EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

FLAT ROCK PLAZA

27313-27419 Telegraph Road, Flat Rock, MI 48134



FOR LEASE

248.476.3700

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OFFERING SUMMARY: 27313-27419 Telegraph Road | Flat Rock, MI 48134



PROPERTY OVERVIEW

Join Family Farm and Home, Dollar Tree, and new Aldi Grocery Store in this 135,000 SF Shopping Center for Lease.

OFFERING SUMMARY

Lease Rate:	$12 - 15 SF/yr (NNN)
Building Size:	135,739 SF
Available SF:	1,400 - 20,662 SF
Year Built:	1978

PROPERTY HIGHLIGHTS

- Located on major retail corridor
- Newly Remodeled
- Join Brand New Aldi, Family Farm and Home, and Dollar Tree
- Up to 20,662 SF Available



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Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 27313-27419 Telegraph Road | Flat Rock, MI 48134

BUILDING INFORMATION

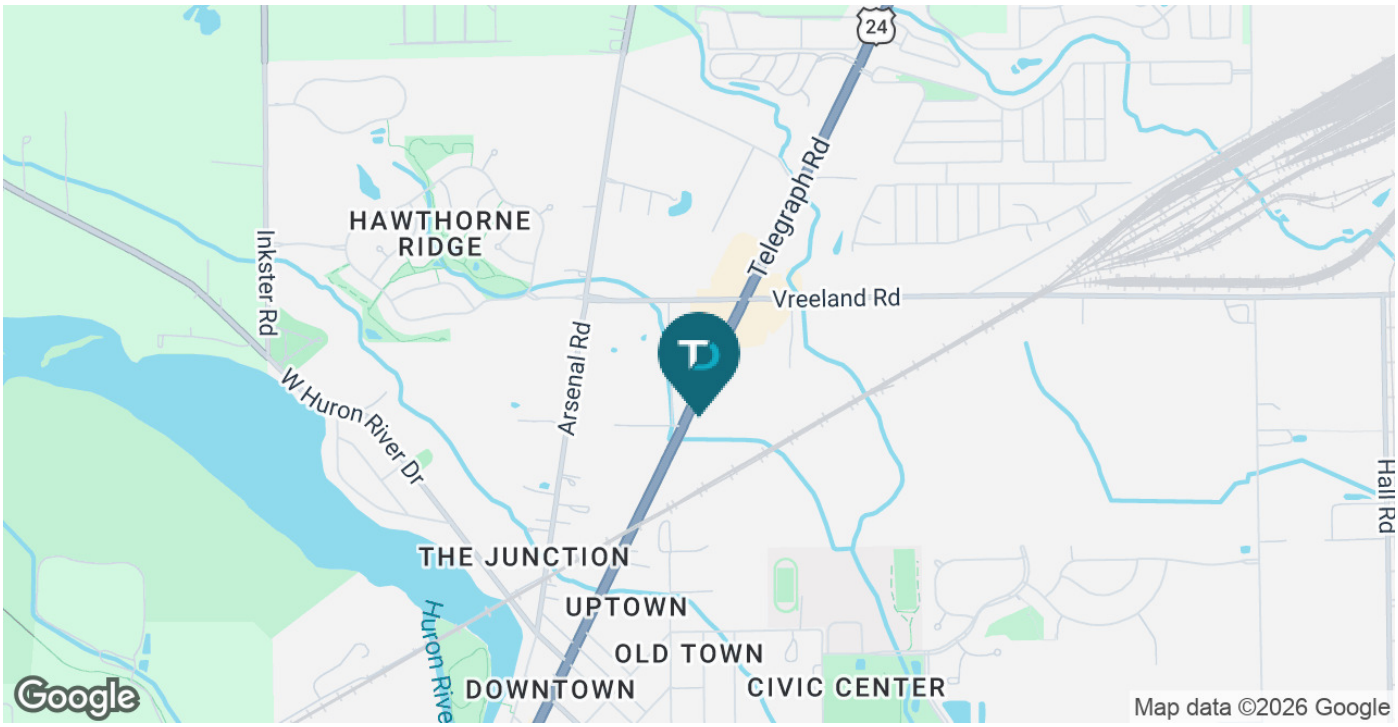
Lease Rate:	$12.00 - 15.00 SF/yr (NNN)
Building Size:	135,739 SF
Year Built:	1978
Number of Floors:	1
Parking Spaces:	350

PROPERTY INFORMATION

Lot Size:	15.05 AC
Property Type:	Retail
Property Subtype:	Strip Center
Zoning	C-3:General Commercial
Traffic Count:	Telegraph Rd - 19,121 VPD (MPSI 2025)
APN:	58-091-99-0002-003 and 58-091-99-001-701

LOCATION INFORMATION

Located on Telegraph Road, south of Vreeland on Flat Rock's main retail corridor



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LEASE SPACES: 27313-27419 Telegraph Road | Flat Rock, MI 48134



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 - 20,662 SF	Lease Rate:	$12 - $15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
27313	Available	20,662 SF	NNN	$12.00 SF/yr
27335	Available	17,806 SF	NNN	$12.00 SF/yr
27379	Available	1,400 SF	NNN	$15.00 SF/yr
27383	Available	4,000 SF	NNN	$15.00 SF/yr

ADDITIONAL PHOTOS: 27313-27419 Telegraph Road | Flat Rock, MI 48134





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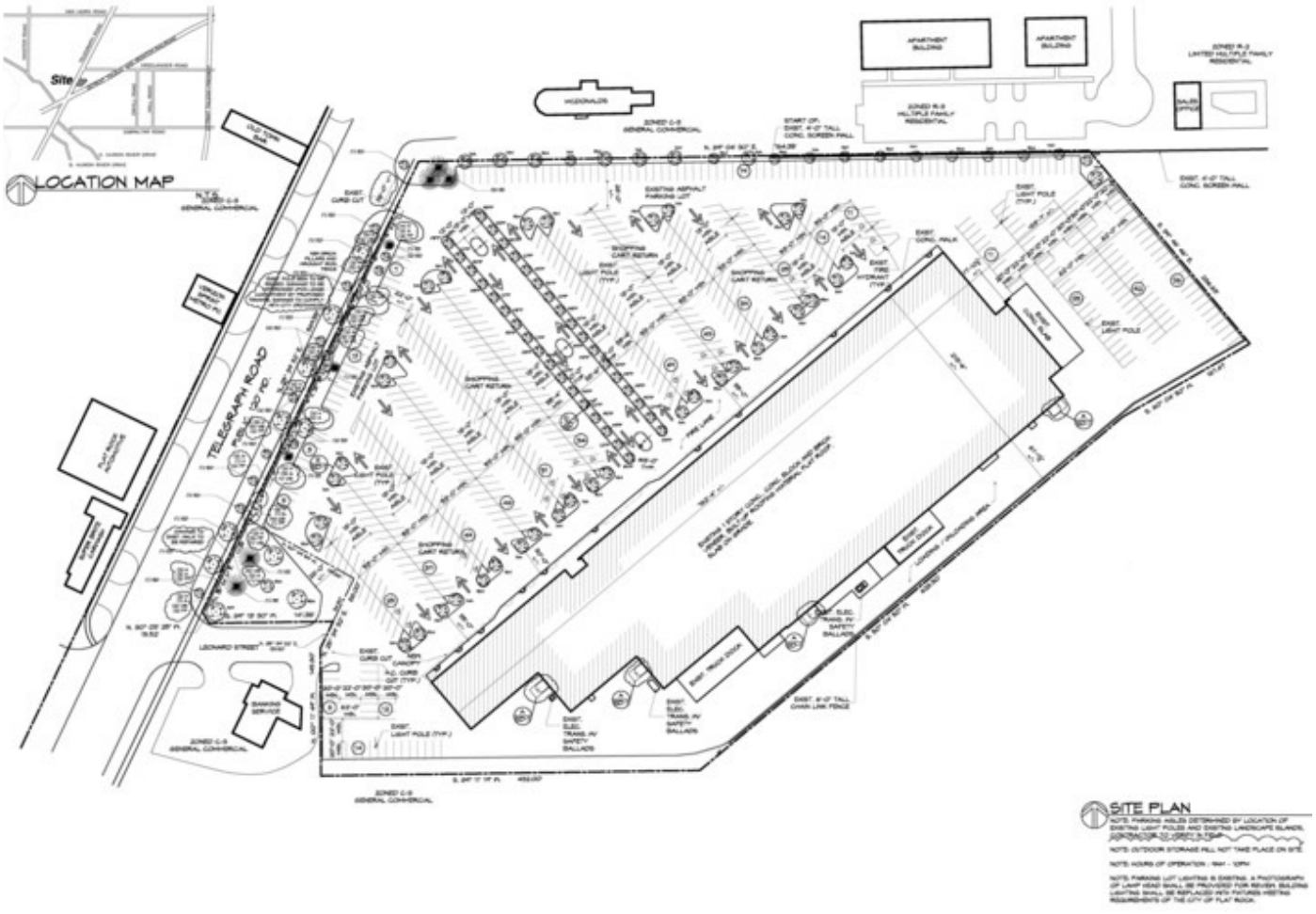
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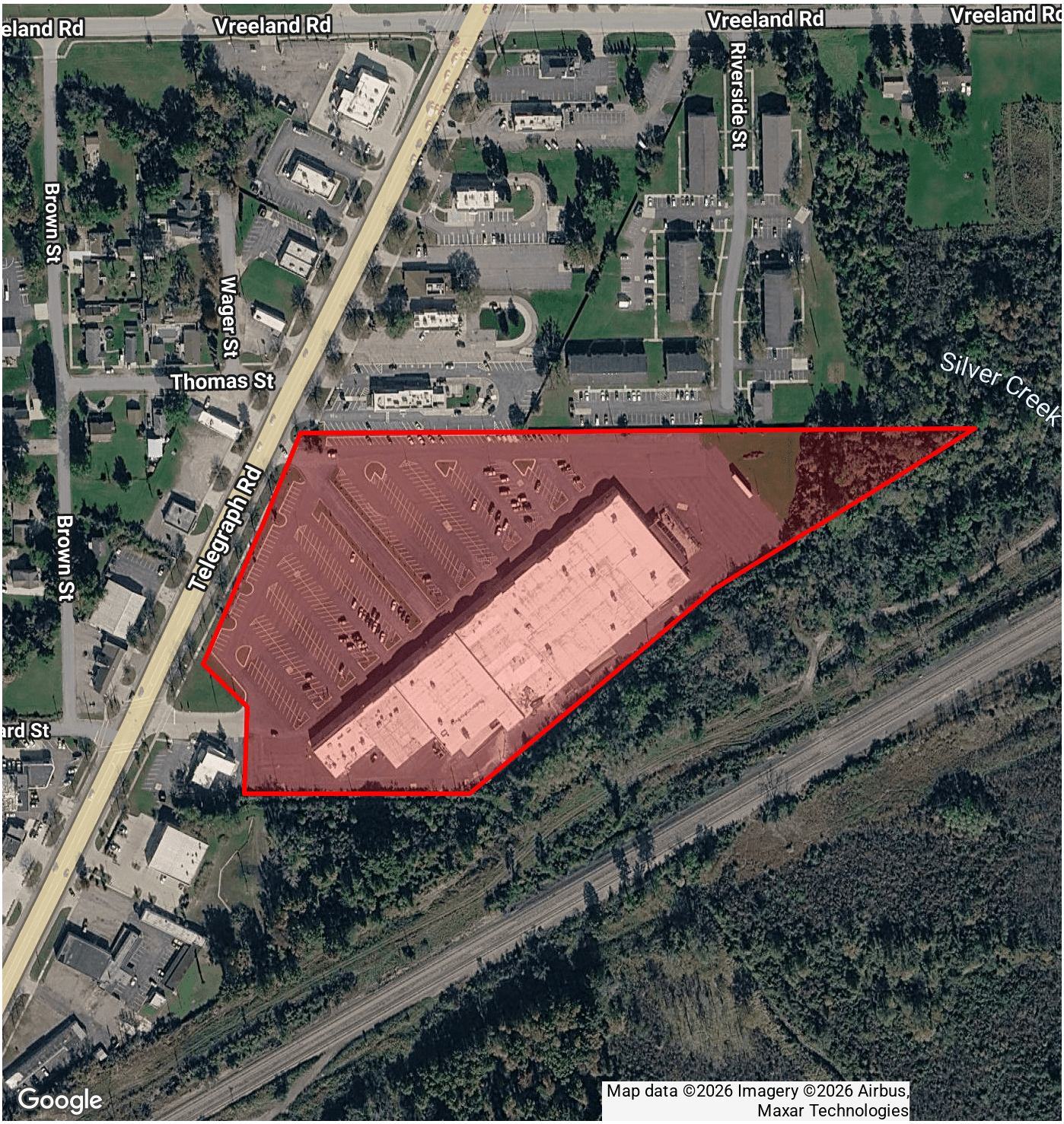
SURVEY: 27313-27419 Telegraph Road | Flat Rock, MI 48134



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AERIAL MAP: 27313-27419 Telegraph Road | Flat Rock, MI 48134



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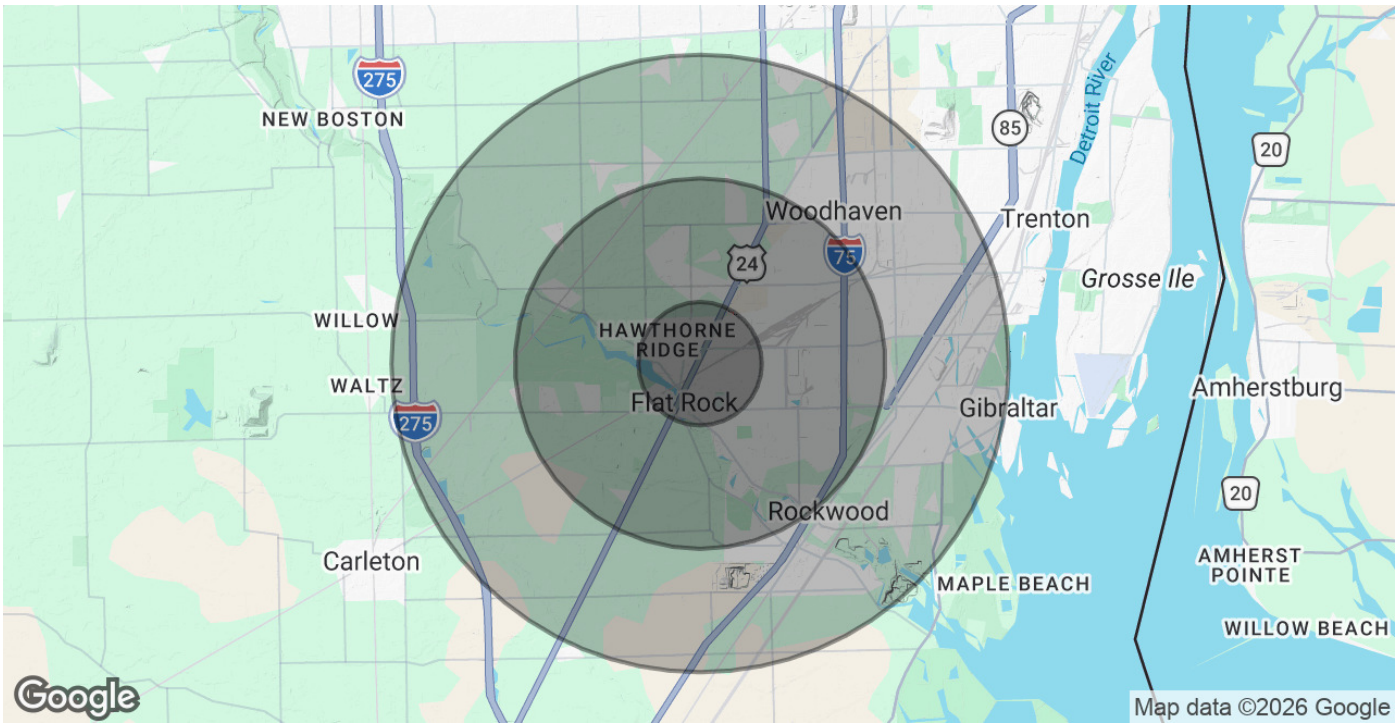
RETAILER MAP: 27313-27419 Telegraph Road | Flat Rock, MI 48134



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DEMOGRAPHICS MAP & REPORT: 27313-27419 Telegraph Road | Flat Rock, MI 48134



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	3,687	31,580	72,807
Average Age	35.8	36.7	37.6
Average Age (Male)	34.9	36.2	36.9
Average Age (Female)	37.5	37.6	38.5

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	1,334	11,232	26,435
# of Persons per HH	2.8	2.8	2.8
Average HH Income	$68,501	$72,162	$71,835
Average House Value	$148,548	$177,620	$174,718

2020 American Community Survey (ACS)