



**SIGNATURE
ASSOCIATES**
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Retail For Sale or Lease

Property Name:

Location: 19238 Eureka Road
City, State: Southgate, MI
Cross Streets: Allen Road
County: Wayne
Zoning: C-2
Year Built: 1950

Total Building Sq. Ft.:	4,000	Property Type:	General Retail-Commercial
Available Sq. Ft.:	4,000	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	2,000	Total Acreage:	0.31
Max Cont. Sq. Ft.:	4,000	Land Dimensions:	N/A
Ceiling Height:	12'	Parking:	25
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	Block	Power:	Ample
Structural System:	Block	Restrooms:	Yes
Heating:	Package	Sprinklers:	No
Air-Conditioning:	Package	Signage:	Pylon & Building
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	Concrete
Condition:	White Box	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 25,438	Eureka Rd. E. of Allen Rd. 2-Way
1 Mile: 6,646	1 Mile: \$65,765	Yr: 2025	Count: 25,988	Eureka Rd. W. of Allen Rd. 2-Way	
3 Miles: 84,275	3 Miles: \$69,198	Yr: 2025	Count: 18,157	Allen Rd. N. of Eureka Rd. 2-Way	
5 Miles: 225,575	5 Miles: \$71,281	Yr: 2025	Count: 18,696	Allen Rd. S. of Eureka Rd. 2-Way	
Current Tenant(s): N/A	Major Tenants: N/A				

Lease Rate:	\$15.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$6,482.40 (2025)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Parcel #:	53-015-02-0058-001
Sale Price:	\$800,000 (\$200.00/sqft)	Assessor #:	N/A
Sale Terms:	N/A	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: Recently updated 4,000 sq. ft. freestanding building available for office or retail use. Corner location on heavily trafficked Eureka Road. Adjacent land also available for expansion.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Justin Gaffrey, (248) 799-3143, jgaffrey@signatureassociates.com