

17820 EUREKA ROAD

17820 EUREKA ROAD | SOUTHGATE, MI 48195

Retail Building For Sale



PROPERTY HIGHLIGHTS

- 5,000 SF retail building for sale
- Priced well below replacement cost
- Abundant windows throughout the frontage of the building, providing excellent natural light
- Roll-up door for convenient shipping and receiving
- Excellent visibility along Eureka Road, enhanced by a large pylon sign
- Surrounded by national and regional retailers, including ALDI, T.J. Maxx, ABC Warehouse, Walmart, and more
- 22K+ VPD on Eureka Road
- Minutes from I-75
- 229K+ residents within a 5-mile radius



30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

PRESTON RABBAN

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OFFERING SUMMARY

Sale Price:	\$399,999
Parcel:	53-015-01-0101-000
Zoning:	C-2, General Business
Year Built:	1971
Land Size:	0.28 Acres
Building Size:	5,000 SF
Parking:	8

TAXES

Winter 2025:	\$1,756.12
Summer 2026:	\$9,595.42
Total:	\$11,351.54

PROPERTY DESCRIPTION

Excellent opportunity to purchase a 5,000 SF retail building along Eureka Road at a price well below replacement cost. The property features expansive storefront windows that provide natural light throughout the front of the building and a roll-up door for convenient shipping and receiving. A large pylon sign enhances the property's visibility along Eureka Road, which sees more than 22K daily passing motorists. The property is minutes from I-75, is surrounded by national and regional retailers including ALDI, T.J. Maxx, ABC Warehouse, and Walmart, and has a population exceeding 229K within a 5-mile radius.

LOCATION DESCRIPTION

Located on the north side of Eureka Road between I-75 & Dix Toledo Road.

SURROUNDING BUSINESSES

Sherwin-Williams, Aldi, ABC Warehouse, Play It Again Sports, FanaticU Sportswear, Dick Genthe Chevrolet, Walmart, Taylor Buick GMC, Enterprise, Safelite AutoGlass, Flagstar Bank, Dollar Tree, T.J. Maxx, Belle Tire, CVS, PNC Bank, Great Clips, Domino's, Hungry Howie's, Mexican Gardens, Black Pine Tree Sushi Bar, Tim Hortons, Fresh Bean Coffee Co., Red Robin, Outback, Hook & Reel Cajun, Agave Grill & Bar, Burger King, Foggia's Pizzeria, Carrabba's Italian Grill, and more.

TRAFFIC (VEHICLES PER DAY)

Eureka Road	22,982
(2WAY/ADT/CoStar 2026)	



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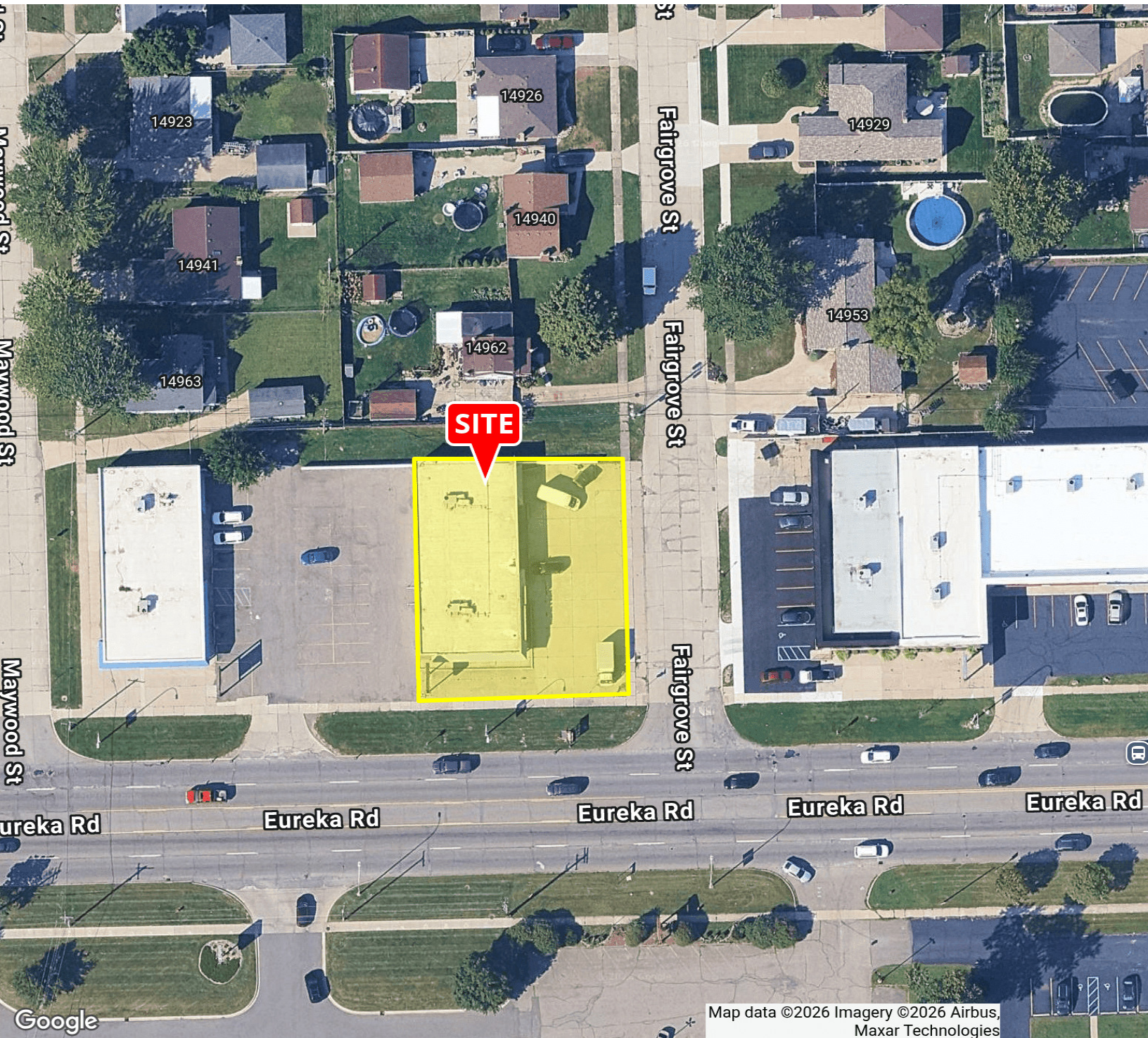
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