



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:	Retail Pad
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:	15'	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: 2025	Count: 5,791	Jefferson Ave. N. of Coolidge Hwy. 2-Way
1 Mile: 11,363	1 Mile: \$43,601	Yr: 2025	Count: 7,489		Jefferson Ave. S. of Coolidge Hwy. 2-Way
3 Miles: 72,086	3 Miles: \$52,908	Yr: 2025	Count: 8,237		Coolidge Hwy. W. of Jefferson Ave. 2-Way
5 Miles: 215,142	5 Miles: \$60,168	Yr:	Count:		

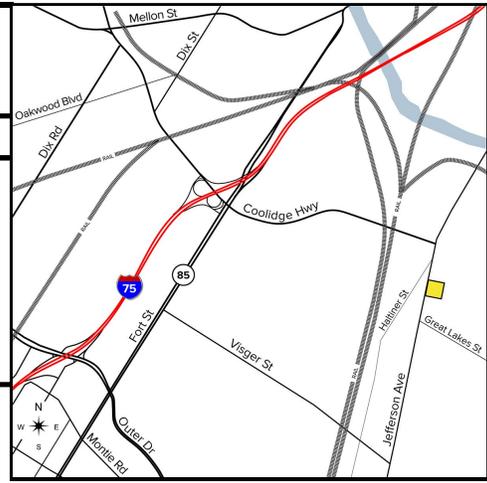
Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	\$8.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$13,398.41 (2025)
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.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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