

22633 MICHIGAN AVENUE
DEARBORN, MICHIGAN

RETAIL FOR LEASE
5,625 Square Feet Available



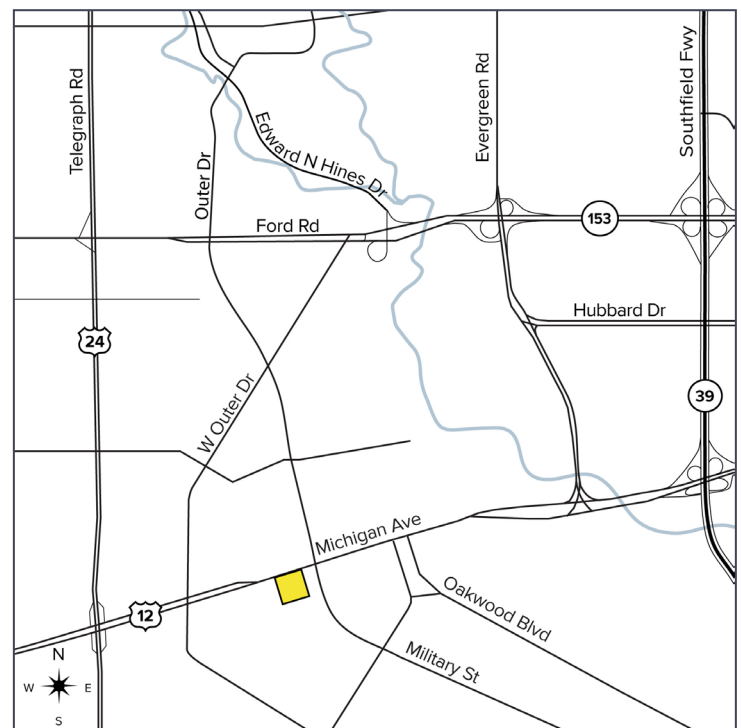
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PROPERTY FEATURES

- 5,625 available square feet for lease
- Zoned General Retail
- Retrofit in 2010
- 270 parking spaces estimated
- Lease Rate: \$30.00/sq. ft. NNN

Comments: Great retail building located in the heart of West Dearborn. Currently in white box condition ready for a retail/commercial tenant to design per their requirement. Free rent and tenant improvement allowance possible. Next to La Pita restaurant and several restaurants. Includes ACO.



For more information, please contact:

JACK TOWNSEND
(248) 948 0115
jtownsend@signatureassociates.com

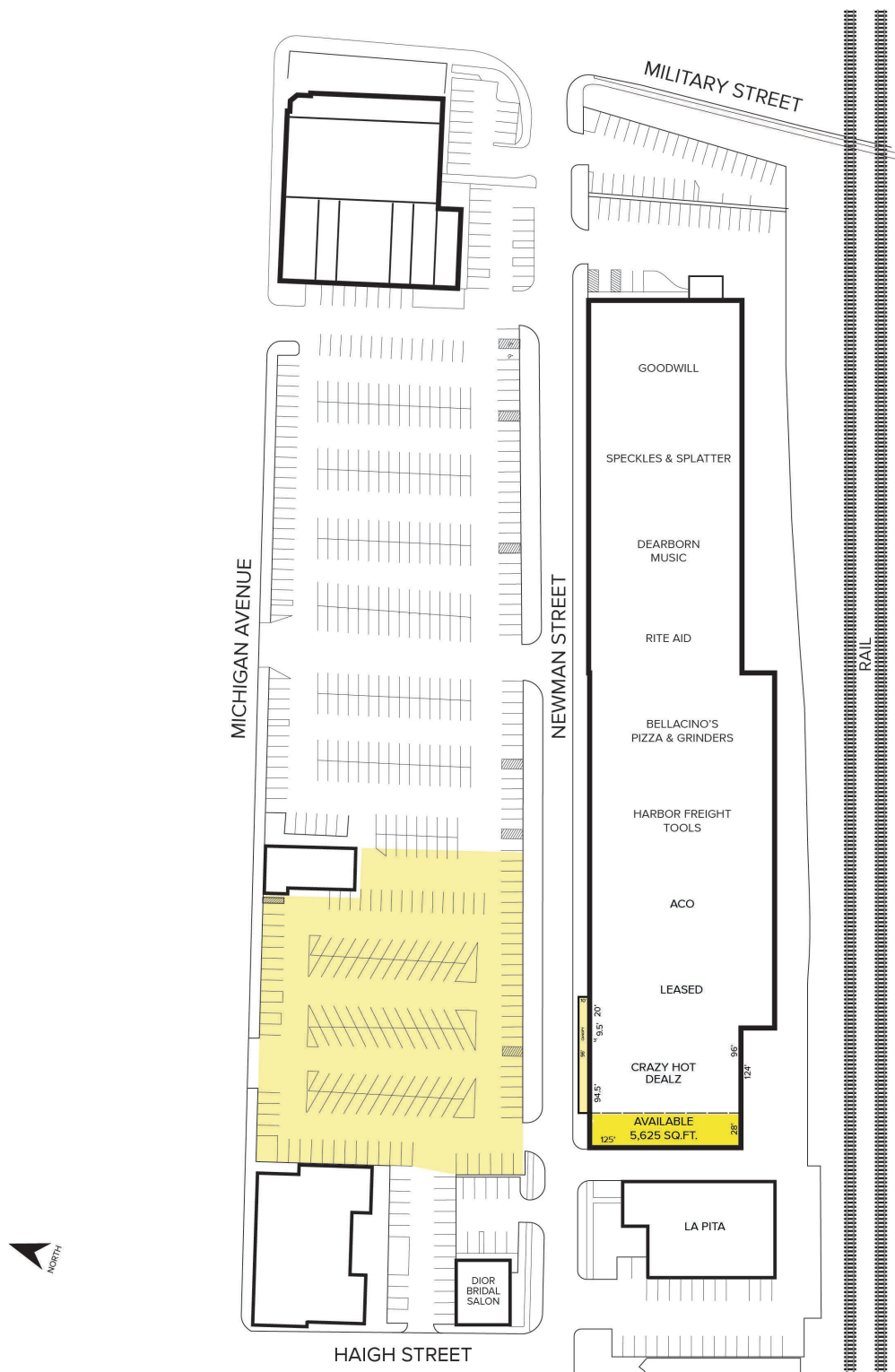
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One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

22633 Michigan Avenue – Dearborn, Michigan

Retail For Lease

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Site Plan



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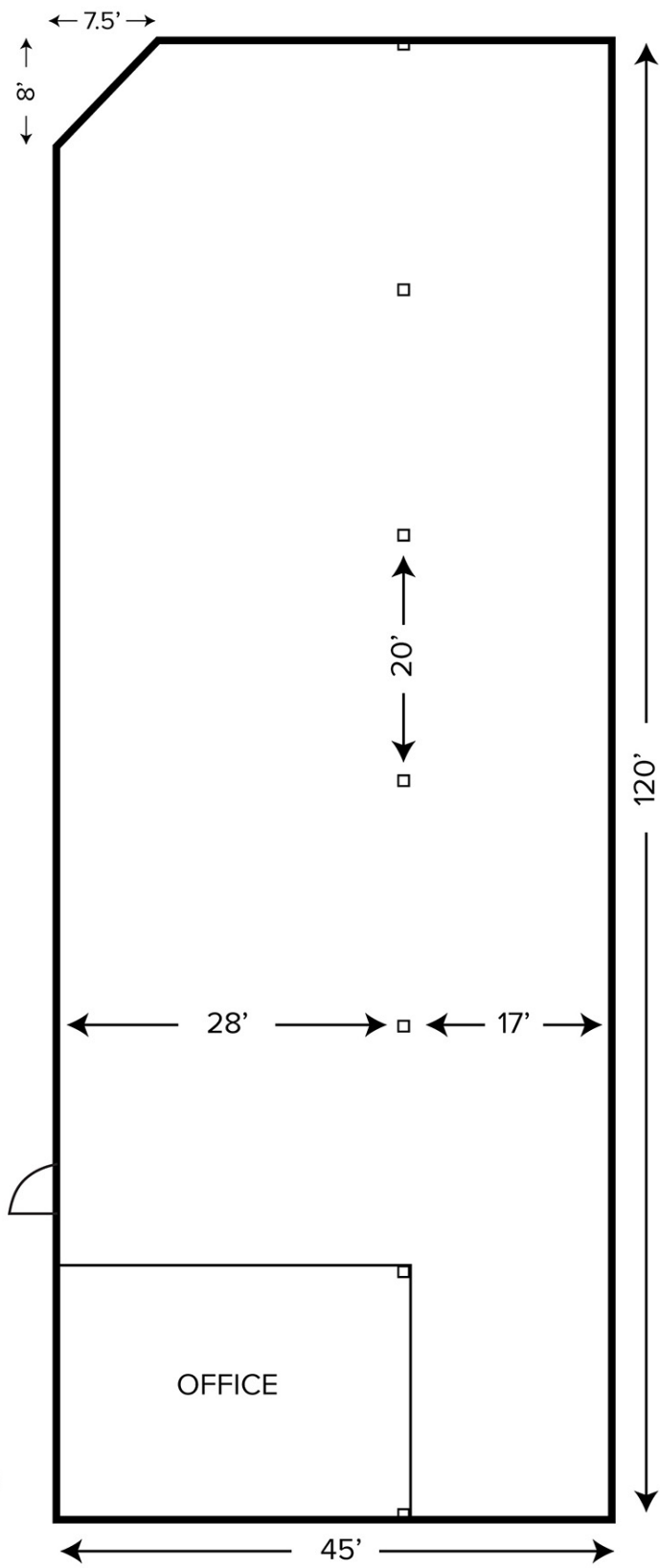
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Floor Plan



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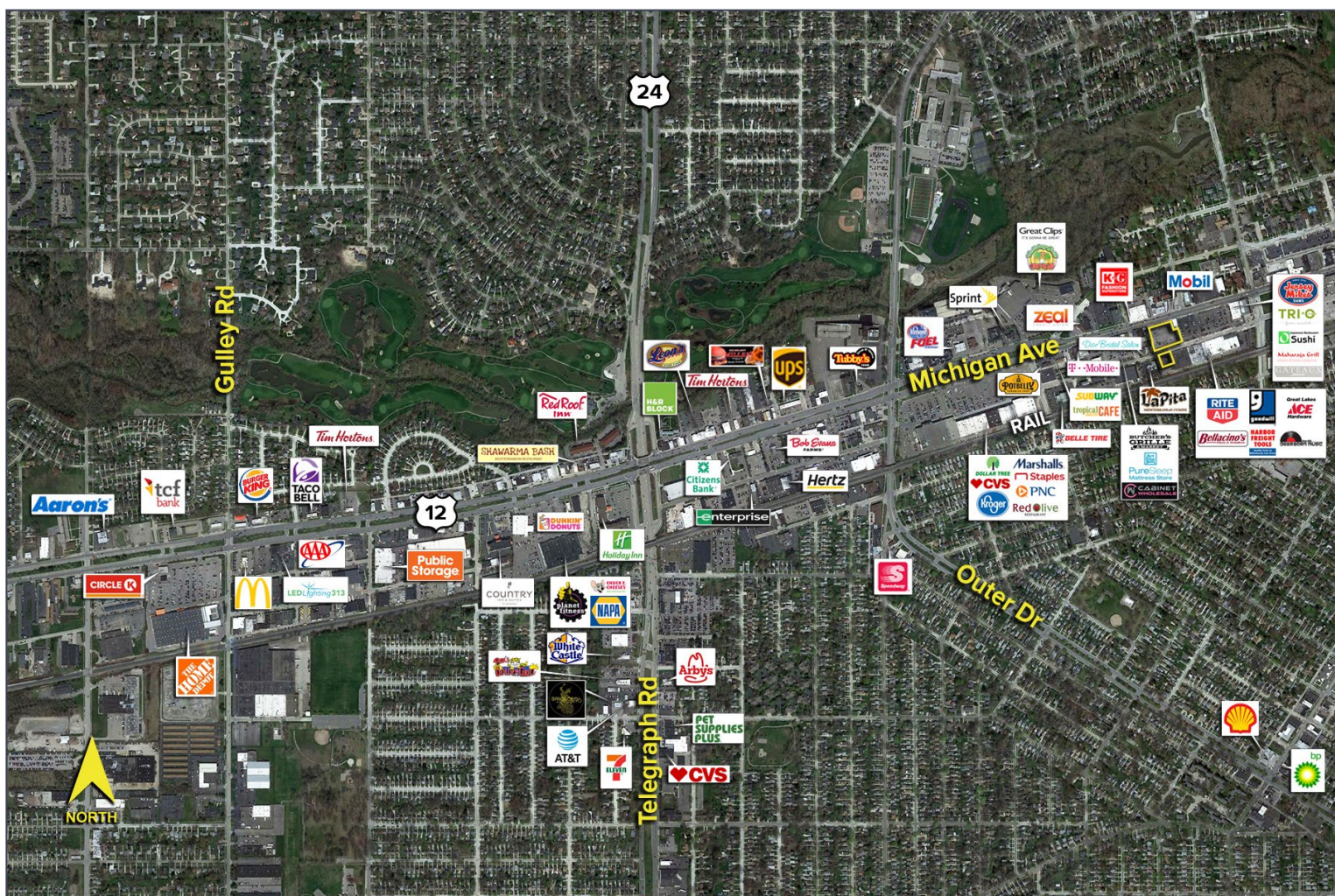


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	13,114	\$85,980
3 MILE	112,502	\$66,668
5 MILE	341,589	\$61,692

TRAFFIC COUNTS (TWO-WAY)

42,151	Michigan Ave. E. of Outer Dr.
51,880	Michigan Ave. W. of Outer Dr.
19,401	Outer Dr. S. of Michigan Ave.
20,392	Outer Dr. N. of Michigan Ave.



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