

NEC OF TELEGRAPH & KING

NEC OF TELEGRAPH & KING | BROWNSTOWN TOWNSHIP, MI 48183

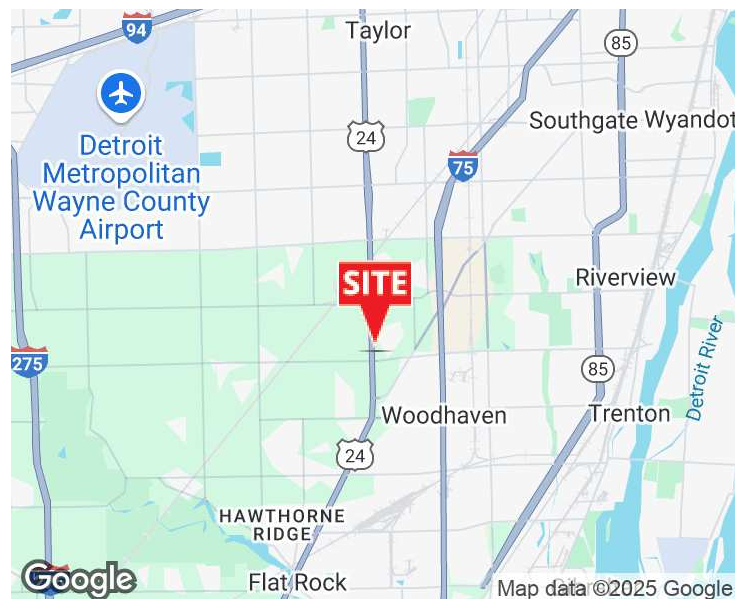
For Sale/Lease/Build-To-Suit

PRICE REDUCED



PROPERTY HIGHLIGHTS

- ≈ 2.25 acre hard corner site
- At a lighted intersection
- Prime development opportunity
- Just over one-mile from I-75 with close proximity to I-275
- Adjacent to proposed senior housing development
- Many allowable uses including retail, multi-family, medical offices/clinics, and much more
- For sale, lease, or build-to-suit



KEVIN JAPPAYA, CCIM

248.851.8900

kjappaya@kjcre.com



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.

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OFFERING SUMMARY

Sale Price:	\$1,490,000 Price Reduced
Lease/Build-To-Suit:	Contact Broker
Parcel:	70-029-99-0005-704
Zoning:	TC, Town Center
Land Size:	≈ 2.25 Acres

PROPERTY DESCRIPTION

≈ 2.25 acre prime development opportunity on a signalized hard corner site. Just over one-mile from I-75 with close proximity to I-275. Adjacent to proposed senior housing development, with many allowable uses including retail, multi-family, medical offices/clinics, and much more. For sale, lease, or build-to-suit.

LOCATION DESCRIPTION

Located on the northeast corner of Telegraph Road and King Road. A little over a mile from I-75 and close proximity to I-275.

SURROUNDING BUSINESSES

Comerica Bank, Fifth Third Bank, Brownstown Parks & Recreation, Kroger, McDonald's

TRAFFIC (VEHICLES PER DAY)

Telegraph Road	15,734
King Road	8,130

(2WAY/ADT/CoStar 2018)



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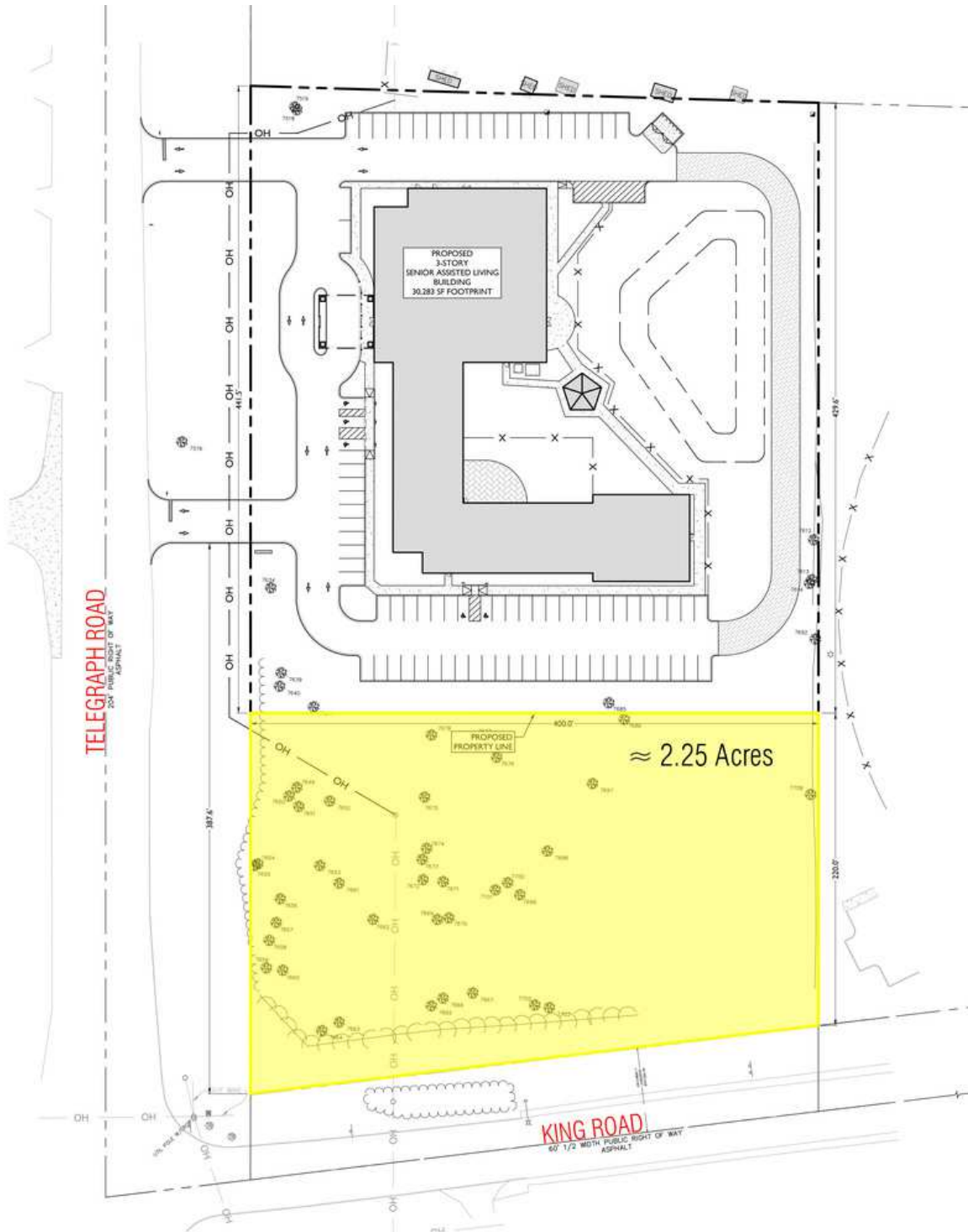
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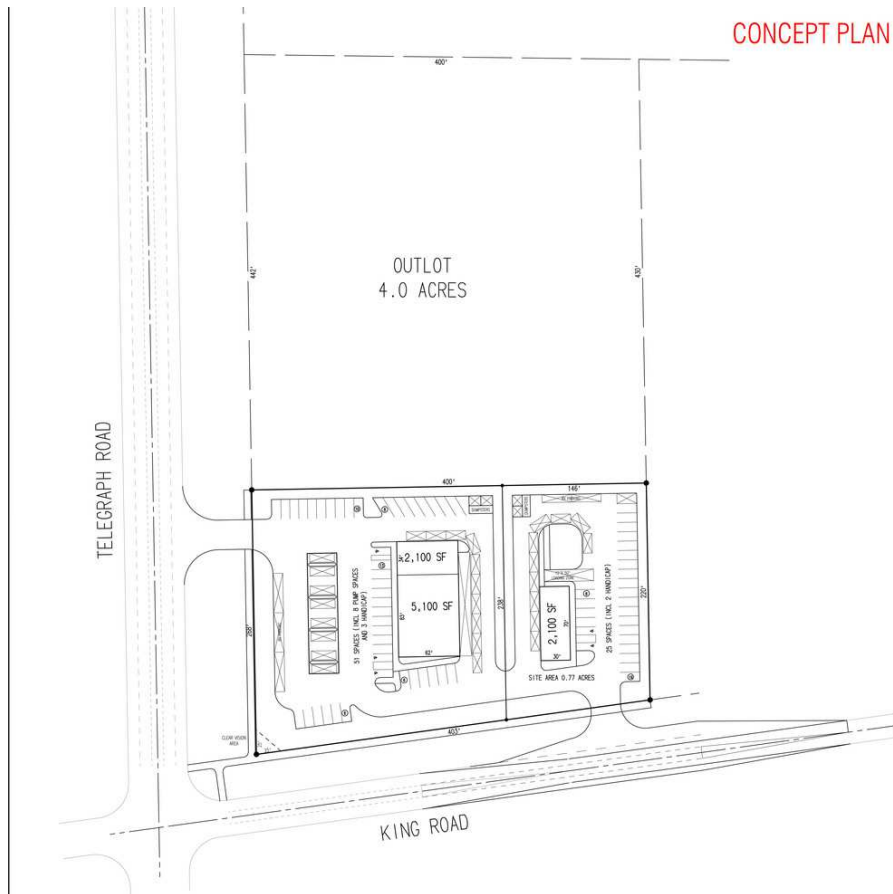
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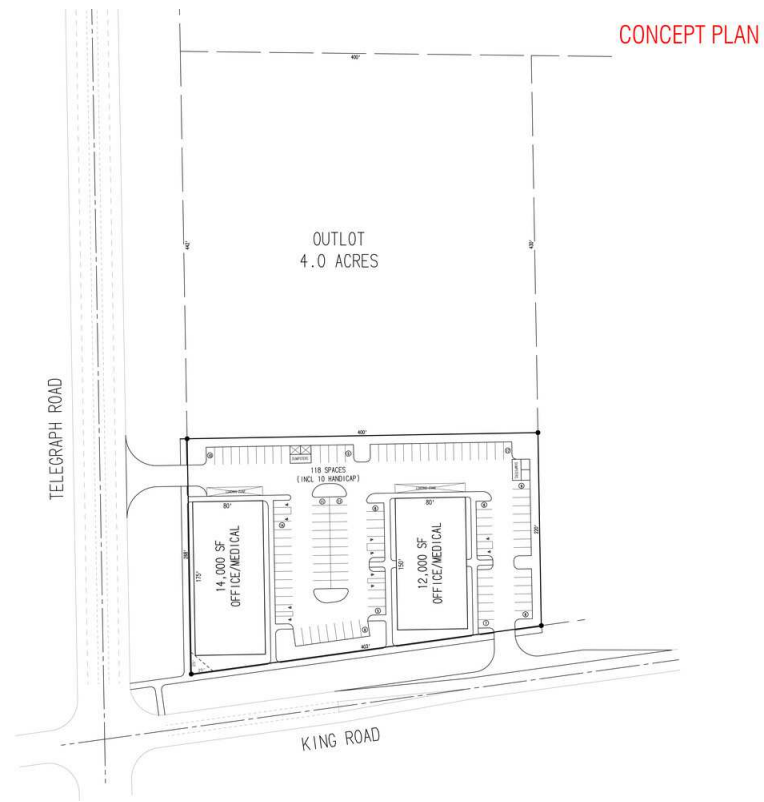
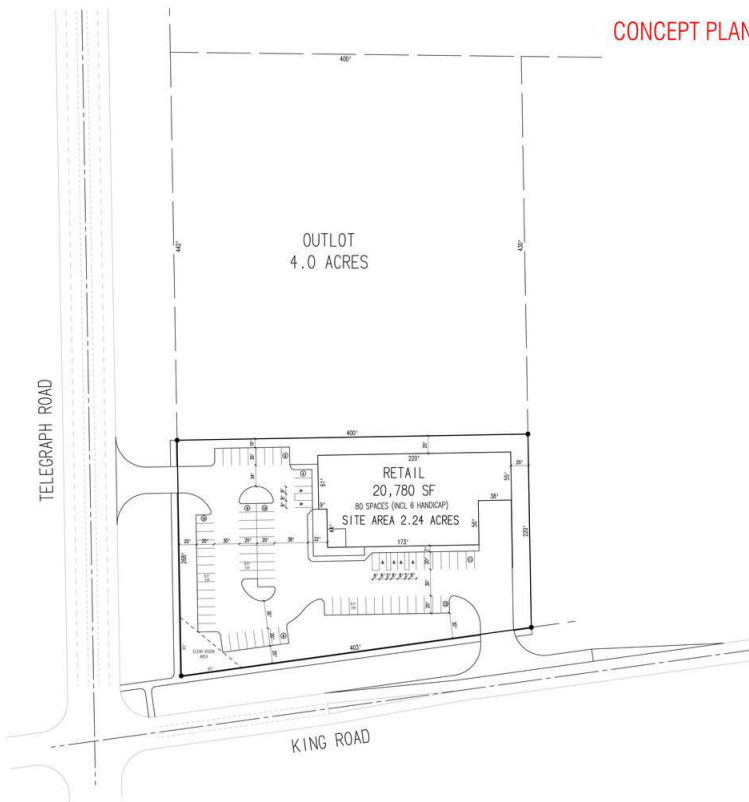
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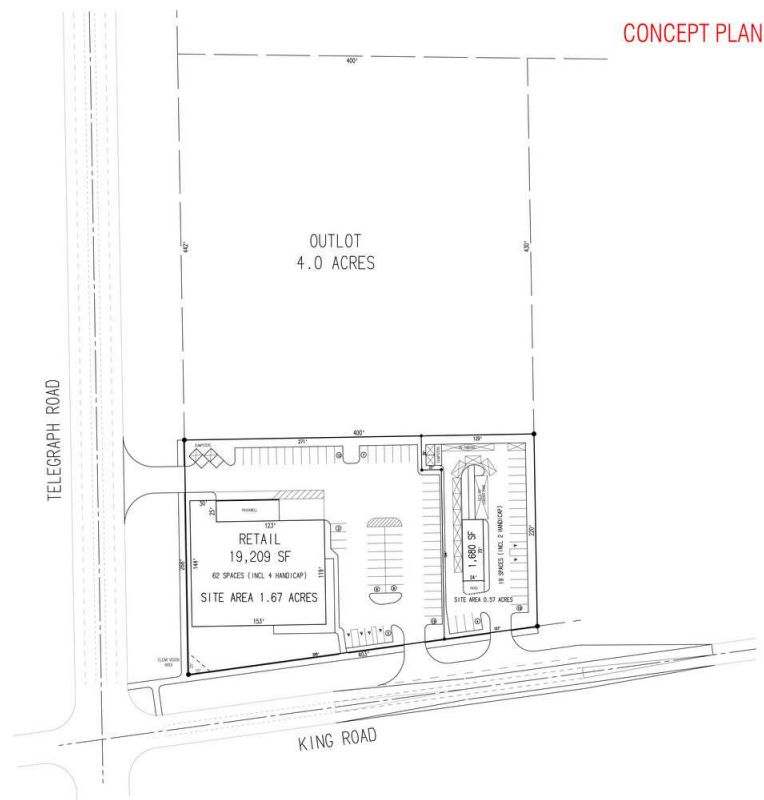
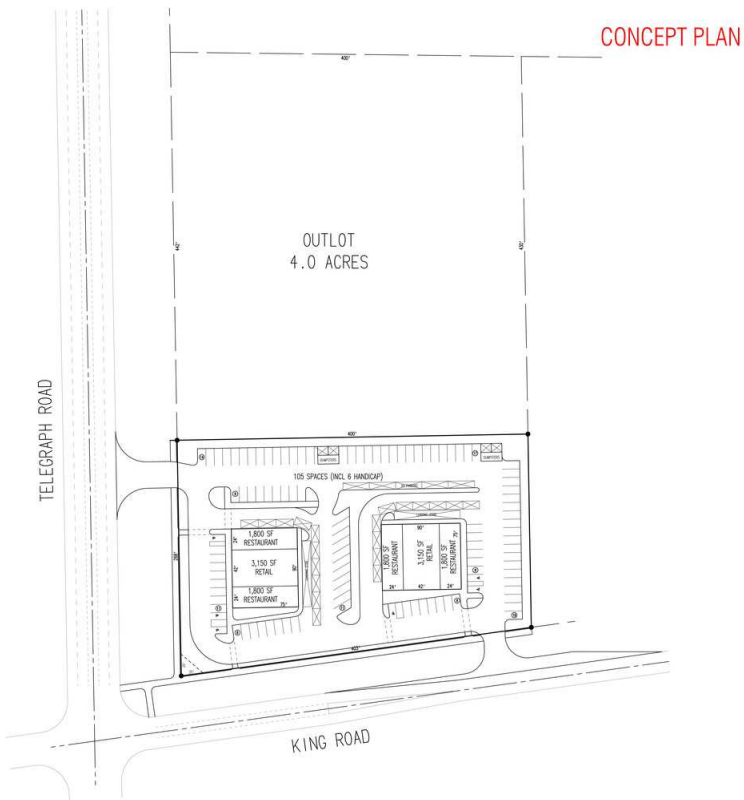
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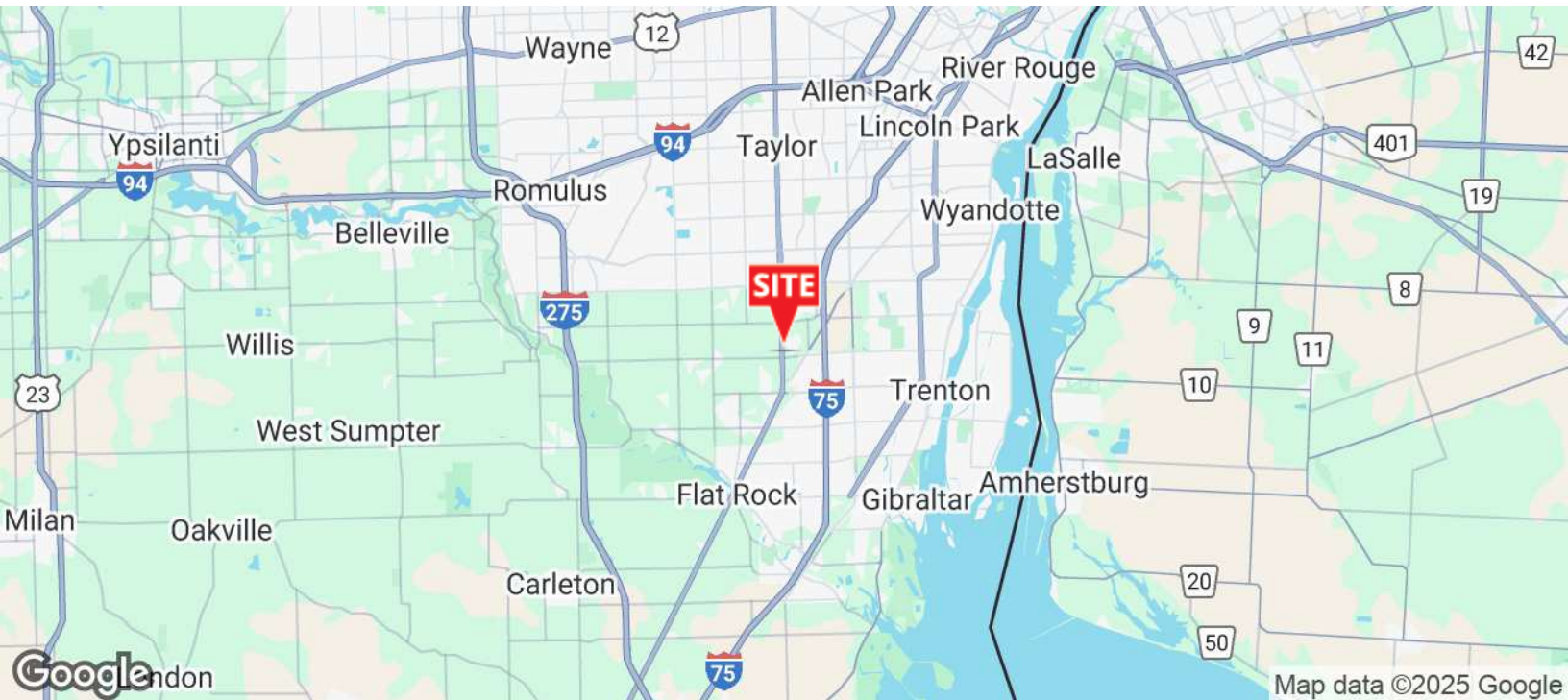
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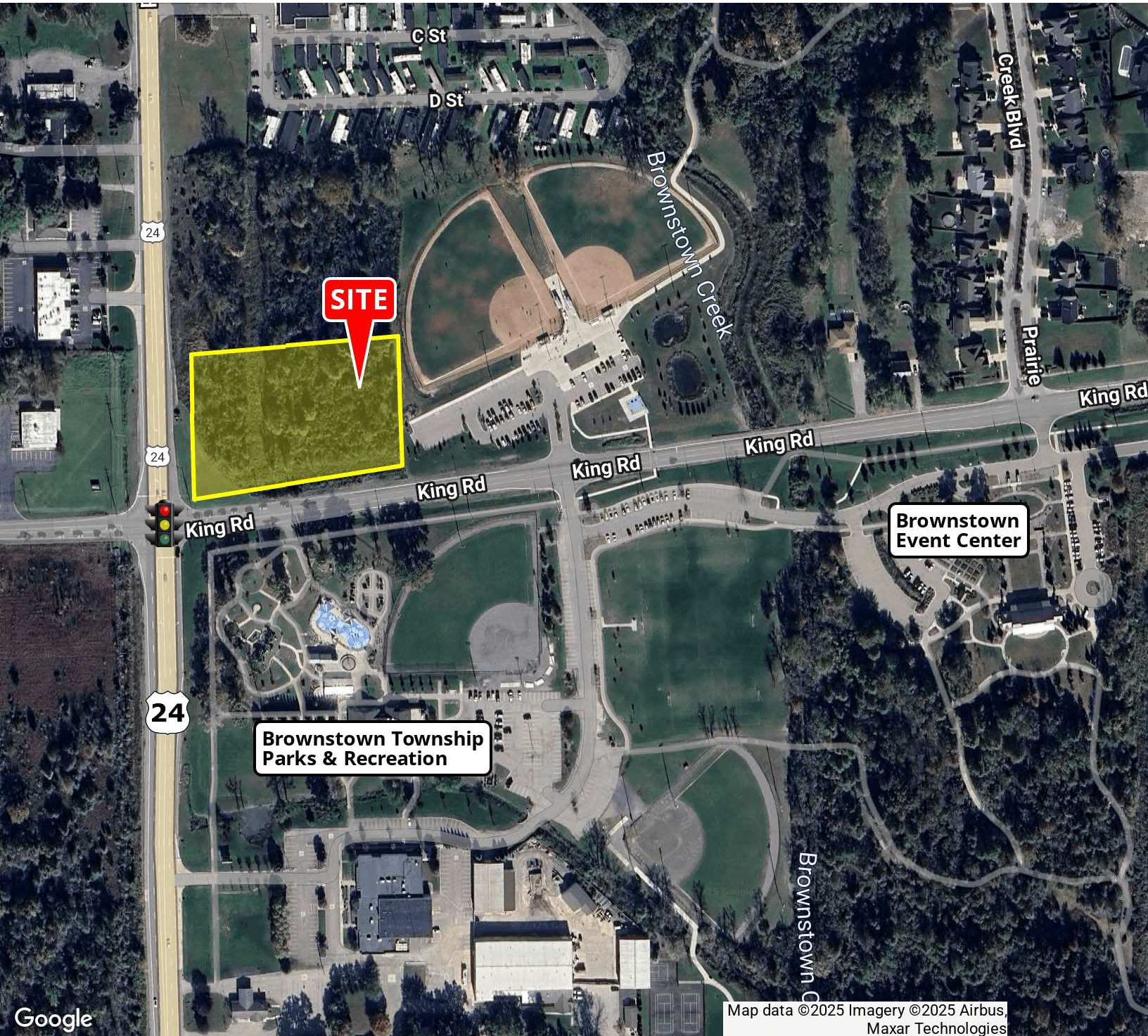
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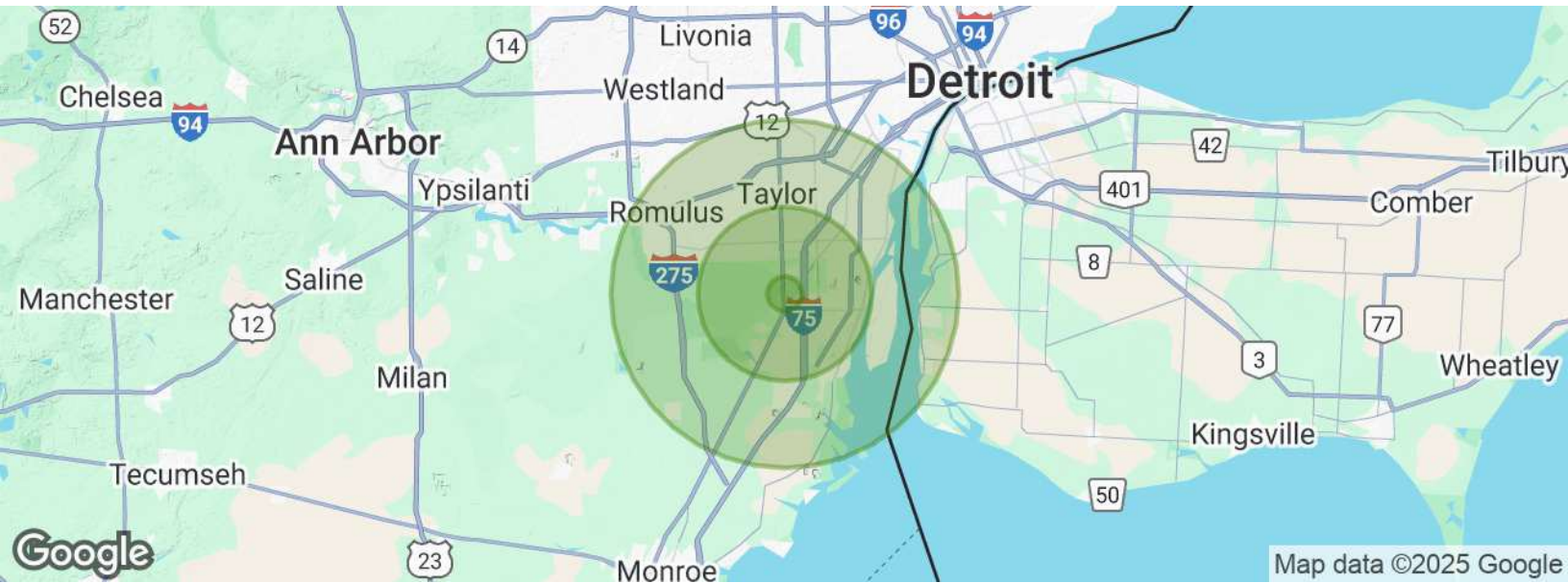
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,056	134,959	506,328
Median age	36.5	38.2	38.6
Median age (Male)	35.3	36.4	37.5
Median age (Female)	37.8	39.5	39.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,830	50,499	194,841
# of persons per HH	2.8	2.7	2.6
Average HH income	\$72,377	\$64,341	\$60,647
Average house value	\$191,462	\$169,521	\$160,467

* Demographic data derived from 2020 ACS - US Census



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