



\$2,500 / MONTH | NNN

1406 Southfield Rd, Lincoln Park, MI 48146

Excellent leasing opportunity in the heart of Lincoln Park's busy Southfield Road commercial corridor. High visibility, convenient access to I-75, and a strong mix of nearby businesses and civic destinations make this a flexible location for a wide range of commercial concepts.

HIGH-VISIBILITY CORRIDOR	NEAR I-75	NEXT TO TIM HORTONS	NEAR CITY HALL
Southfield Road frontage	Regional freeway access	24-hour neighboring use	Civic & community activity



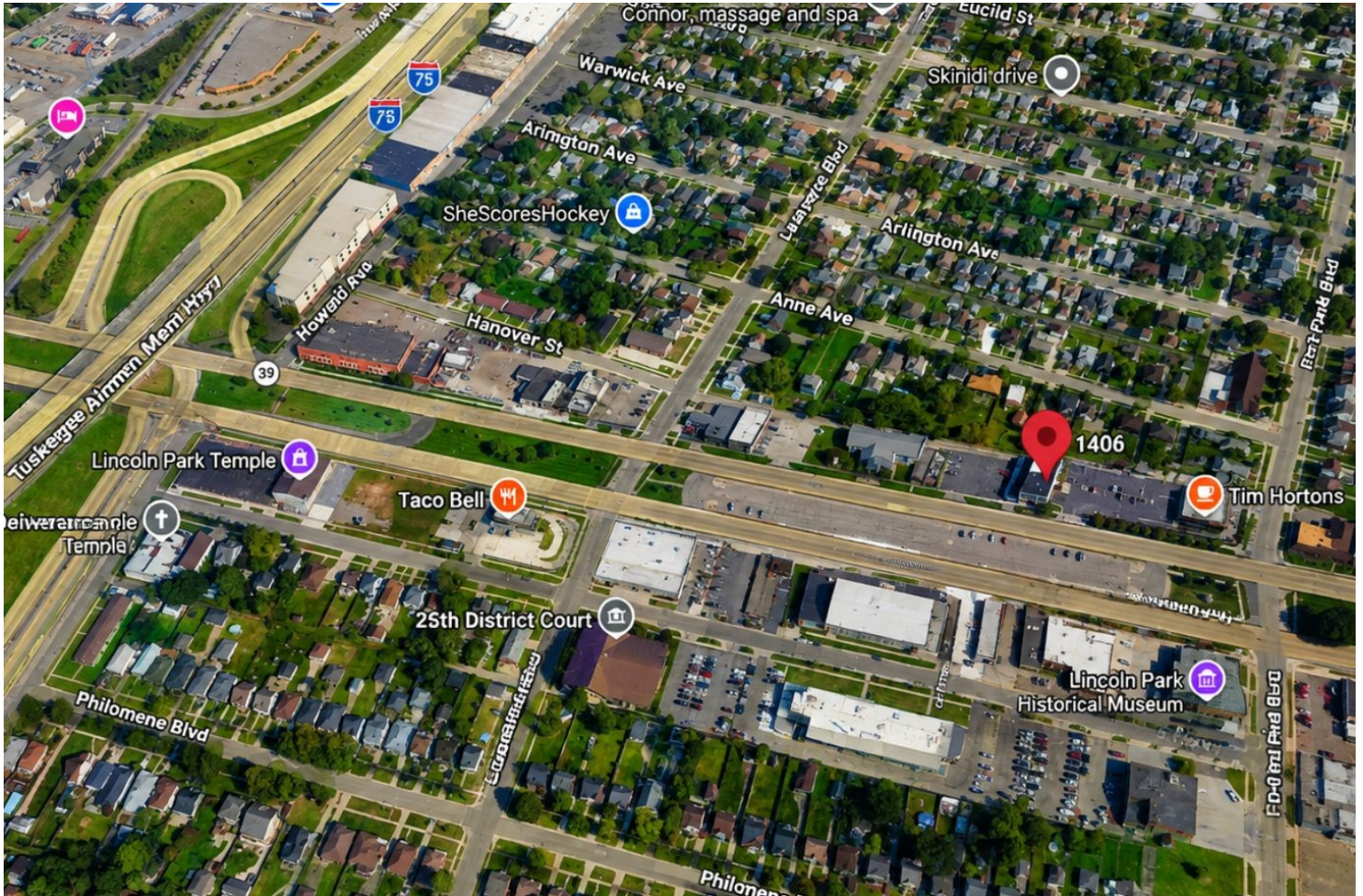
LEASING HIGHLIGHTS

- \$2,500 per month, NNN
- Prominent Southfield Road commercial location
- Convenient access to I-75 and the Downriver market
- Adjacent/near established restaurants, retail and civic uses
- Flexible potential for retail, office, medical, salon, restaurant or service use
- Existing open interior provides flexibility for tenant build-out
- Public parking available along the Southfield Road corridor

POTENTIAL USERS

Retail | Professional Office | Medical | Salon / Barber | Restaurant
Service Business | Specialty Shop | Other commercial uses subject to approval

All uses and improvements are subject to municipal and other required approvals.



STRATEGIC COMMERCIAL CORRIDOR

The property sits on Southfield Road (M-39), one of Lincoln Park's major commercial and transportation corridors. A City corridor study recorded approximately 33,656 vehicles at the Southfield Road / I-75 northbound-ramp area in its 2022 count data. A nearby commercial marketing package reported roughly 40,157 vehicles per day on Southfield Road and 93,486 vehicles per day on I-75. Traffic figures are historical and should be independently verified for current use.

Nearby demand generators include:

Lincoln Park City Hall | 25th District Court | Tim Hortons | Restaurants
Retail & neighborhood services | Dense residential neighborhoods | I-75

38,529

2025 POPULATION ESTIMATE

\$58,616

MEDIAN HOUSEHOLD INCOME

14,767

HOUSEHOLDS

68.8%

OWNER-OCCUPIED HOUSING

\$391.7M

2022 RETAIL SALES

\$74.5M

2022 FOOD-SERVICE SALES

WHY THE MARKET MATTERS

Lincoln Park is a compact, densely populated Downriver community. U.S. Census data reports about 6,896 residents per square mile at the 2020 Census. The city recorded approximately \$391.7 million in retail sales and \$74.5 million in accommodation and food-service sales in 2022. These figures support a substantial local consumer base for neighborhood-serving retail, food, personal services and professional uses.

EMPLOYMENT CONCENTRATION

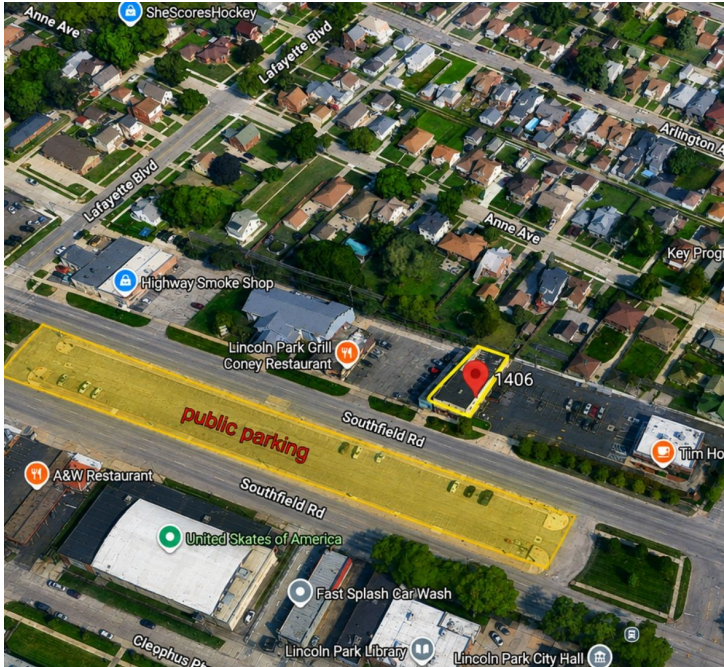
Lincoln Park's adopted Master Plan identifies the Southfield Road area as the city's most concentrated employment corridor, describing jobs as most densely concentrated along or near Southfield Road between roughly Dix Highway and Ferris Street. That reinforces the corridor's role as a commercial and employment spine within the city.

Market sources: U.S. Census Bureau QuickFacts (2020-2024 ACS / 2025 estimate); City of Lincoln Park Master Plan.

Figures are presented for marketing context and are not a guarantee of tenant sales, income, traffic or business performance.

AREA & PROPERTY PHOTOS

VISIBILITY, ACCESS & FLEXIBLE INTERIOR



Photos and aerial imagery are for marketing reference. Prospective tenants should verify site conditions and parking rights.

SIMON SALEH

COMMERCIAL REAL ESTATE

Phone: 248-635-2880

Email: info@simonsaleh.com

Property: 1406 Southfield Rd, Lincoln Park, MI 48146

Lease Rate: \$2,500 per month - NNN

BRING YOUR BUSINESS TO SOUTHFIELD ROAD

Position your business near I-75, Lincoln Park's civic center, established neighborhood businesses and a dense residential customer base. The space offers a practical opportunity for an operator seeking visibility and access in one of the city's primary commercial corridors.

Disclaimer: Information has been obtained from sources believed reliable but is not guaranteed. Demographic, traffic and economic statistics may be historical estimates. Tenant is responsible for independently verifying all information, permitted use, zoning, licensing, parking, measurements, utilities, condition, NNN expenses and municipal requirements.