



## Retail For Lease

**Property Name:**  
**Location:** 18203 - 18235 W. Ten Mile Road  
**City, State:** Southfield, MI  
**Cross Streets:** Southfield Road  
**County:** Oakland  
**Zoning:** B-1  
**Year Built:** 1965 (Retrofit: 2003)

<b>Total Building Sq. Ft.:</b>	28,156	<b>Property Type:</b>	Neighborhood Center
<b>Available Sq. Ft.:</b>	6,200	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	6,200	<b>Total Acreage:</b>	2.58
<b>Max Cont. Sq. Ft.:</b>	6,200	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	18'	<b>Parking:</b>	162
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	2
<b>Exterior Construction:</b>	Masonry	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Package H & C	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Pylon
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	1	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	Yes

Population:	Median HH Income:	Traffic:	Yr:	Count:	Location:
1 Mile: 10,839	1 Mile: \$78,100	Yr: 2024	Count: 25,722	Ten Mile Rd. E. of Southfield Rd.	
3 Miles: 120,800	3 Miles: \$76,459	Yr: 2024	Count: 22,733	Ten Mile Rd. W. of Southfield Rd.	
5 Miles: 341,323	5 Miles: \$80,874	Yr: 2024	Count: 73,854	Southfield Rd. N. of Ten Mile Rd.	
		Yr: 2024	Count: 77,954	Southfield Rd. S. of Ten Mile Rd.	

**Current Tenant(s):** N/A      **Major Tenants:** Wing Hong Restaurant, Design Menswear, Dollar General, & Hungry Howie's

<b>Lease Rate:</b>	\$17.00	<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>	\$39,762.08 (2024)
<b>Lease Term:</b>	5 Year(s)	<b>TD:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	24-26-226-002	<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:** Net charges: \$5.00/SF (Est.)

**Comments:** Excellent for retail, restaurant or medical in a neighborhood plaza. Tremendous main road visibility with ample parking.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**  
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