



Retail For Lease

Property Name:

Location: 22633 Michigan Avenue
City, State: Dearborn, MI
Cross Streets: E. of Outer Drive
County: Wayne
Zoning: General Retail
Year Built: 1969 (Retrofit: 2010)

Total Building Sq. Ft.:		45,000	Property Type:		General Retail-Commercial	
Available Sq. Ft.:		5,625	Bldg. Dimensions:		45' x 125'	
Min Cont. Sq. Ft.:		5,625	Total Acreage:		0.37	
Max Cont. Sq. Ft.:		5,625	Land Dimensions:		N/A	
Ceiling Height:		10'	Parking:		270	
Overhead Door(s) / Height:		1	Curb Cuts:		4	
Exterior Construction:		Brick/Block	Power:		110 Volts	
Structural System:		Steel	Restrooms:		Yes	
Heating:		GFA	Sprinklers:		Yes	
Air-Conditioning:		Rooftop	Signage:		Pylon & Façade	
Basement:		No	Roof:		Flat	
Number of Stories:		1	Floors:		Concrete	
Condition:		White Box	Delivery Area:		No	
Population:		Median HH Income:	Traffic:	Yr:	Count:	
				2025	42,151	Michigan Ave. E. of Outer Dr. 2-Way
1 Mile:	13,114	1 Mile:		2025	51,880	Michigan Ave. W. of Outer Dr. 2-Way
3 Miles:	112,502	3 Miles:		2025	19,401	Outer Dr. S. of Michigan Ave. 2-Way
5 Miles:	341,589	5 Miles:		2025	20,392	Outer Dr. N. of Michigan Ave. 2-Way
Current Tenant(s):			Major Tenants:			
N/A			ACO, Crazy Hot Dealz			
Lease Rate:		\$30.00	Improvement Allowance:		Possible	
Lease Type:		NNN	Options:		Yes	
Monthly Rate:		N/A	Taxes:		TBD	
Lease Term:		3 - 5 Year(s)	TD:		N/A	
Security Deposit:		Yes	Assessor #:		N/A	
Parcel #:		32-09-214-10-011	Date Available:		Immediately	

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

Tenant Responsibilities: TBD based upon Tenant needs

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 other restaurants. Includes ACO.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Jack Townsend, (248) 948-0115, jtownsend@signatureassociates.com

