EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

1400-1412 EUREKA RD FOR LEASE

1400 Eureka Rd, Wyandotte, MI 48192



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

FRANK RAKIPI

Vice President

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OFFERING SUMMARY: 1400 Eureka Rd | Wyandotte, MI 48192



PROPERTY OVERVIEW

Positioned along busy Eureka Road, this versatile property offers a total of 11,400 SF with two connected suites currently available for lease. Suites can be leased individually or combined for added flexibility, ideal for retail or office users.

OFFERING SUMMARY

Lease Rate:	$12 SF/yr (Plus Utilities)
Building Size:	11,400 SF
Available SF:	1,800 - 2,000 SF
Year Built:	1923
Renovated:	2006
Zoning:	B-2 General Business

PROPERTY HIGHLIGHTS

- High visibility on a busy commercial corridor
- Ample on-site and street parking for Tenants and visitors
- Suites can be leased separately or combined for larger footprint
- Flexible layouts suitable for a range of uses, from professional office to service retail



The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

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

BUILDING/PROPERTY INFORMATION: 1400 Eureka Rd | Wyandotte, MI 48192

BUILDING INFORMATION

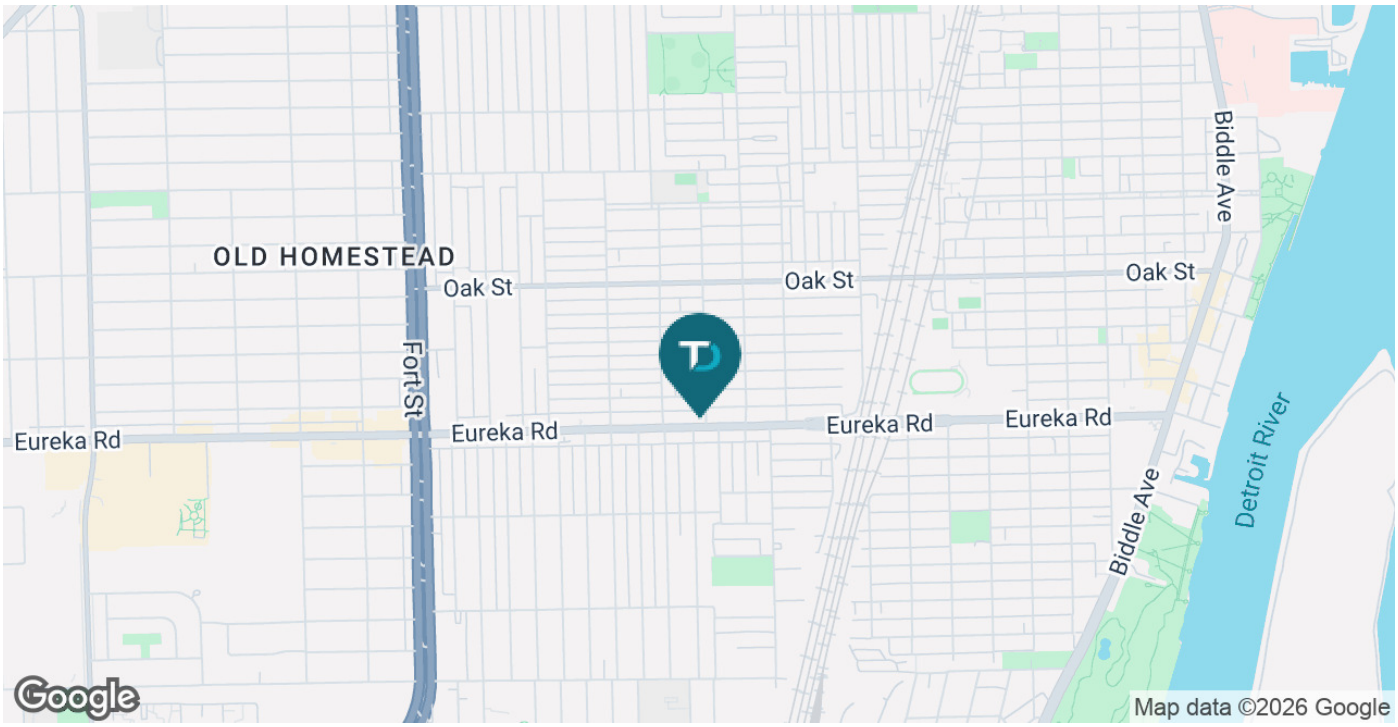
Price/SF:	$12.00/SF + Utilities
Building Size:	11,400 SF
Year Built:	1923
Last Renovated:	2006
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	38

PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Strip Center
Zoning	B-2 General Business
Traffic Count:	Eureka Rd - 17,851 VPD Fort 37,697 VPD
Legal Description:	Available upon request
APN:	57-017-16-0289-300

LOCATION INFORMATION

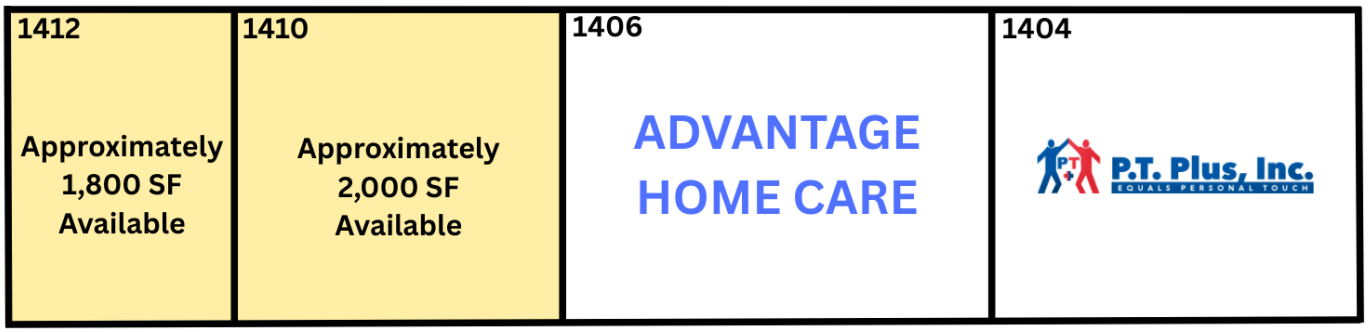
Located on the north side of Eureka Rd, just east of Fort St in Wyandotte.



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LEASE SPACES: 1400 Eureka Rd | Wyandotte, MI 48192



LEASE INFORMATION

Lease Type:	Plus Utilities	Lease Term:	Negotiable
Total Space:	1,800 - 2,000 SF	Lease Rate:	$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1410	Available	2,000 SF	Plus Utilities	$12.00 SF/yr	General Office Space
1412	Available	1,800 SF	Plus Utilities	$12.00 SF/yr	Former Dance Studio

EXTERIOR PHOTOS: 1400 Eureka Rd | Wyandotte, MI 48192





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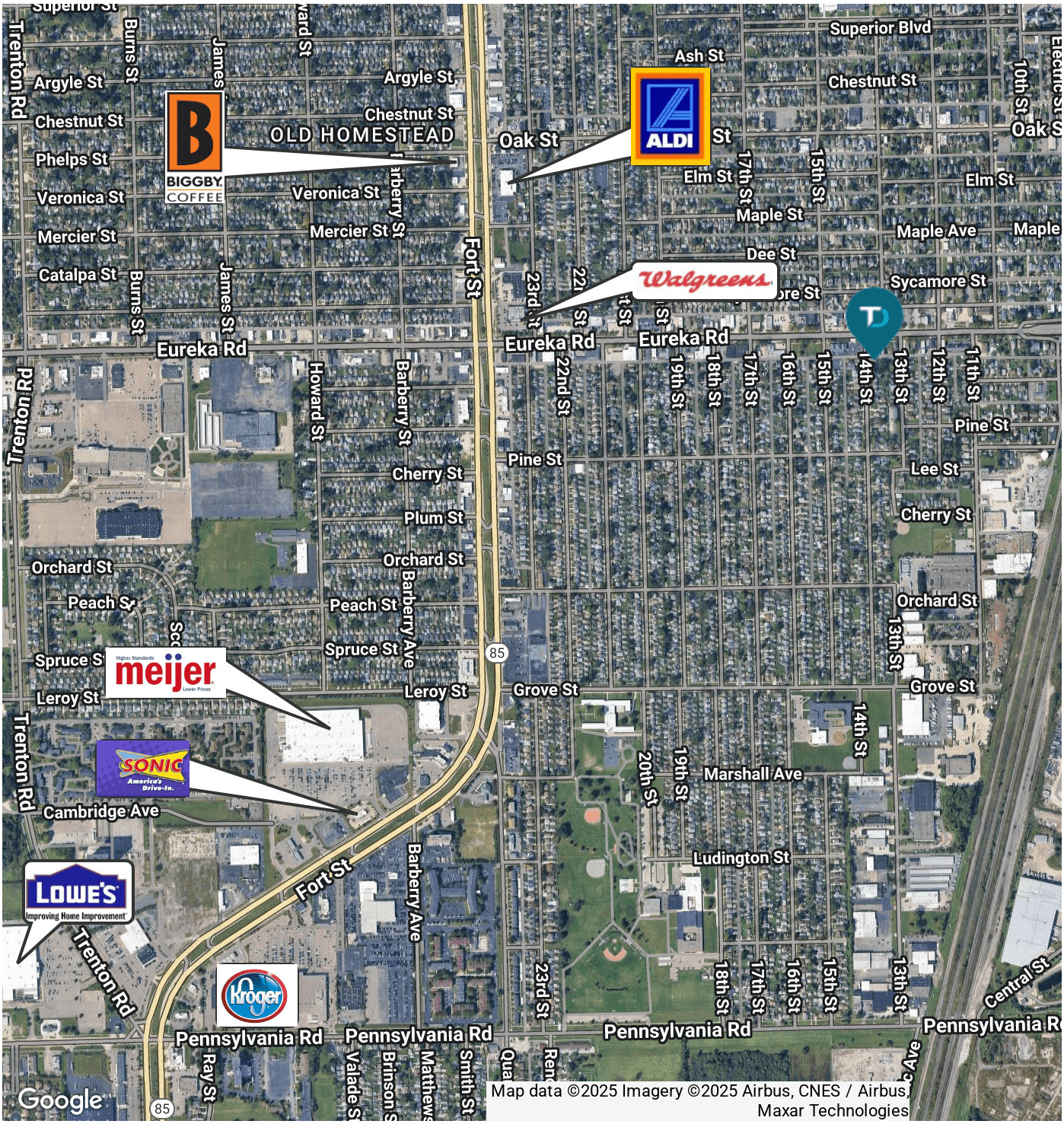
ADDITIONAL PHOTOS: 1400 Eureka Rd | Wyandotte, MI 48192







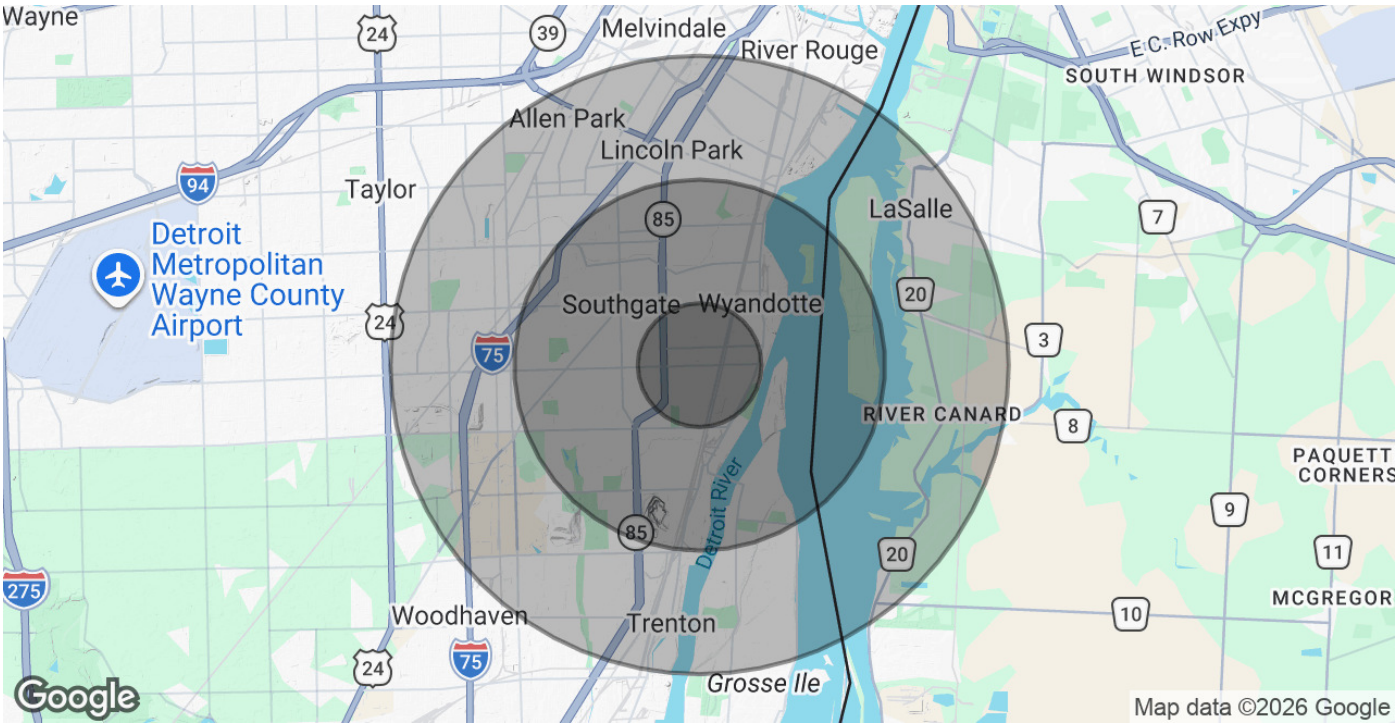
RETAILER MAP: 1400 Eureka Rd | Wyandotte, MI 48192



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DEMOGRAPHICS MAP & REPORT: 1400 Eureka Rd | Wyandotte, MI 48192



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	15,000	86,577	183,281
Average Age	40.4	40.8	41.7
Average Age (Male)	40.8	39.5	39.9
Average Age (Female)	40.4	42.2	43.2

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	7,070	38,906	82,510
# of Persons per HH	2.1	2.2	2.2
Average HH Income	$65,816	$68,088	$68,043
Average House Value	$123,589	$125,297	$123,719

2020 American Community Survey (ACS)