



Retail For Lease

Property Name: Shops at Tanglewood
Location: 25731-25755 Telegraph Road
City, State: Brownstown Twp., MI
Cross Streets: Van Horn Road
County: Wayne
Zoning: B-2
Year Built: 2004

Total Building Sq. Ft.:	13,813	Property Type:	Strip Center
Available Sq. Ft.:	2,470	Bldg. Dimensions:	80' x 182'
Min Cont. Sq. Ft.:	1,105	Total Acreage:	3.07
Max Cont. Sq. Ft.:	2,470	Land Dimensions:	N/A
Ceiling Height:	12'	Parking:	52
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	N/A	Power:	Ample
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Monument
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	Carpet
Condition:	Excellent	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 27,472	Telegraph Rd. N. of Van Horn Rd. 2-Way
1 Mile: 6,753	1 Mile: \$81,742	Yr: 2025	Count: 22,224	Telegraph Rd. S. of Van Horn Rd. 2-Way	
3 Miles: 45,254	3 Miles: \$88,522	Yr: 2025	Count: 12,058	Van Horn Rd. W. of Telegraph Rd. 2-Way	
5 Miles: 92,410	5 Miles: \$88,515	Yr: 2025	Count: 13,063	Van Horn Rd. E. of Telegraph Rd. 2-Way	

Current Tenant(s): N/A	Major Tenants: Precision Orthopedics
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Lease Rate:	\$14.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$36,854.04 (2025/26)
Lease Term:	3 Year(s)	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	70-083-99-0007-701	Date Available:	Immediately

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

Tenant Responsibilities:	N/A
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Comments: End cap location on heavily traveled Telegraph Road in the growing community of Brownstown Township. Ideal for restaurant, retail or office use.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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