EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

21321 TELEGRAPH RD

21321 Telegraph Rd, Southfield, MI 48033



FOR LEASE

248.476.3700

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OFFERING SUMMARY: 21321 Telegraph Rd | Southfield, MI 48033



PROPERTY OVERVIEW

A 125,000 SF mixed use self storage/multi-tenant retail building for lease on Telegraph Rd in Southfield.

OFFERING SUMMARY

Lease Rate:	$25 SF/yr (NNN)
Building Size:	125,000 SF
Available SF:	1,000 - 7,000 SF
Year Built:	2024
Zoning:	L-1

PROPERTY HIGHLIGHTS

- Brand New Construction- 125,000 square foot mixed use storage/multi-tenant retail building on highly trafficked Telegraph Road
- Flexible layout allowing for suites as small as 1,000 square feet up to 7,000 square feet
- The center features over 500 climate controlled storage units, providing "built-in" customers to the property

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

BUILDING/PROPERTY INFORMATION: 21321 Telegraph Rd | Southfield, MI 48033

BUILDING INFORMATION

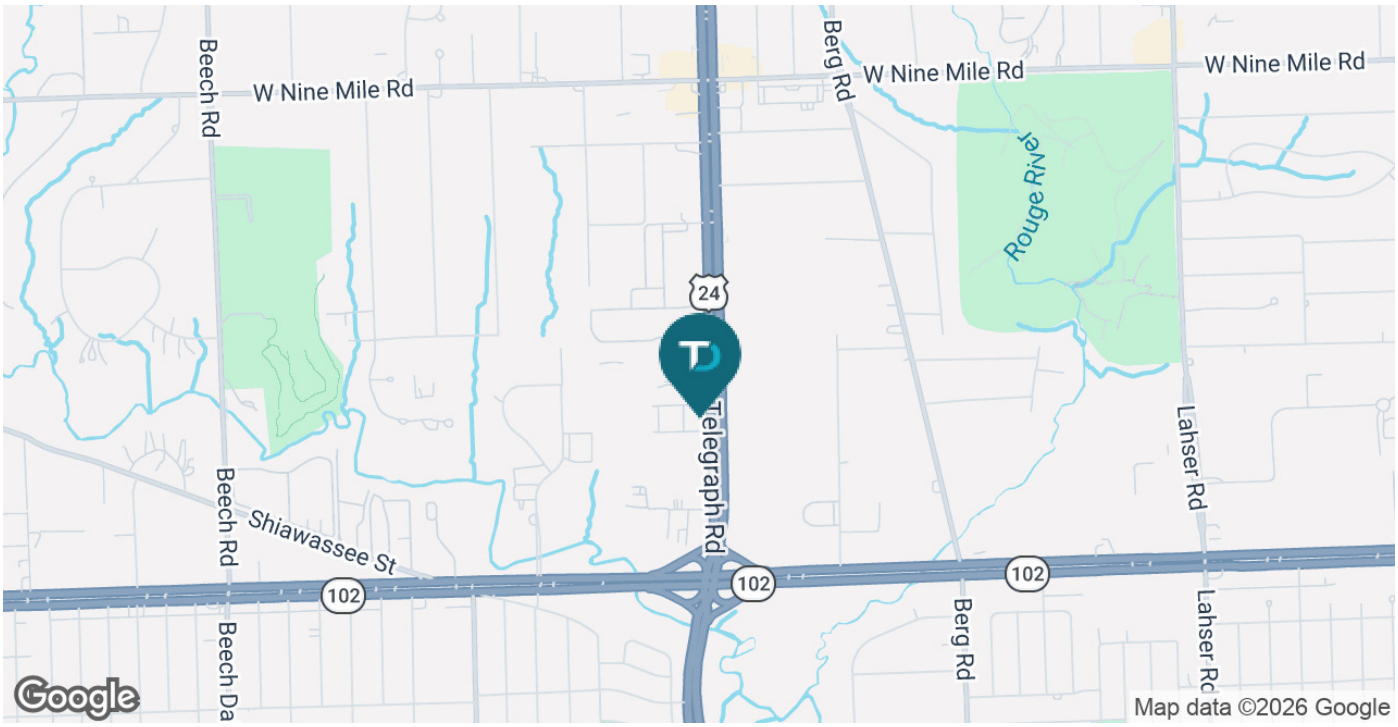
Price/SF:	$25.00/SF NNN
Building Size:	125,000 SF
Year Built:	2024
Number of Floors:	3
Utilities:	City water and sewer

PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Strip Center
Zoning	L-1
Traffic Count:	52,346 Vehicles/Day (Costar, 2023)
Legal Description:	Available upon request
APN:	24-32-400-031

LOCATION INFORMATION

Located on the west side of Telegraph Rd, just north of 8 Mile Rd.



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ADDITIONAL PHOTOS: 21321 Telegraph Rd | Southfield, MI 48033



LEASE SPACES: 21321 Telegraph Rd | Southfield, MI 48033



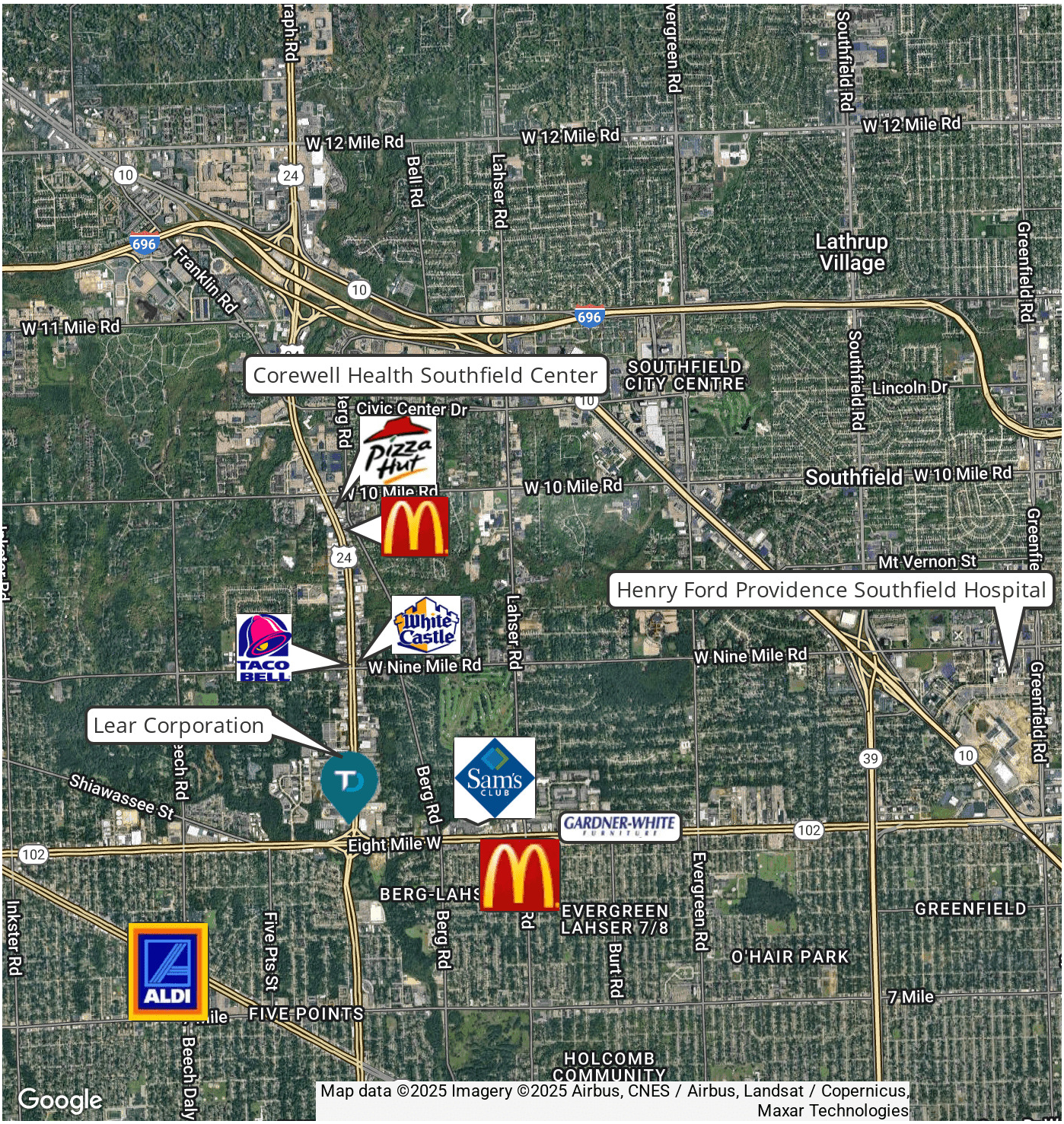
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 7,000 SF	Lease Rate:	$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
101	Available	1,000 - 7,000 SF	NNN	$25.00 SF/yr
102	Available	1,000 - 7,000 SF	NNN	$25.00 SF/yr
103	Available	1,000 - 7,000 SF	NNN	$25.00 SF/yr
104	Available	1,000 - 7,000 SF	NNN	$25.00 SF/yr
105	Available	1,000 - 7,000 SF	NNN	$25.00 SF/yr
106	Available	1,000 - 7,000 SF	NNN	$25.00 SF/yr
107	Available	1,000 - 7,000 SF	NNN	$25.00 SF/yr

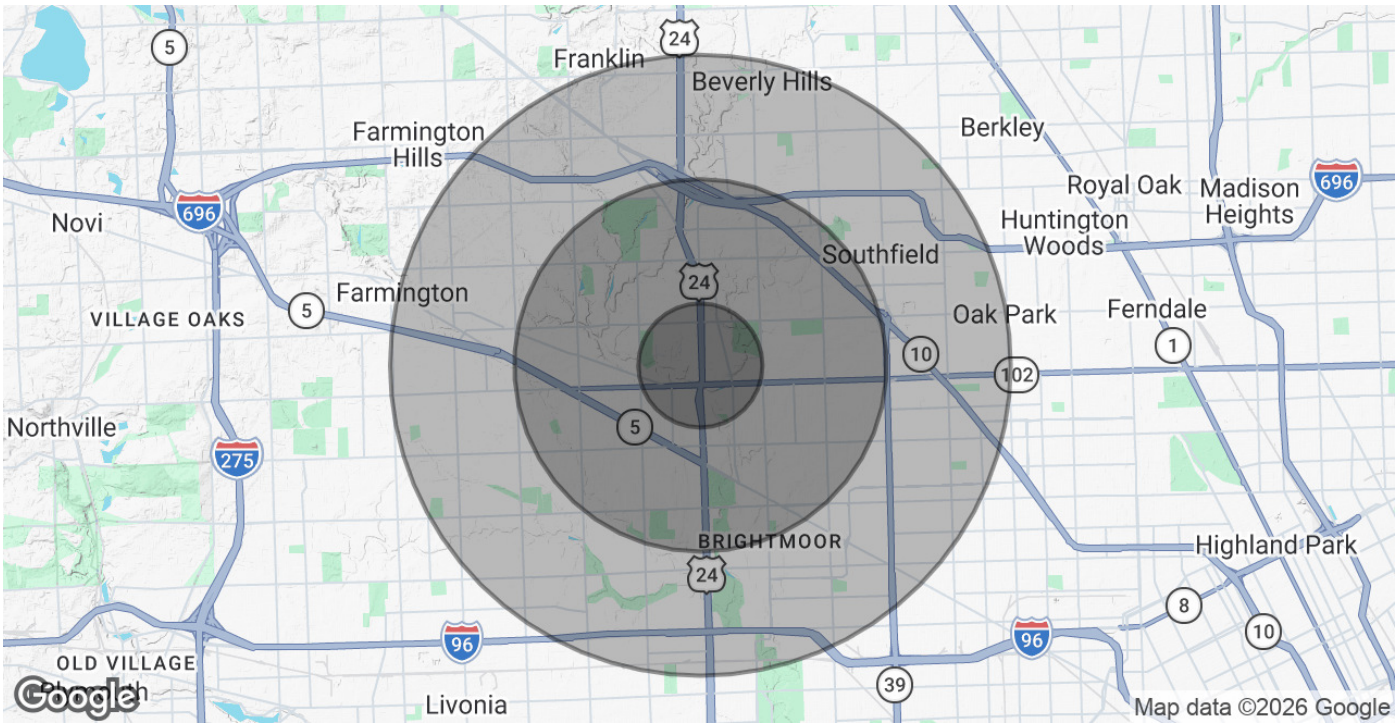
RETAILER MAP: 21321 Telegraph Rd | Southfield, MI 48033



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DEMOGRAPHICS MAP & REPORT: 21321 Telegraph Rd | Southfield, MI 48033



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,246	92,753	291,758
Average Age	41	41	42
Average Age (Male)	39	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,870	39,734	122,779
# of Persons per HH	2.1	2.3	2.4
Average HH Income	$61,131	$69,157	$81,344
Average House Value	$150,558	$157,451	$192,776

2020 American Community Survey (ACS)