EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

7700 TELEGRAPH ROAD

7700 Telegraph Rd, Taylor, MI 48180



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

FRANK RAKIPI

Vice President

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OFFERING SUMMARY: 7700 Telegraph Rd | Taylor, MI 48180



PROPERTY OVERVIEW

Two Tenant Retail Building for Lease

OFFERING SUMMARY

Lease Rate:	$30 SF/yr (NNN)
Building Size:	4,080 SF
Available SF:	2,000 SF
Zoning:	B3 General Business District

PROPERTY HIGHLIGHTS

- Two Tenant Building
- Excellent Taylor Location
- Located on Telegraph just South of I-94
- Building Situated at a Traffic Signal Corner
- Situated among National and Regional Retailers
- Tropical Smoothie Cafe Co-Tenant

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.

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

BUILDING/PROPERTY INFORMATION: 7700 Telegraph Rd | Taylor, MI 48180

BUILDING INFORMATION

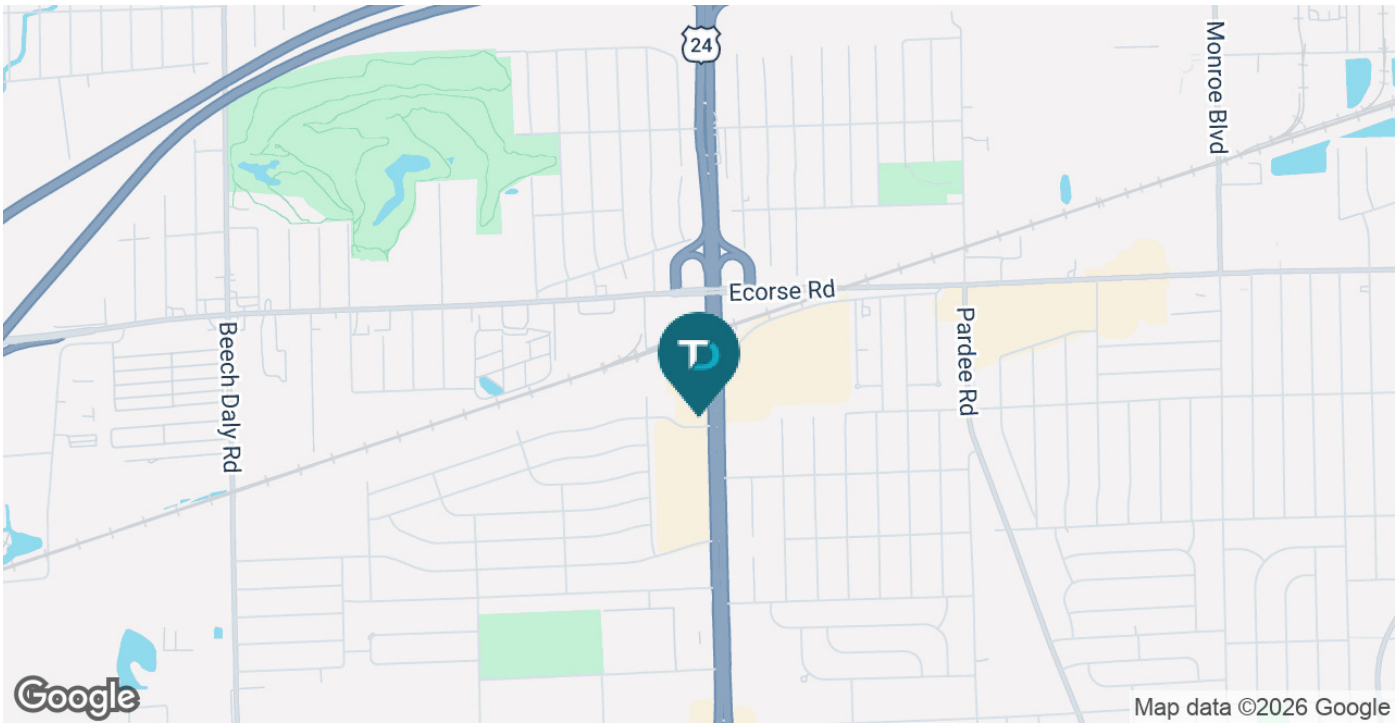
Lease Rate:	$30.00 SF/yr (NNN)
Building Size:	4,080 SF
Year Built:	1959
Last Renovated:	2003
Number of Floors:	1
Parking Spaces:	31

PROPERTY INFORMATION

Lot Size:	0.62 Acres
Property Type:	Retail
Property Subtype:	Strip Center
Zoning	B3 General Business District
Traffic Count:	Telegraph Rd - 64,888 VPD Hayes St - 2,162 VPD Ecorse Rd - 21,047 VPD I-94 - 146,783 VPD
APN:	60-021-99-0002-005

LOCATION INFORMATION

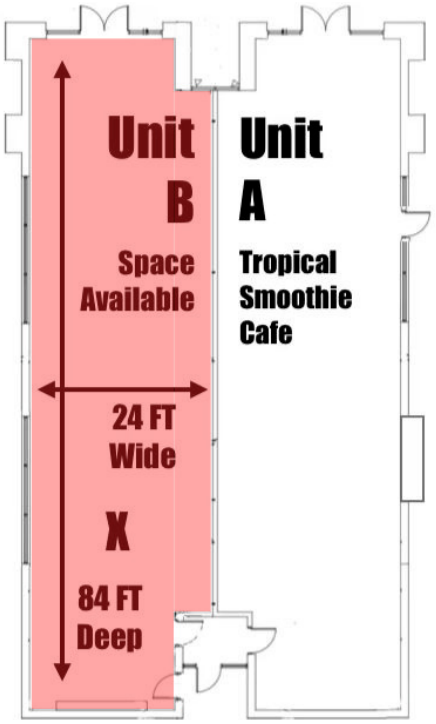
Located on the West side of Telegraph Road, just South of Ecorse Rd and I-94.



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LEASE SPACES: 7700 Telegraph Rd | Taylor, MI 48180



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 SF	Lease Rate:	$30 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
B	Available	2,000 SF	NNN	$30.00 SF/yr	-

ADDITIONAL PHOTOS: 7700 Telegraph Rd | Taylor, MI 48180

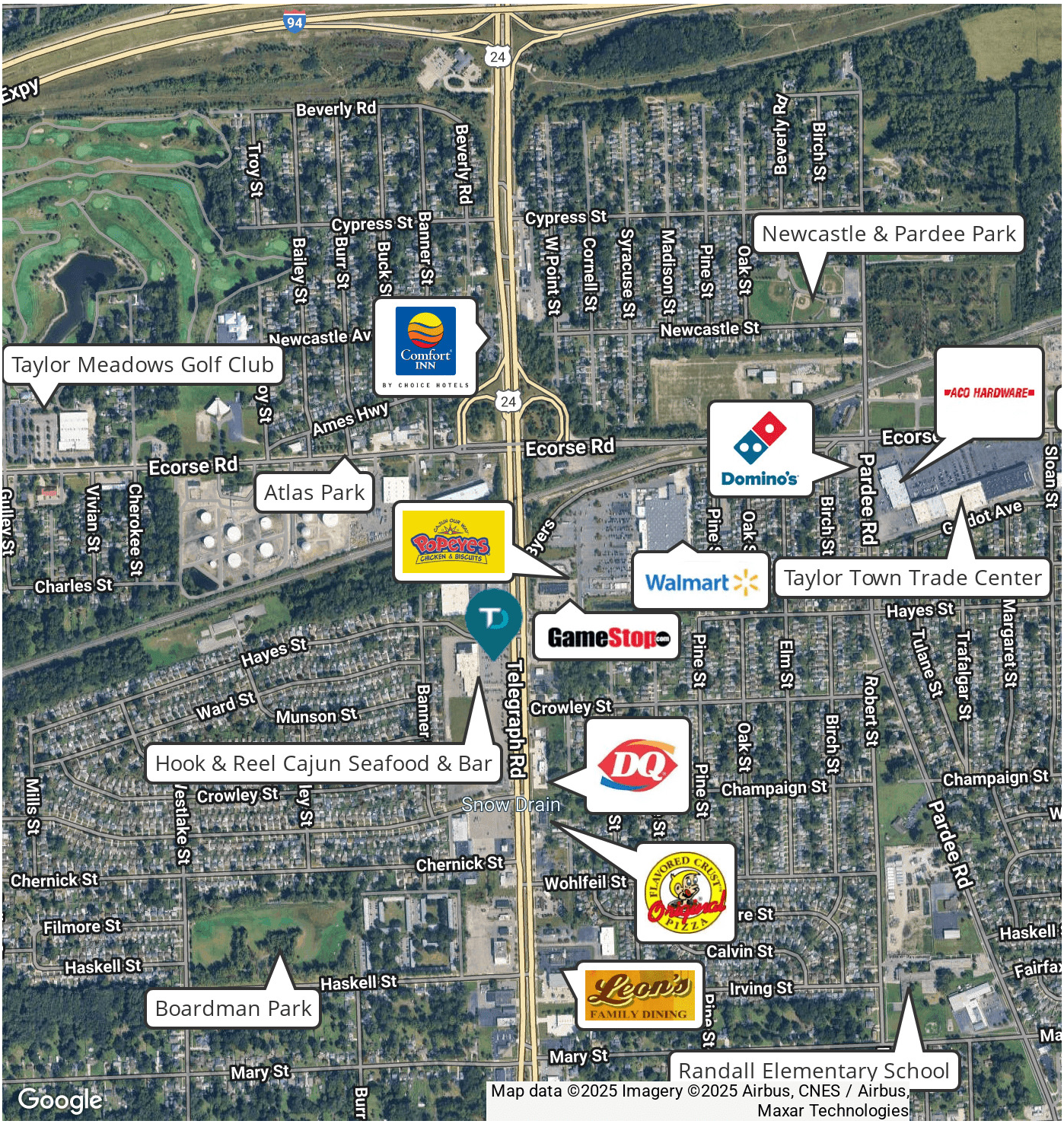


INTERIOR PHOTOS: 7700 Telegraph Rd | Taylor, MI 48180





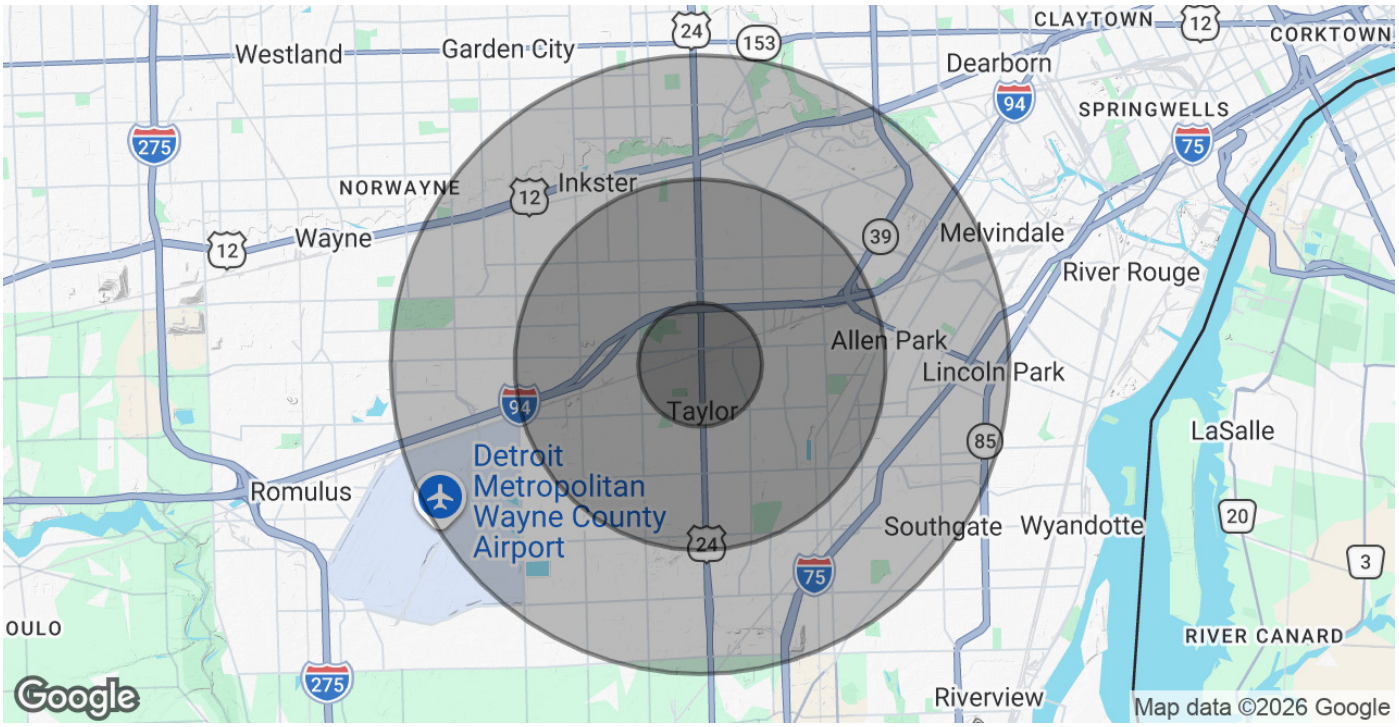
RETAILER MAP: 7700 Telegraph Rd | Taylor, MI 48180



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DEMOGRAPHICS MAP & REPORT: 7700 Telegraph Rd | Taylor, MI 48180



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	10,771	100,949	264,784
Average Age	41	41	40
Average Age (Male)	40	39	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	4,351	41,094	105,722
# of Persons per HH	2.5	2.5	2.5
Average HH Income	$81,870	$79,178	$81,975
Average House Value	$158,036	$167,235	$184,044

2020 American Community Survey (ACS)

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