



**SIGNATURE
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Retail For Sale or Lease

Property Name:

Location: 10867 W. Jefferson Avenue
City, State: River Rouge, MI
Cross Streets: Coolidge Highway
County: Wayne
Zoning: B2
Year Built: 1993

Total Building Sq. Ft.:	7,261	Property Type:	Free-Standing
Available Sq. Ft.:	7,261	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	7,261	Total Acreage:	0.28
Max Cont. Sq. Ft.:	7,261	Land Dimensions:	N/A
Ceiling Height:	16'	Parking:	11
Overhead Door(s) / Height:	0	Curb Cuts:	2
Exterior Construction:	Brick	Power:	Ample
Structural System:	Block	Restrooms:	2
Heating:	Package H & C	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Building
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	Tile
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2024	Count: 8,744	Jefferson Ave. N. of Coolidge Hwy. 2-Way
1 Mile: 11,265	1 Mile: \$40,188	Yr: 2024	Count: 12,272		Jefferson Ave. S. of Coolidge Hwy. 2-Way
3 Miles: 71,319	3 Miles: \$49,976	Yr: 2024	Count: 12,673		Coolidge Hwy. W. of Jefferson Ave. 2-Way
5 Miles: 212,736	5 Miles: \$57,292	Yr:	Count:		
Current Tenant(s): N/A	Major Tenants: N/A				

Lease Rate:	\$11.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$11,162.44 (2024)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Parcel #:	50-005-04-0001-300
Sale Price:	\$295,000 (\$40.63/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: Highly visible corner location perfect for many retail uses. New 7.5-ton HVAC unit. 3-year rubber coating recently applied to roof. Kitchen area has hood system and 3-compartment sink, two full walls of coolers in the retail area and a walk-in-cooler/freezer. Second level storage/office adds 1,800 sq. ft. to the usable space. City is pro-business; open to many users. New bridge opening has the potential to bring a lot of new traffic. City is working on new housing developments.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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