



Investment Sale - Retail

Property Name:
Location: 15701 Market Drive
City, State: Dearborn, MI
Cross Streets: Ford Road
County: Wayne
Zoning: BB
Year Built: 1997

Total Building Sq. Ft.:	73,400	Bldg. Dimensions:	N/A
Occupancy Rate:	100.00%	Total Acreage:	4.42
Property Type:	General Retail-Commercial	Land Dimensions:	N/A
Ceiling Height:	13'	Parking:	225
Overhead Door(s) / Height:	0	Curb Cuts:	2
Exterior Construction:	Brick/Block	Power:	Ample
Structural System:	Steel	Restrooms:	2
Heating:	Zoned	Sprinklers:	Yes
Air-Conditioning:	Yes	Signage:	Pylon & Building
Basement:	No	Roof:	Flat
Number of Stories:	2	Floors:	Tile/Carpet
Condition:	Excellent	Delivery Area:	Rear/8 Exterior Dock Doors

Population:	Median HH Income:	Traffic:	Yr: 2025	Count:	Location:
1 Mile: 24,974	1 Mile: \$52,417		Yr: 2025	Count: 19,414	Greenfield Rd. N. of Ford Rd. 2-Way
3 Miles: 131,715	3 Miles: \$46,969		Yr: 2025	Count: 20,295	Greenfield Rd. S. of Ford Rd. 2-Way
5 Miles: 360,755	5 Miles: \$52,435		Yr: 2025	Count: 61,932	Ford Rd. W. of Greenfield Rd. 2-Way
			Yr: 2025	Count: 54,349	Ford Rd. E. of Greenfield Rd. 2-Way

Current Tenant(s): Ashley Homestore **Major Tenants:** N/A

Sale Price:	Contact Broker	Cap Rate:	
Sale Terms:	N/A	Improvement Allowance:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Options:	N/A	Date Available:	Immediately
Taxes:	TBD		
TD:	N/A		
Parcel #:	32-09-132-01-123		

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

Tenant Responsibilities: N/A

Comments: Prime location along bustling Ford Road retail corridor. The asset is situated in a premier retail plaza directly along Ford Road, one of Dearborn's most heavily trafficked thoroughfares which experiences an AADT of 64,289 vehicles. The plaza is home to several notable tenants including Target, Dollar Tree, Burlington, Five Below, and Best Buy. Constructed in 1997, the 73,400 square foot building features premier brick-and-mortar quality. Diligently maintained, class A retail building with integrated warehouse. The two-story asset includes a warehouse component that boasts eight (8) dock doors, uniquely combining the showroom space with operational efficiency.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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