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## 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

<b>Total Building Sq. Ft.:</b>	13,813	<b>Property Type:</b>	Strip Center
<b>Available Sq. Ft.:</b>	1,105	<b>Bldg. Dimensions:</b>	80' x 182'
<b>Min Cont. Sq. Ft.:</b>	1,105	<b>Total Acreage:</b>	3.07
<b>Max Cont. Sq. Ft.:</b>	1,105	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	12'	<b>Parking:</b>	52
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	1
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	Ample
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Monument
<b>Basement:</b>	No	<b>Roof:</b>	Flat
<b>Number of Stories:</b>	1	<b>Floors:</b>	Carpet
<b>Condition:</b>	Excellent	<b>Delivery Area:</b>	N/A
<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2023 <b>Count:</b> 31,024 Telegraph Rd. N. of Van Horn Rd. 2-Way
<b>1 Mile:</b> 6,678	<b>1 Mile:</b> \$72,409	<b>Yr:</b> 2023 <b>Count:</b> 26,934	Telegraph Rd. S. of Van Horn Rd. 2-Way
<b>3 Miles:</b> 44,300	<b>3 Miles:</b> \$78,221	<b>Yr:</b> 2023 <b>Count:</b> 14,636	Van Horn Rd. W. of Telegraph Rd. 2-Way
<b>5 Miles:</b> 90,579	<b>5 Miles:</b> \$80,555	<b>Yr:</b> 2023 <b>Count:</b> 16,956	Van Horn Rd. E. of Telegraph Rd. 2-Way
<b>Current Tenant(s):</b> N/A	<b>Major Tenants:</b> Precision Orthopedics		
<b>Lease Rate:</b>	\$14.00	<b>Improvement Allowance:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Options:</b>	N/A
<b>Monthly Rate:</b>	N/A	<b>Taxes:</b>	\$24,088.55 (2024)
<b>Lease Term:</b>	3 Year(s)	<b>TD:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	70-083-99-0007-701	<b>Date Available:</b>	Immediately

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**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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