

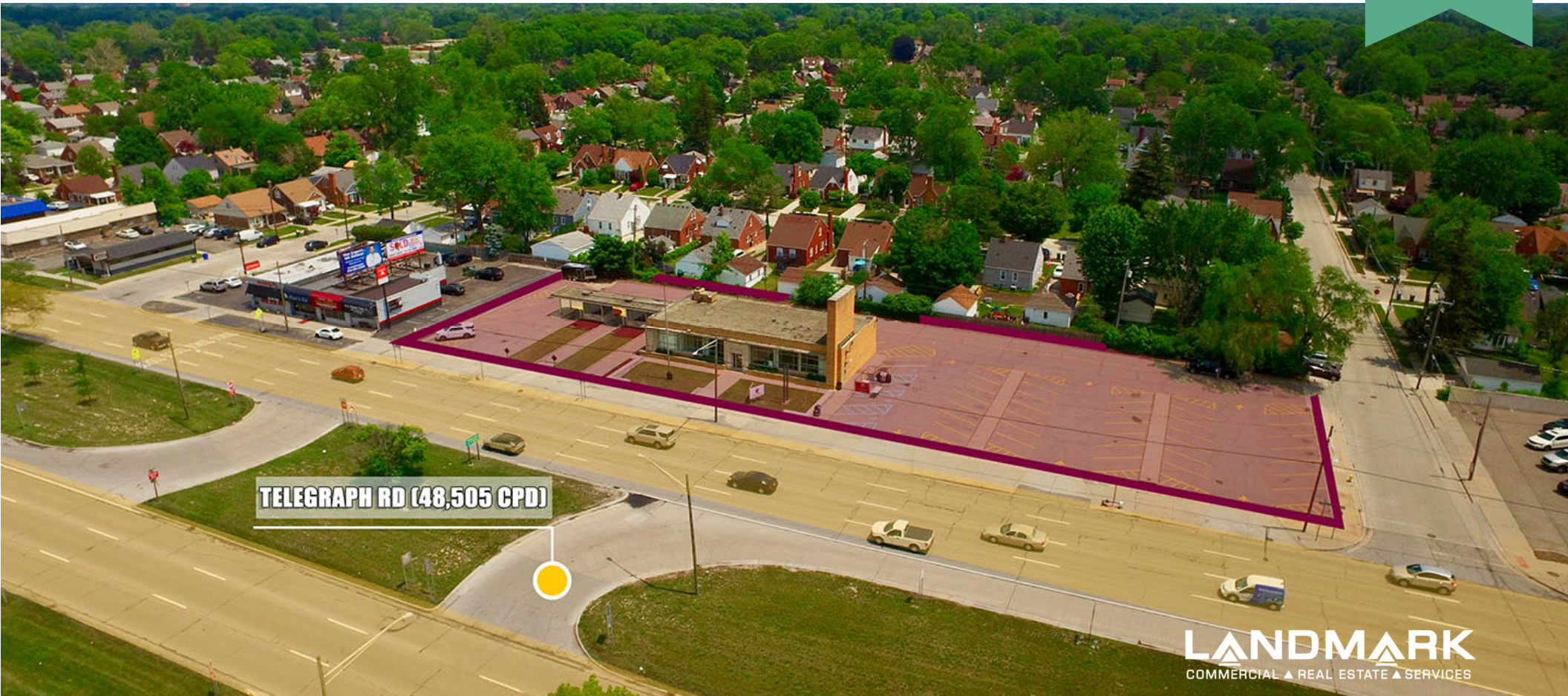


# FOR LEASE

## FORMER COMERICA BANK REDEVELOPMENT

850 N TELEGRAPH RD, DEARBORN, MI 48128

**FOR  
LEASE**



**TELEGRAPH RD (48,505 CPD)**

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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# FOR LEASE

## PROPERTY DETAILS

<b>Location:</b>	850 N Telegraph Rd Dearborn, MI 48128
<b>Property Type:</b>	Freestanding
<b>Date Available:</b>	Q4 2022
<b>NNN Expense:</b>	\$6.00/SF (estimate)
<b>Property Taxes:</b>	\$24,784.36 (2020)
<b>Building Size:</b>	1,100 – 6,500 SF ±
<b>Lot Size:</b>	.996 AC
<b>Lot Dimensions:</b>	360' x 120.5'
<b>Available Space:</b>	1,430-6,104 SF
<b>Zoning:</b>	BA
<b>GLA:</b>	9,212 SF
<b>Traffic Count:</b>	Telegraph Rd (48,505 CPD) Cherry Hill (9,800 CPD)
<b>Contact:</b>	Gordon S. Hyde <a href="mailto:ghyde@landmarkcres.com">ghyde@landmarkcres.com</a>  Matthew D. Swantko <a href="mailto:mswantko@landmarkcres.com">mswantko@landmarkcres.com</a>  (248) 488-2620

## DESCRIPTION

New development located on the eastside of Telegraph Road less than ¾ of a mile from Ford Road. The site features excellent frontage with more than 360 feet of frontage along Telegraph Road. The site is located on the "going to work" side of the road. The existing building on the site will be re-developed to create spaces ranging from 1,100-6,500 +/- SF. An additional building will also be available to the south that will provide small tenant spaces and a drive-thru opportunity.



# RENDERINGS



# RENDERINGS



MICRO

TELEGRAPH RD (48,505 CPD)



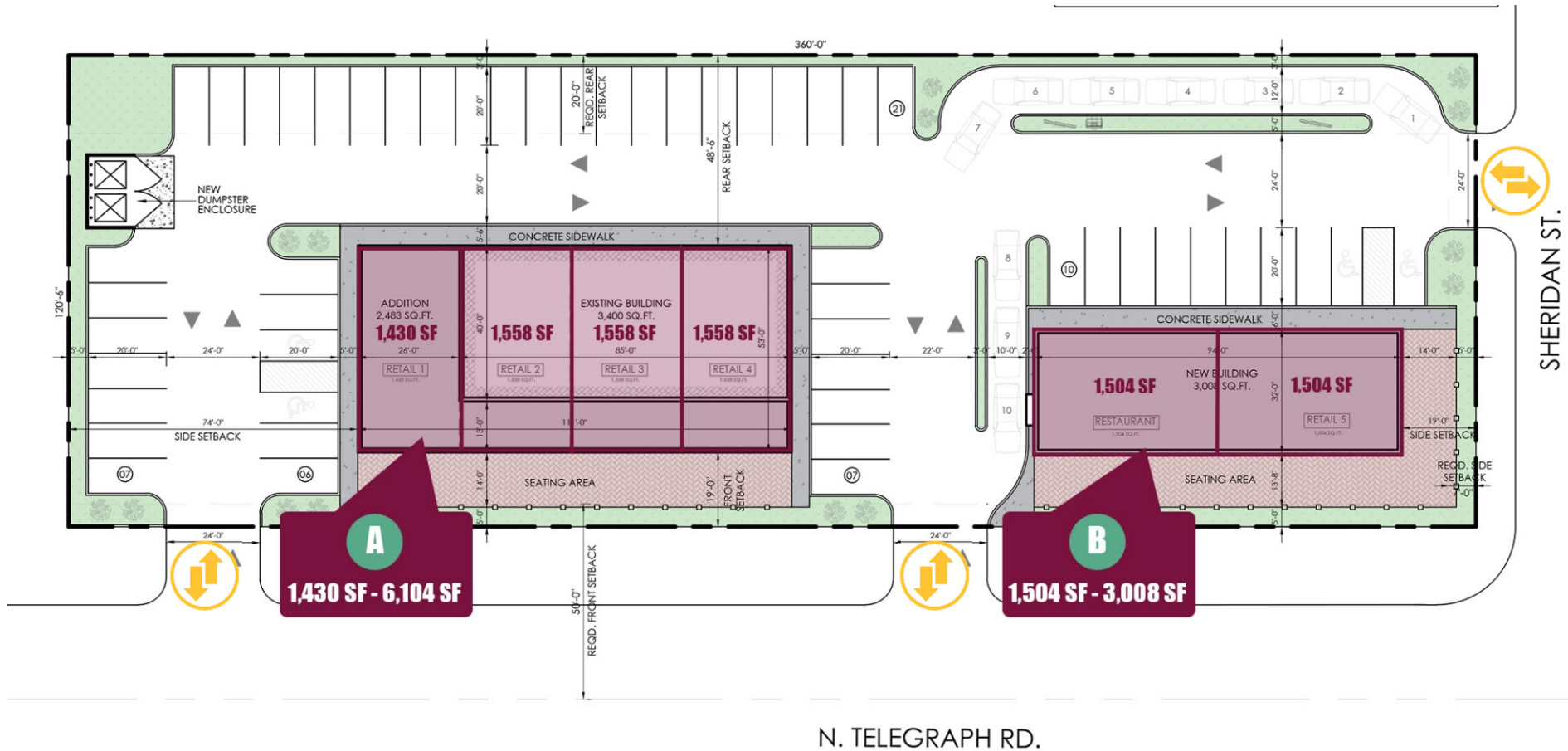
SITE



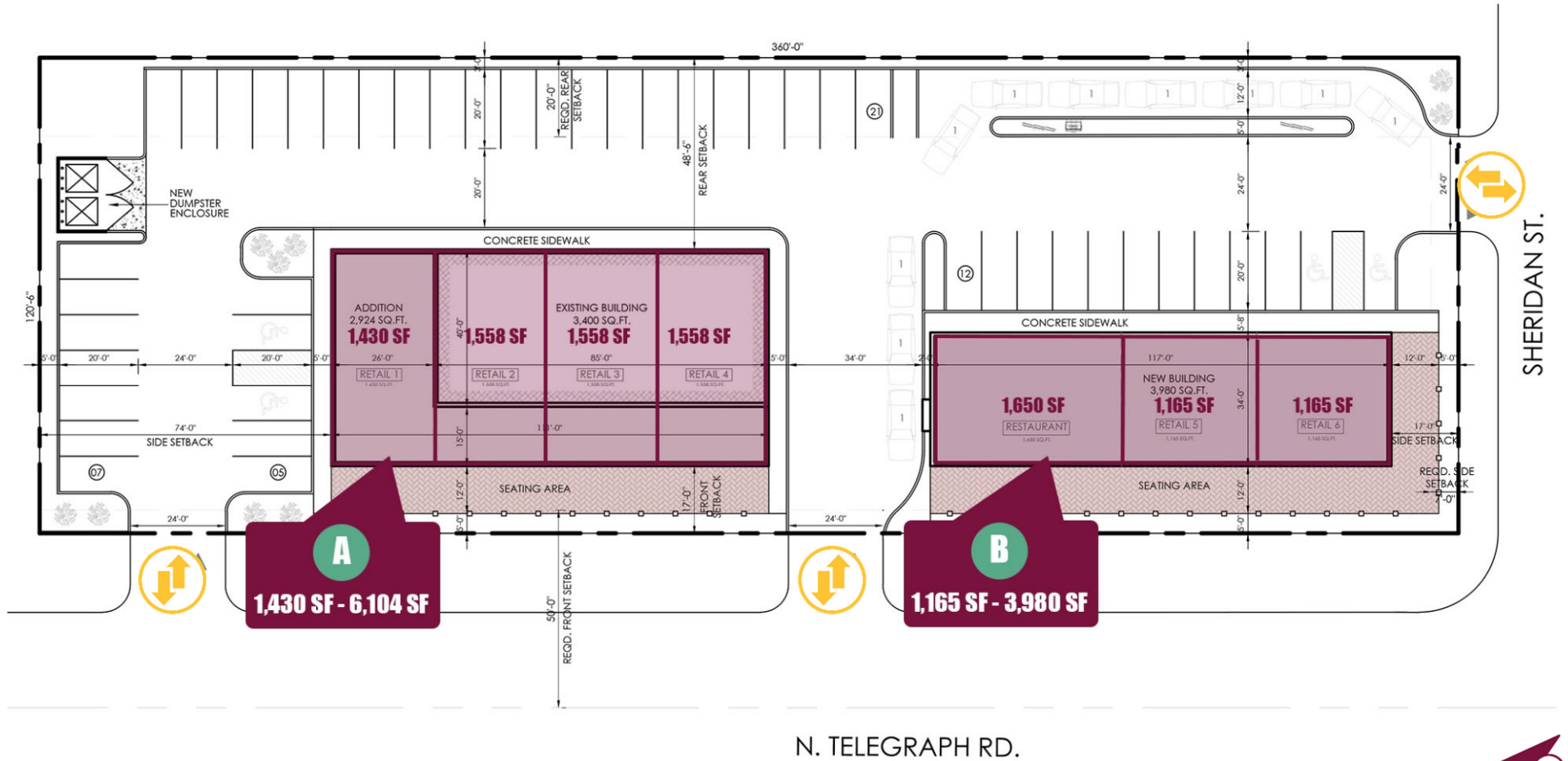




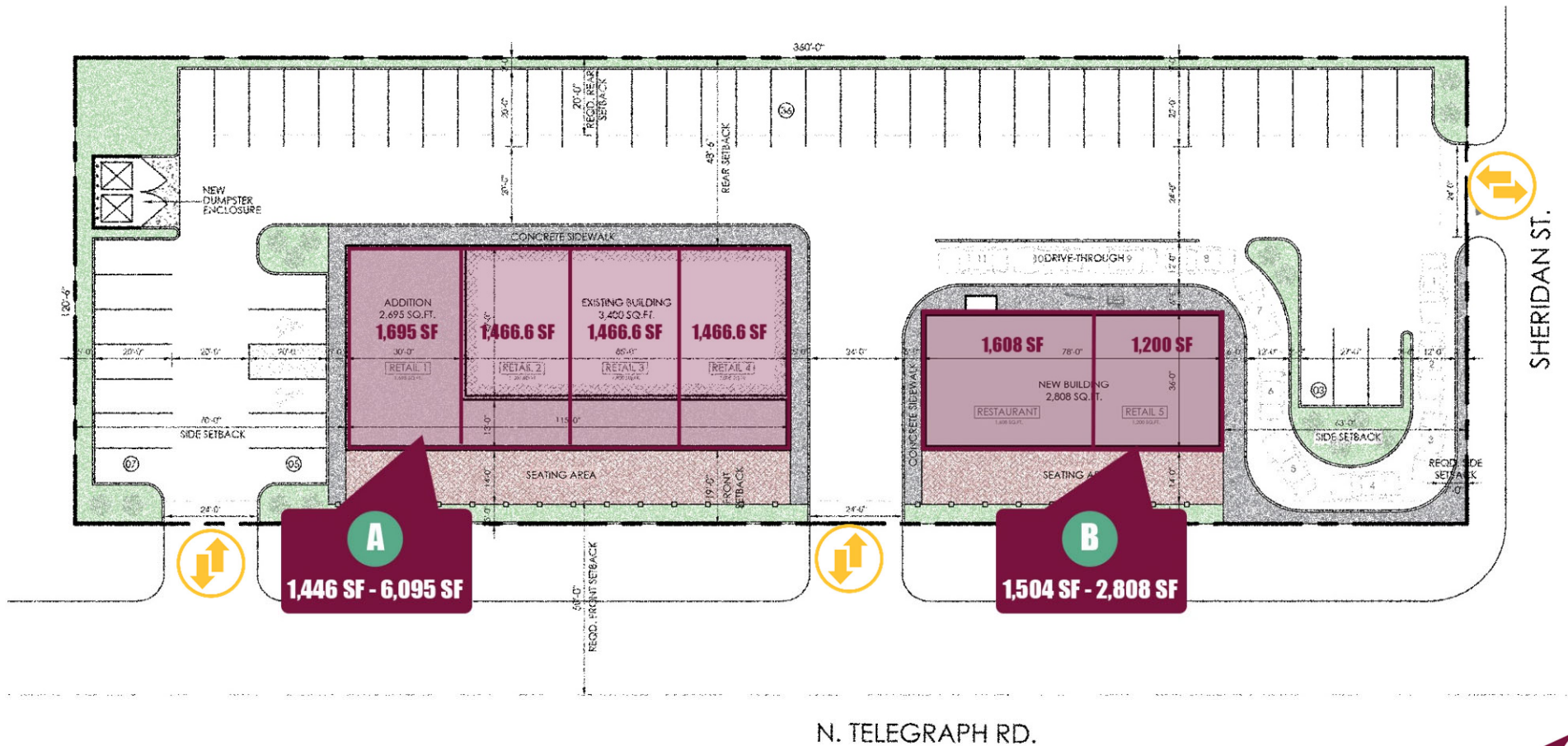
# LAYOUT A



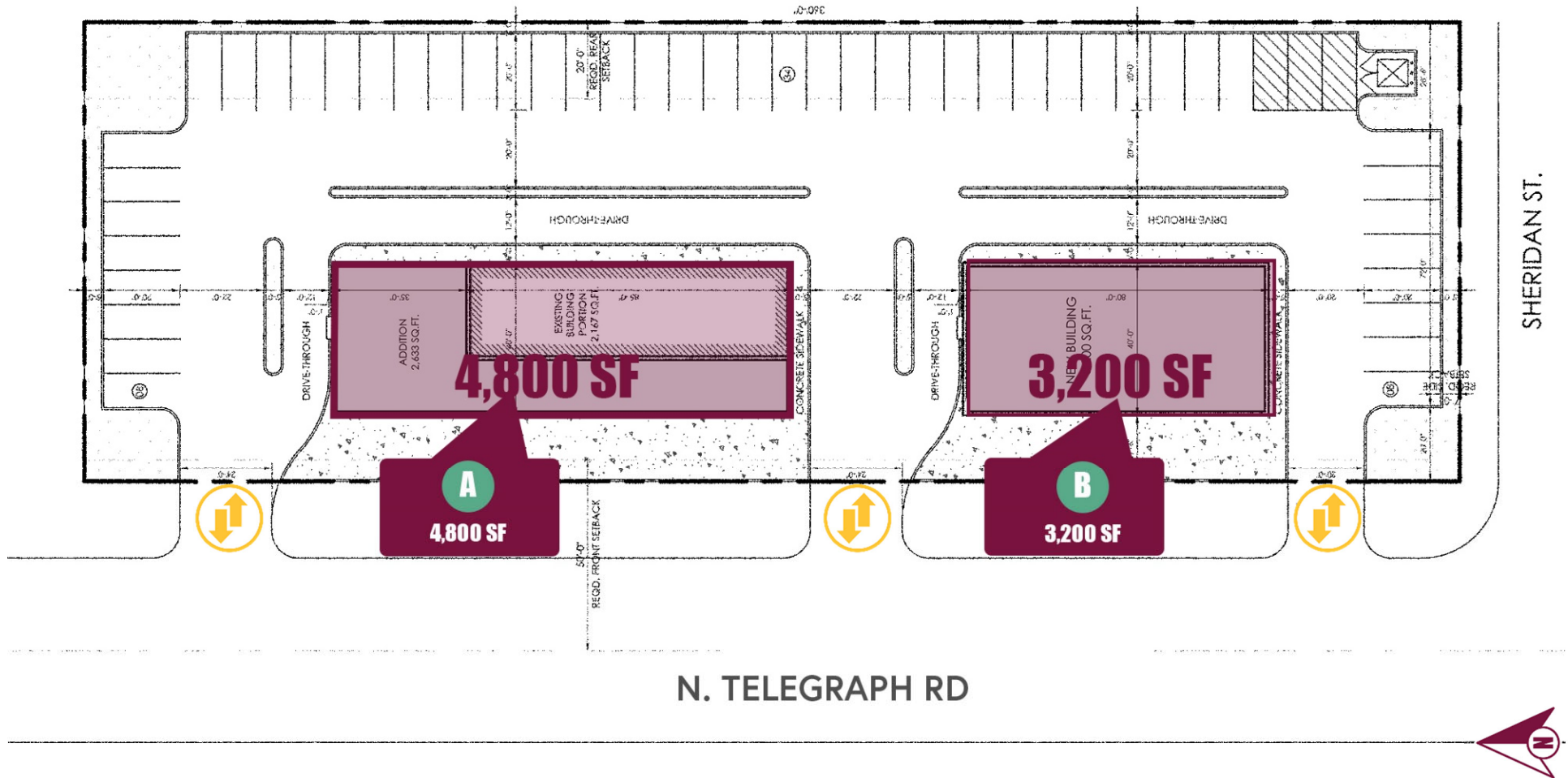
# LAYOUT B



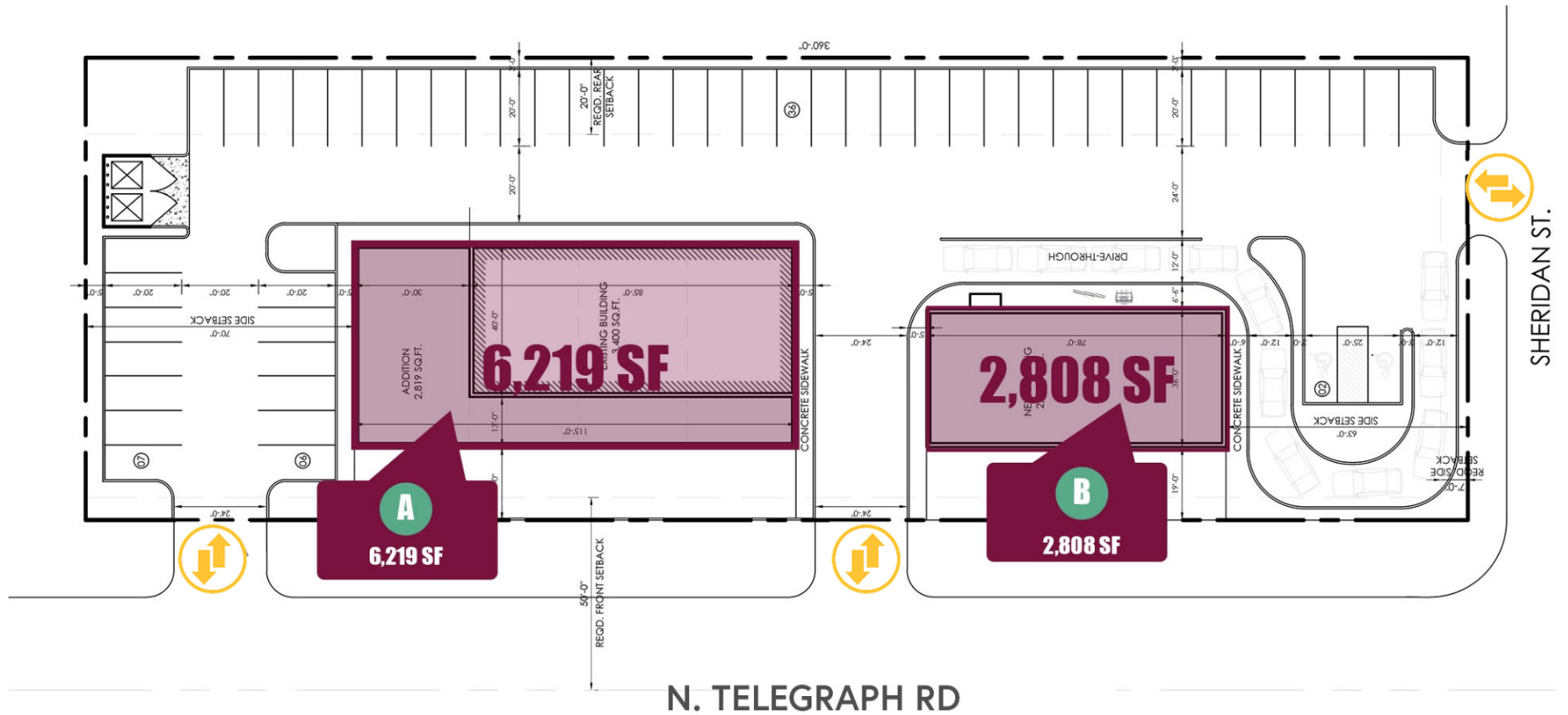
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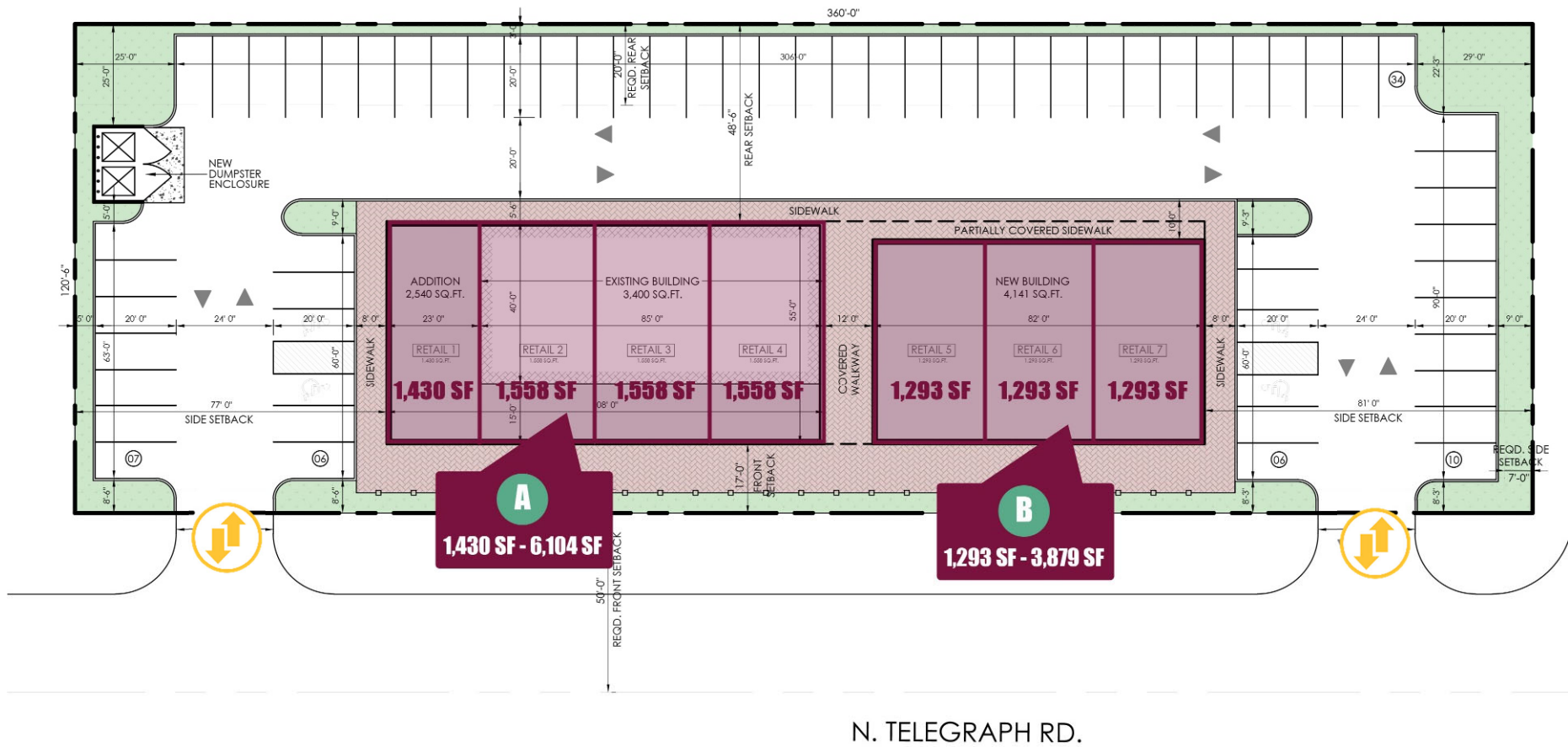
# LAYOUT D



# LAYOUT E



# LAYOUT F



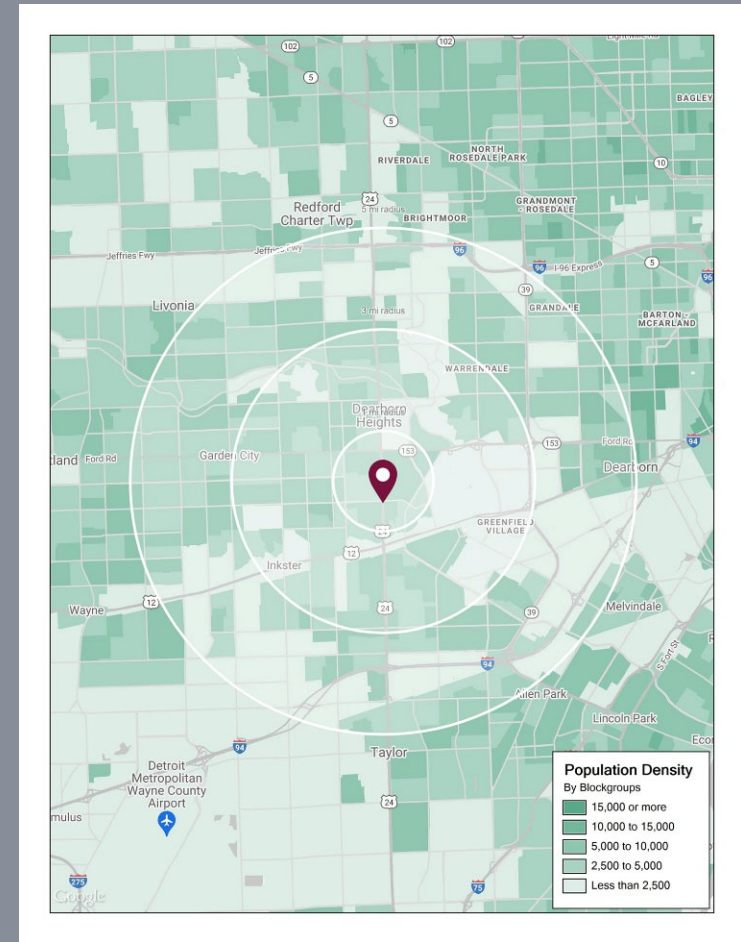
SHERIDAN ST.

N. TELEGRAPH RD.



# DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2021 Estimated Population	16,530	117,389	317,455
	2026 Projected Population	16,596	116,486	313,312
	2010 Census Population	17,587	122,981	332,129
	2000 Census Population	17,606	128,174	359,620
	Projected Annual Growth 2021 to 2026	-	-0.2%	-0.3%
	Historical Annual Growth 2000 to 2021	-0.3%	-0.4%	-0.6%
HOUSEHOLDS	2021 Estimated Households	6,320	46,722	122,356
	2026 Projected Households	6,377	46,636	121,442
	2010 Census Households	6,713	48,582	127,259
	2000 Census Households	6,909	51,739	139,073
	Projected Annual Growth 2021 to 2026	0.2%	-	-0.1%
	Historical Annual Growth 2000 to 2021	-0.4%	-0.5%	-0.6%
RACE	2021 Est. White	85.7%	69.2%	64.3%
	2021 Est. Black	8.5%	23.2%	28.3%
	2021 Est. Asian or Pacific Islander	2.0%	2.7%	2.3%
	2021 Est. American Indian or Alaska Native	0.3%	0.4%	0.4%
	2021 Est. Other Races	3.5%	4.5%	4.7%
INCOME	2021 Est. Average Household Income	\$109,439	\$72,559	\$66,195
	2021 Est. Median Household Income	\$87,010	\$59,380	\$54,040
	2021 Est. Per Capita Income	\$41,867	\$28,940	\$25,577
BUSINESS	2021 Est. Total Businesses	534	3,943	10,087
	2021 Est. Total Employees	3,695	39,155	107,353



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