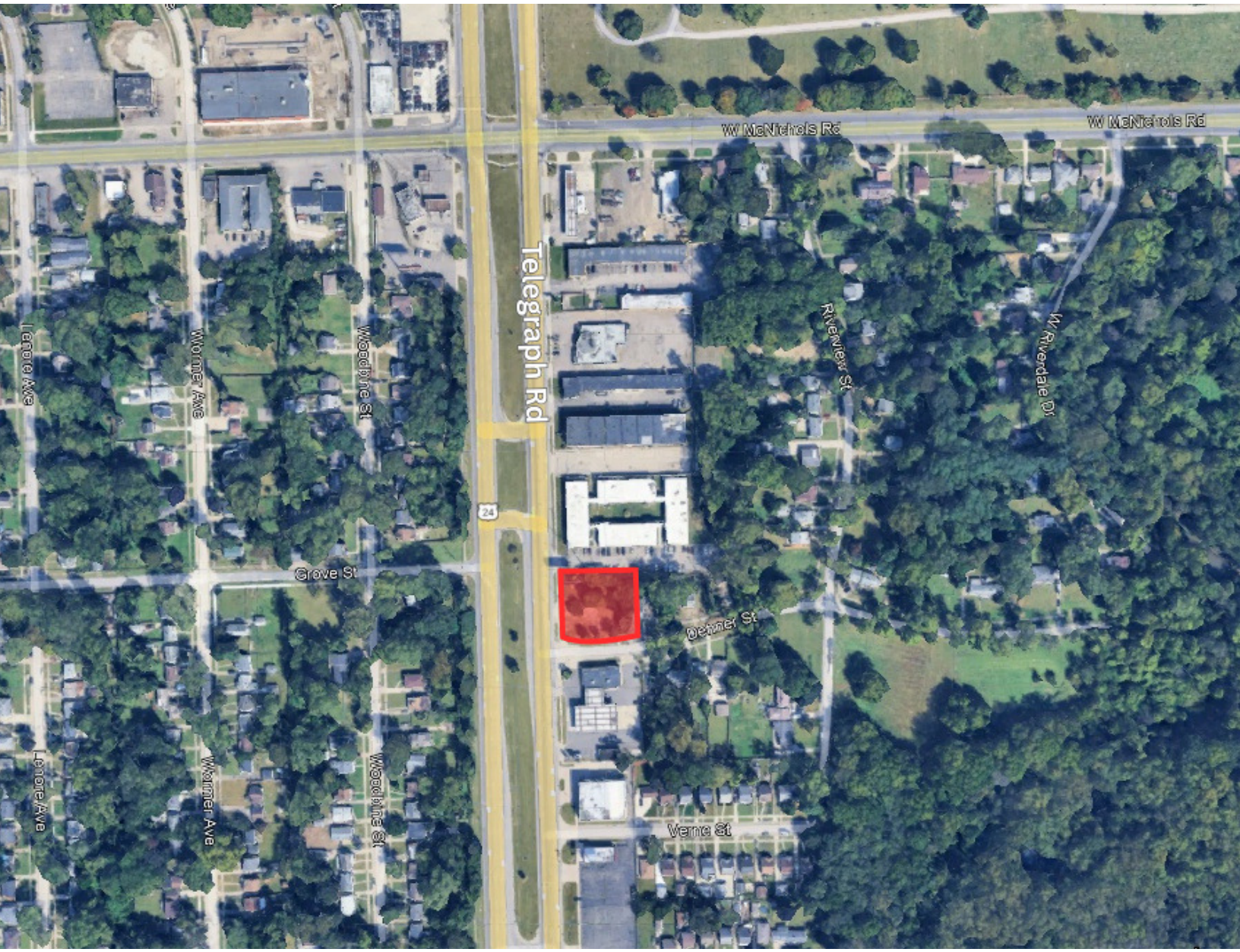
EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

16750 TELEGRAPH RD

16750 Telegraph Rd, Detroit, MI 48219



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

FRANK RAKIPI

Vice President

frakipi@thomasduke.com

OFFERING SUMMARY: 16750 Telegraph Rd | Detroit, MI 48219



PROPERTY OVERVIEW

0.49 Acres for Development on Busy Plymouth Road.

OFFERING SUMMARY

Sale Price:	$150,000
Lot Size:	0.46 Acres
Zoning:	B4 - General Business District

PROPERTY HIGHLIGHTS

- 0.46 Acres
- Vacant Land for Development
- Tremendous Traffic Counts
- Located near Regional and National Retailers

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: 16750 Telegraph Rd | Detroit, MI 48219

BUILDING INFORMATION

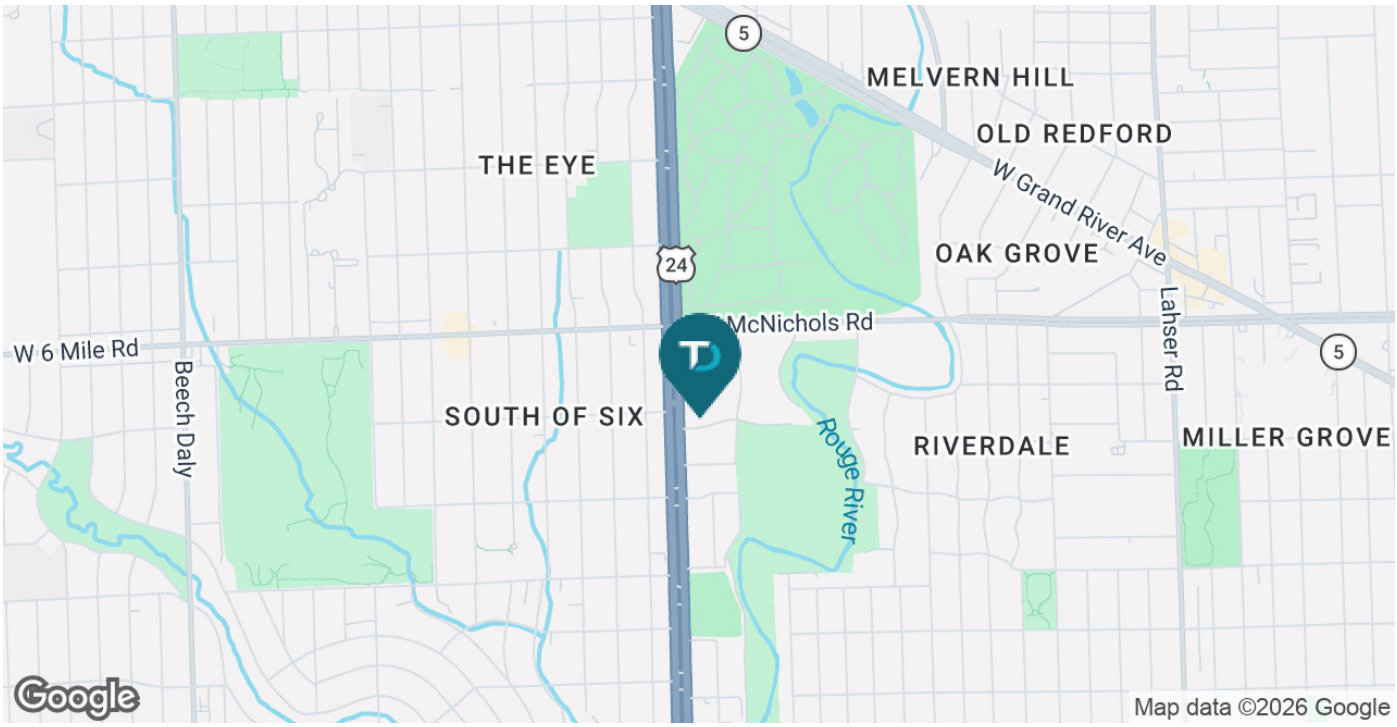
Sale Price:	$150,000
Parking Ratio:	B4 General Business District

PROPERTY INFORMATION

Lot Size:	0.46 Acres
Property Type:	Land
Property Subtype:	Retail
Traffic Count:	Telegraph Rd - 64,492 VPD 6 Mile Rd - 15,624 VPD
School District:	Detroit Public Schools Community District
Legal Description:	Available Upon Request
APN:	22-1225178

LOCATION INFORMATION

Located on Telegraph Road just South of 6 Mile Road.



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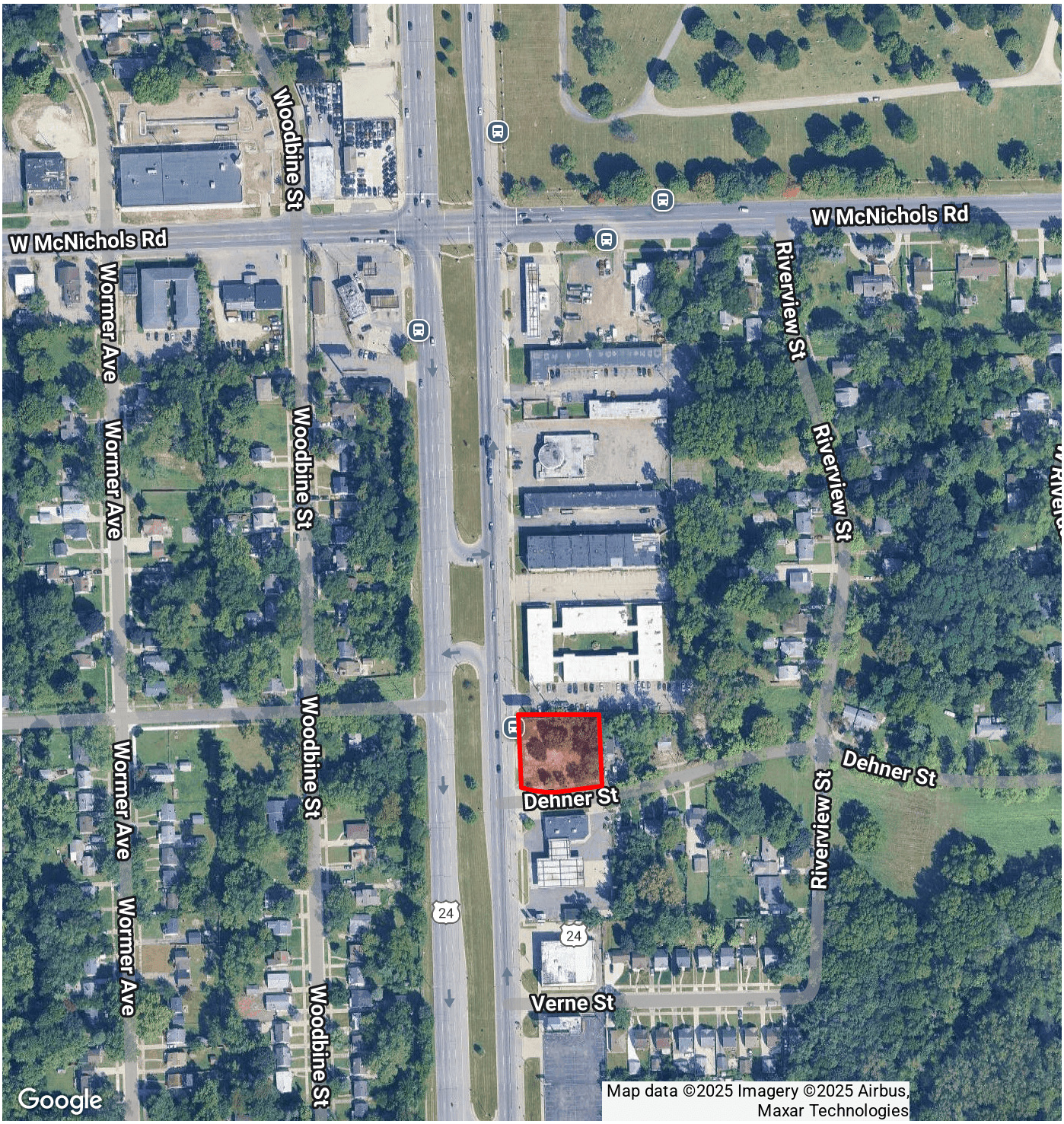
ADDITIONAL PHOTOS: 16750 Telegraph Rd | Detroit, MI 48219



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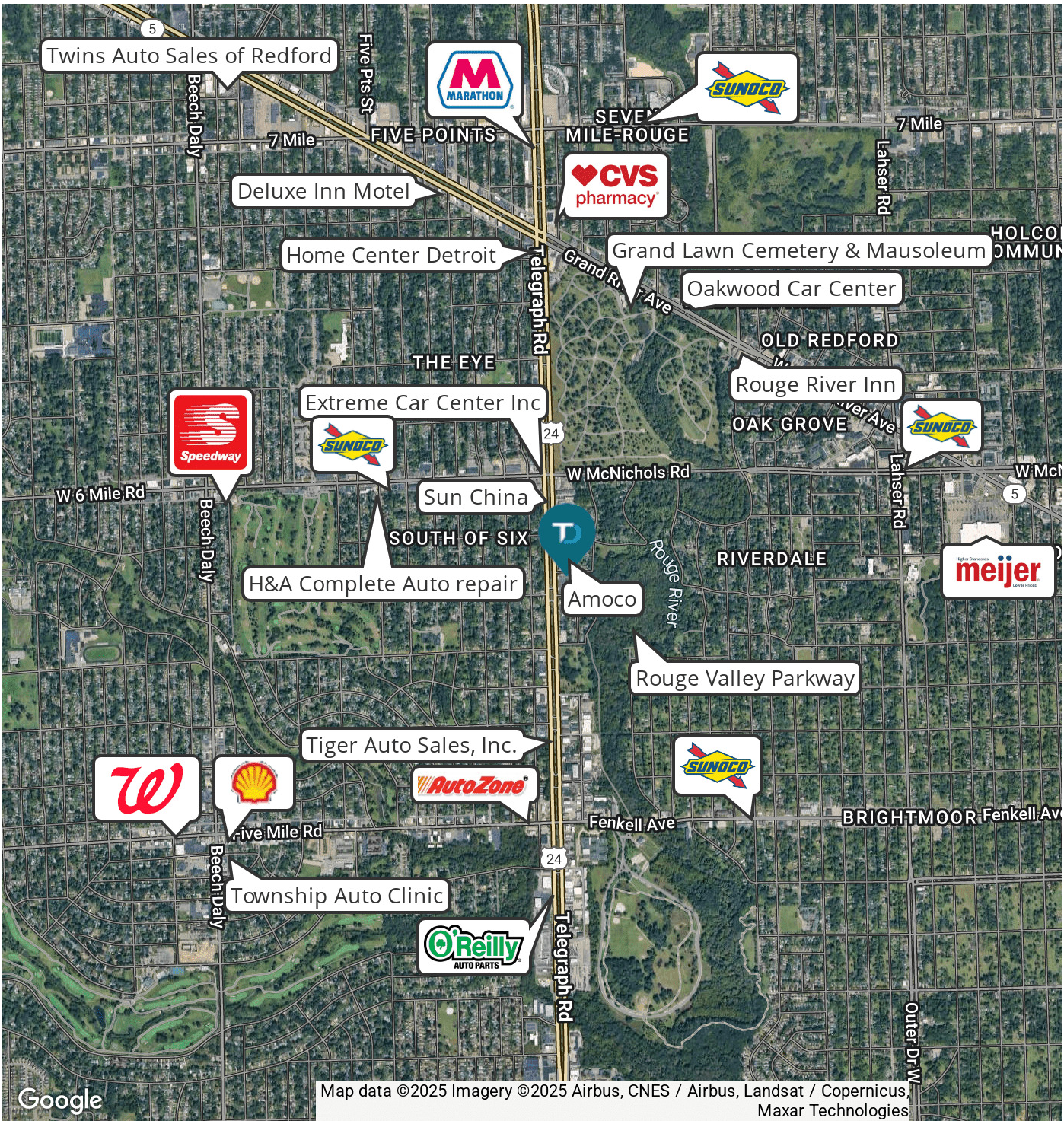
AERIAL MAP: 16750 Telegraph Rd | Detroit, MI 48219



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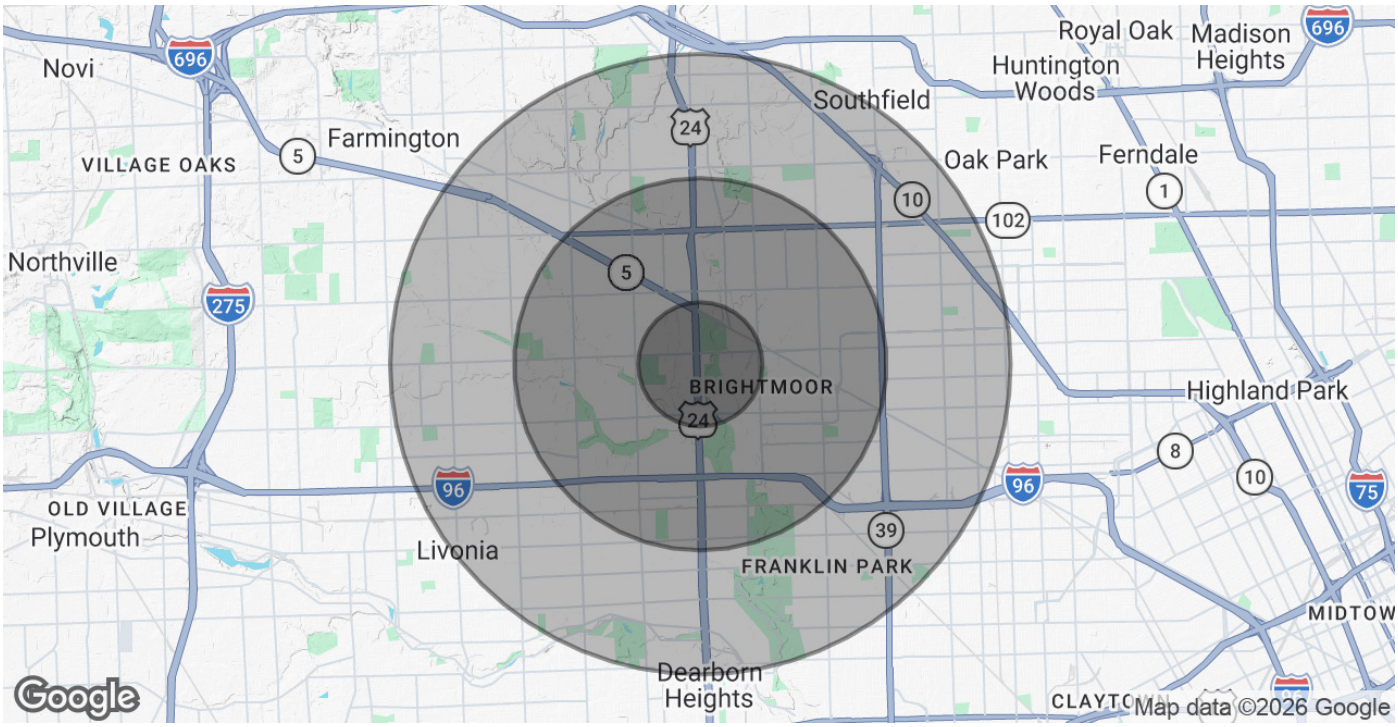
RETAILER MAP: 16750 Telegraph Rd | Detroit, MI 48219



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DEMOGRAPHICS MAP & REPORT: 16750 Telegraph Rd | Detroit, MI 48219



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	10,973	109,016	289,226
Average Age	39	40	40
Average Age (Male)	38	38	39
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	4,685	44,775	117,897
# of Persons per HH	2.3	2.4	2.5
Average HH Income	$54,295	$67,004	$71,935
Average House Value	$91,792	$130,450	$154,622

2020 American Community Survey (ACS)