 363 ft of frontage on Telegraph Rd — one of metro Detroit's busiest north/south arterials — plus 140 ft on Sheridan St, on the east ("going-to-work") side of Telegraph and less than ¼ mile north of Ford Rd. The single-story building was built in 1957 and most recently operated as a Comerica Bank branch. Drive-thru infrastructure is in place and the site offers 60 surface parking spaces (9.23/1,000 SF). Ideal for owner-user, redevelopment, or repositioning for retail, restaurant, medical, or office use, subject to City of Dearborn BA zoning.

## LOCATION OVERVIEW

Prime hard northeast corner at Telegraph Rd & Sheridan St, less than 3/4 mile north of Ford Rd on the morning "going-to-work" (east) side of Telegraph Rd. Located within a densely developed, well-established retail and commercial corridor in Dearborn, Wayne County. The site offers approximately 363 feet of frontage along Telegraph Rd, plus an additional 140 feet on Sheridan Rd, providing outstanding visibility, access, and exposure.



**Matt Schiffman** CEO/MANAGING MEMBER  
D: 248.281.9907 | C: 248.281.9907  
matt@pacommercial.com

**Peter Ventura, CCIM** FOUNDING MEMBER  
D: 248.281.9900 | C: 734.751.5600  
peter@pacommercial.com

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# PROPERTY DETAILS

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140'

Sheridan St

Sale Price	CONTACT BROKER
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## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	BA
Lot Size	1 Acres
APN #	82 09 163 07 004
Lot Frontage	363 ft
Lot Depth	140 ft
Corner Property	Yes
Traffic Count	54690
Traffic Count Street	N Telegraph Rd
Waterfront	No
Power	Yes

## LOCATION INFORMATION

Building Name	850 N Telegraph Rd
Street Address	850 North Telegraph Road
City, State, Zip	Dearborn, MI 48128
County	Wayne
Market	Detroit
Sub-market	Dearborn
Cross-Streets	Telegraph Rd & Sheridan St
Side of the Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium

## PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	9.23
Number of Parking Spaces	60

## BUILDING INFORMATION

Building Size	6,500 SF
Occupancy %	0.0%
Tenancy	Single
Number of Floors	1
Average Floor Size	6,500 SF
Year Built	1957
Construction Status	Existing
Condition	Average
Number of Buildings	1

## UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Central HVAC	Yes
Gas / Propane	Yes



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

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# ADDITIONAL PHOTOS

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dan St



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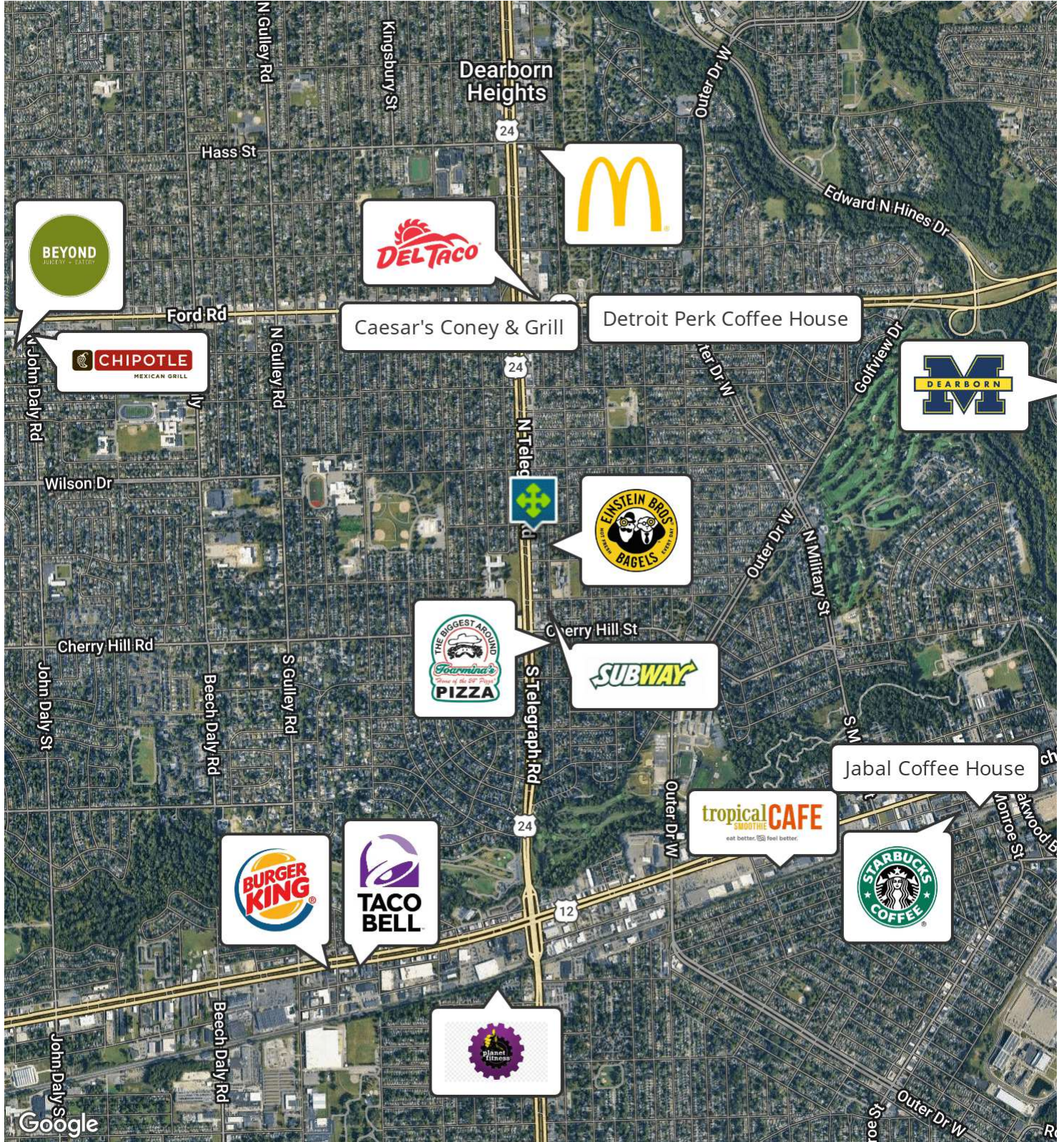
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# RETAILER MAP

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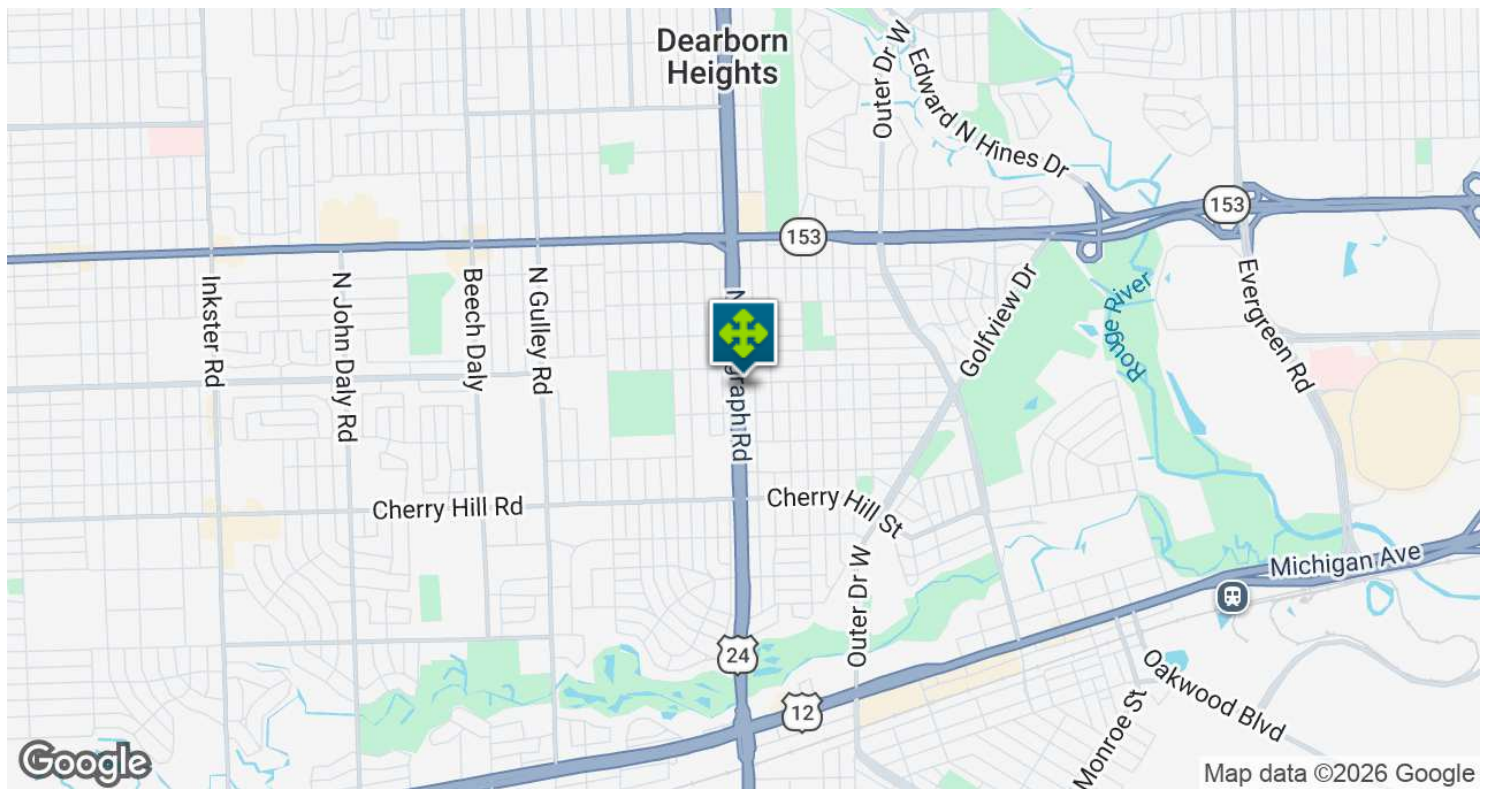
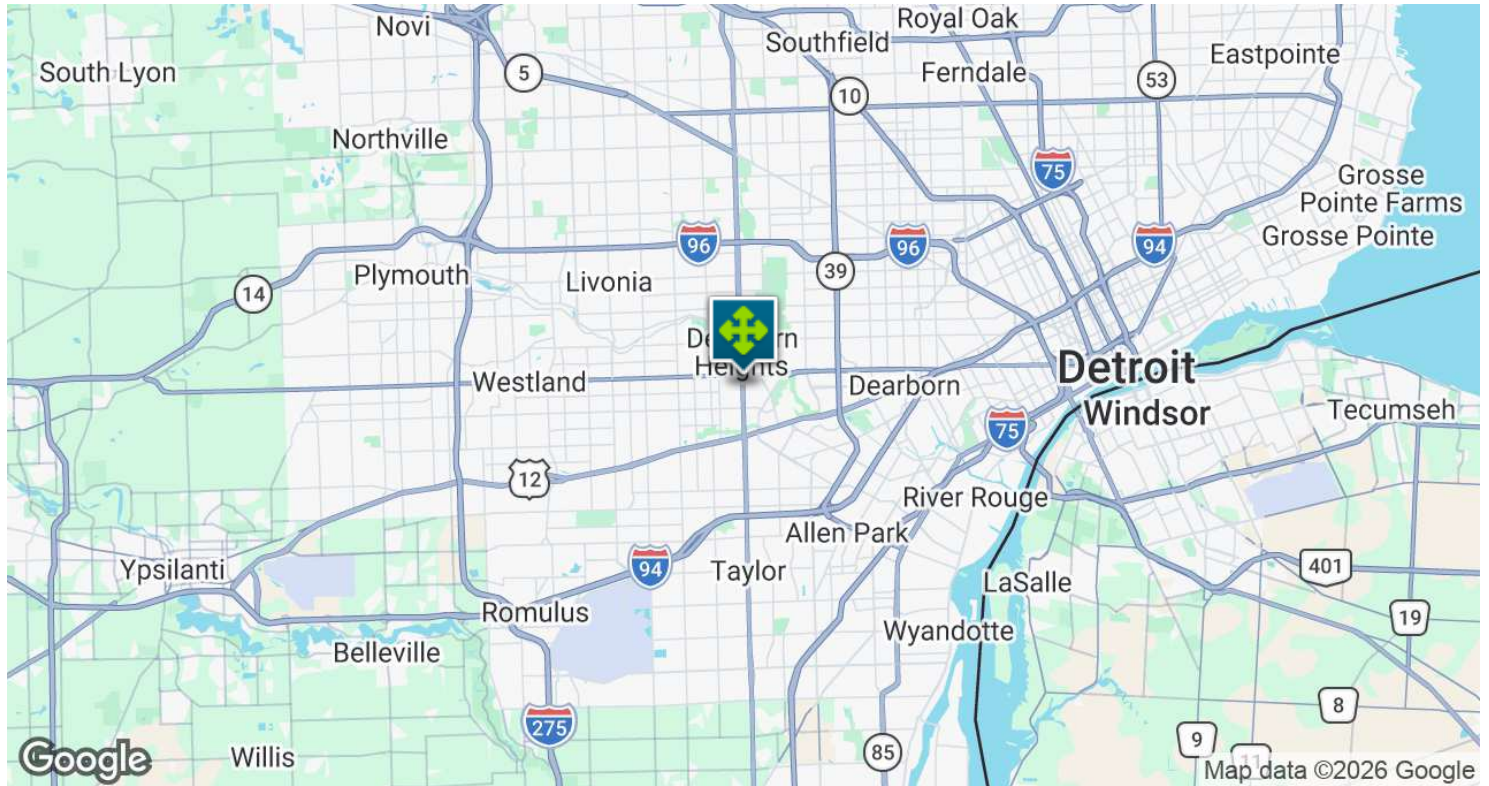
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# LOCATION MAP

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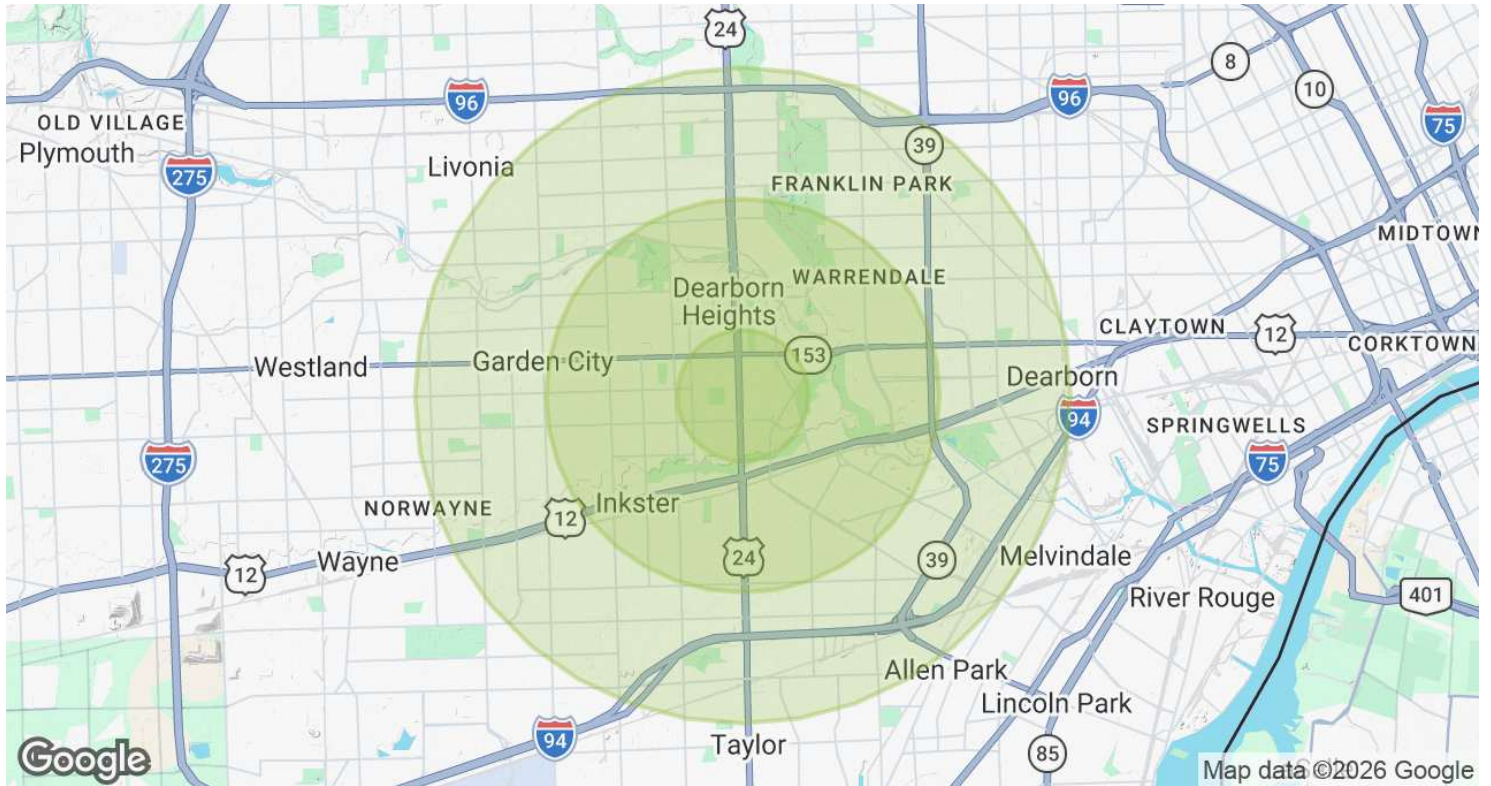
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# DEMOGRAPHICS MAP & REPORT

850 NORTH TELEGRAPH ROAD, DEARBORN, MI 48128 // FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,153	130,796	340,894
Average Age	35.5	36.3	35.9
Average Age (Male)	35.8	35.0	34.3
Average Age (Female)	36.2	38.0	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,851	49,153	127,691
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$119,295	\$82,532	\$75,563
Average House Value	\$302,496	\$208,145	\$172,137

2023 American Community Survey (ACS)



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