

# ROYAL POINT PLAZA

10145 TELEGRAPH ROAD | TAYLOR, MI 48180

Retail/Office Spaces For Lease



## PROPERTY HIGHLIGHTS

- 2,160 SF - last unit remaining in this attractive retail center
- White boxed center unit with restrooms
- Large building and monument signage available
- Ample parking in front & rear of building
- Excellent frontage with over 65K VPD on Telegraph Road



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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

Lease Rate:	\$20.00 PSF, NNN
Estimated NNN:	\$7.35 PSF
Building Size:	12,600 SF
Parking:	Ample

## AVAILABLE SPACE

### SIZE (SF)

10145	2,160 SF
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## PROPERTY DESCRIPTION

2,160 SF - last unit remaining in this attractive retail center. White boxed center unit with restrooms. Large building and monument signage available. Ample parking in front & rear of building. Excellent frontage with over 65K VPD on Telegraph Road.

## LOCATION DESCRIPTION

Located on the east side of Telegraph Road (south of Koths Street), just north of Goddard Road.

## CURRENT OCCUPANCY

Jimmy Johns, Manpower, The Sushi Bar, OccMed Connect Urgent Care, Pizza Hut, Primealete Nutrition, Lady Jane's

## SURROUNDING BUSINESSES

Home Depot, Cattleman's, Planet Fitness, Dunham's, Del Taco, Wild Bills, GFS, Scooter's Coffee, Blazin Shawarma, Mr. Beast Burger, and more.

## TRAFFIC (VEHICLES PER DAY)

Telegraph Road	65,910
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(2WAY/ADT/CoStar 2024)



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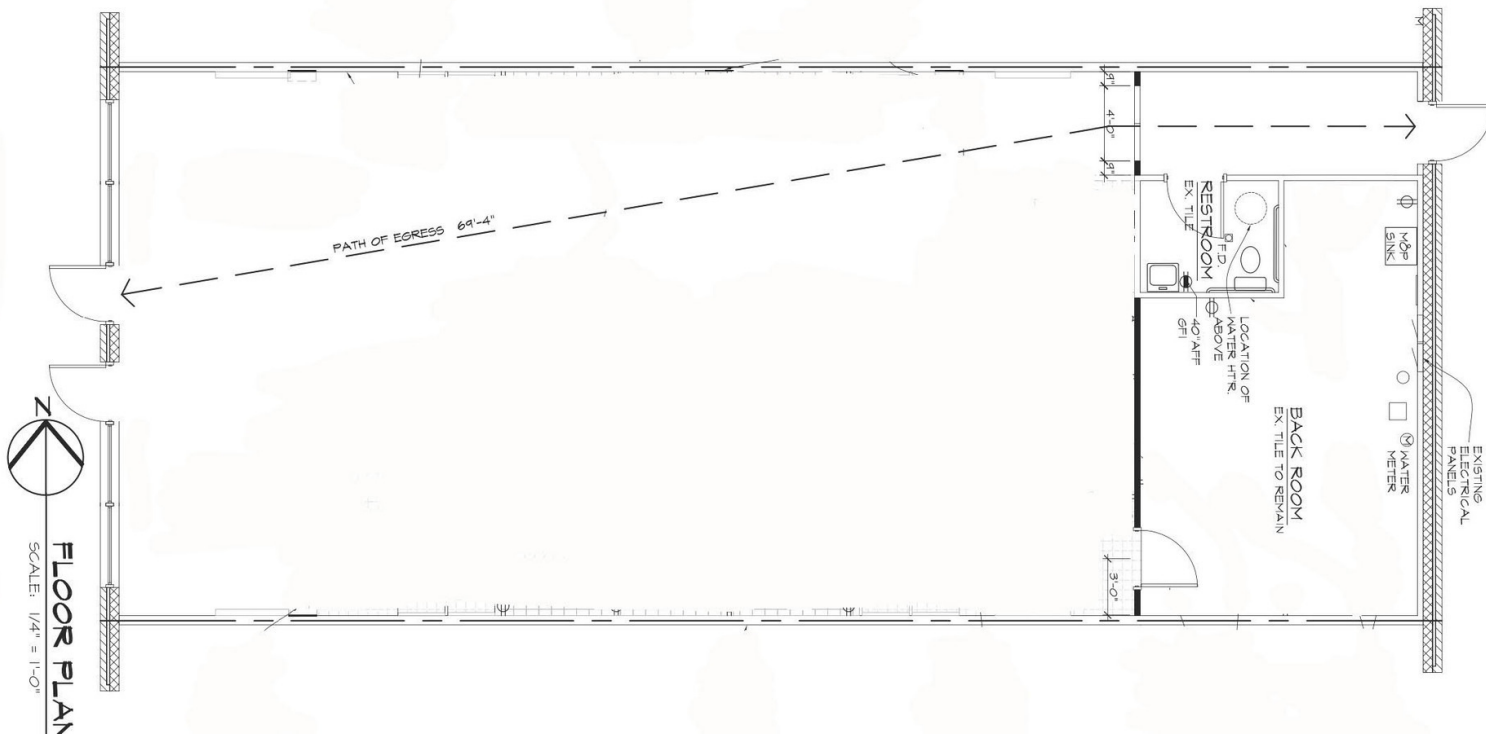


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## FLOOR PLAN



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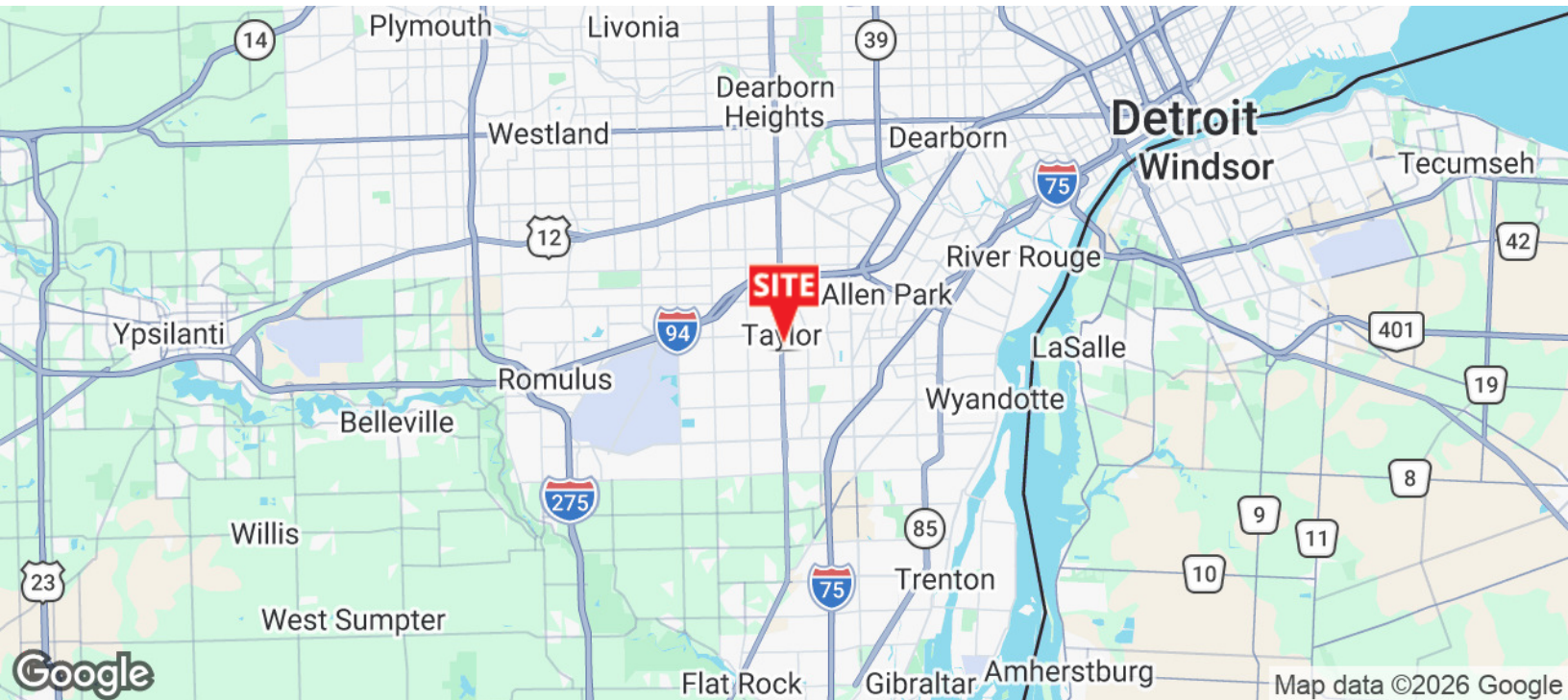
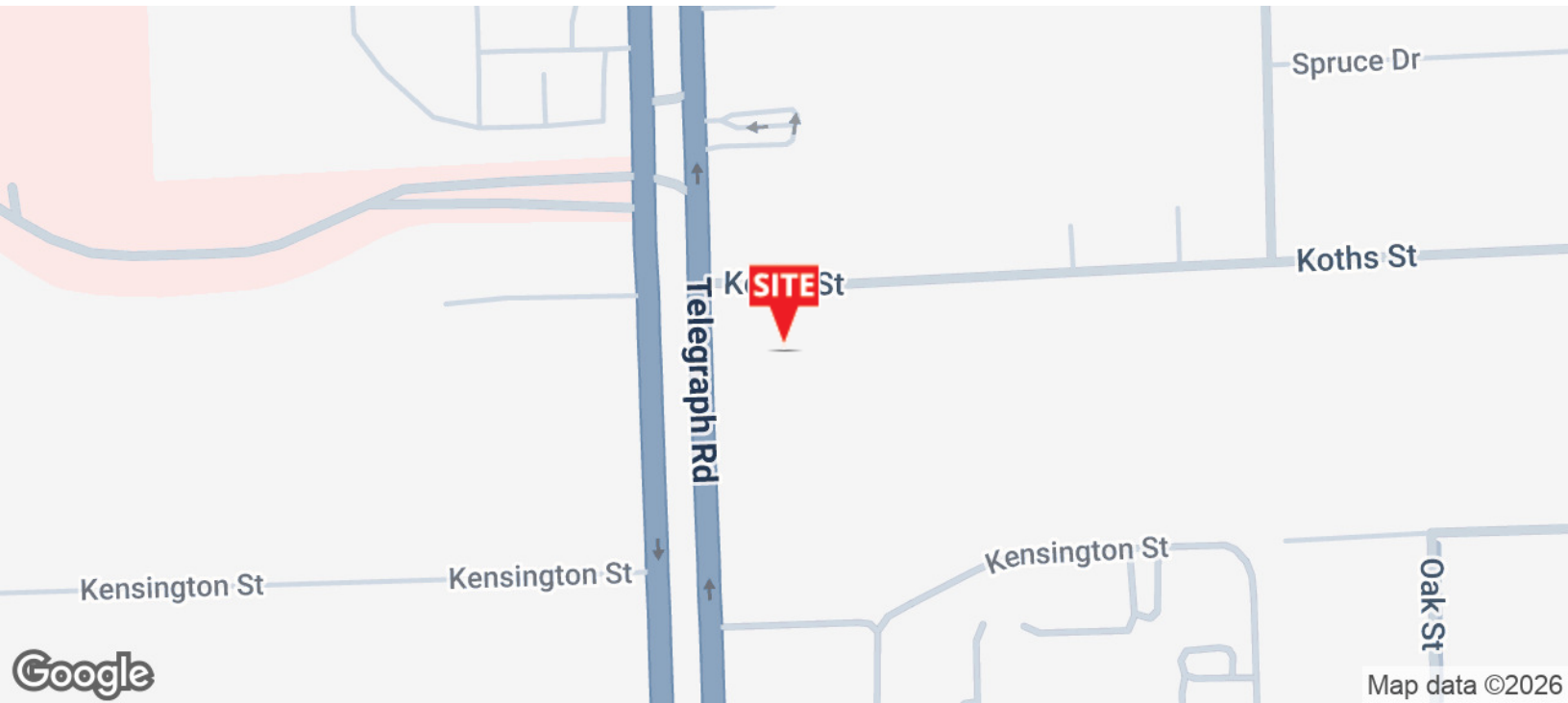
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		The Sushi Bar	2,160 SF Available	OccMed Connect Urgent Care		Primealete Nutrition	
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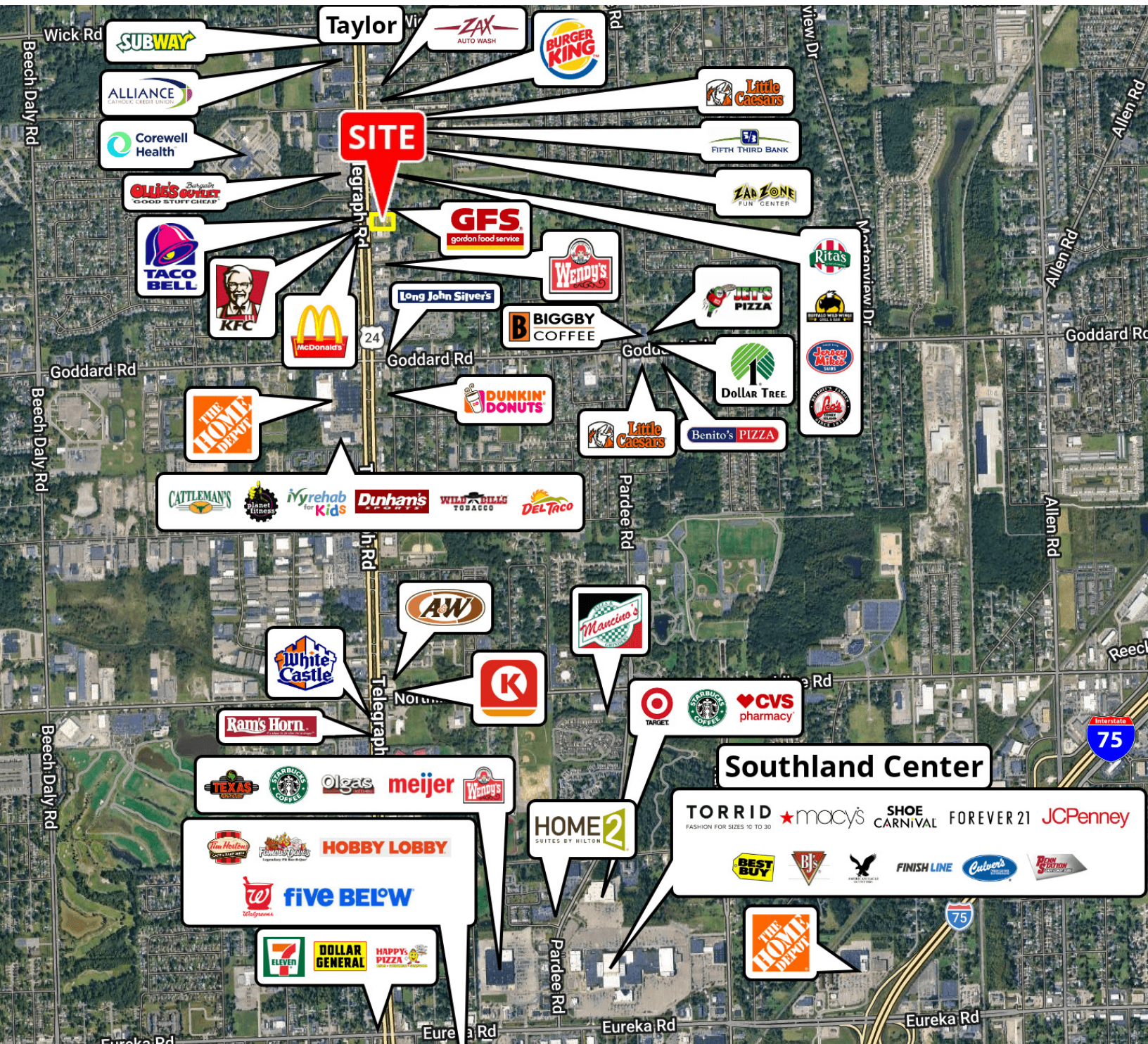
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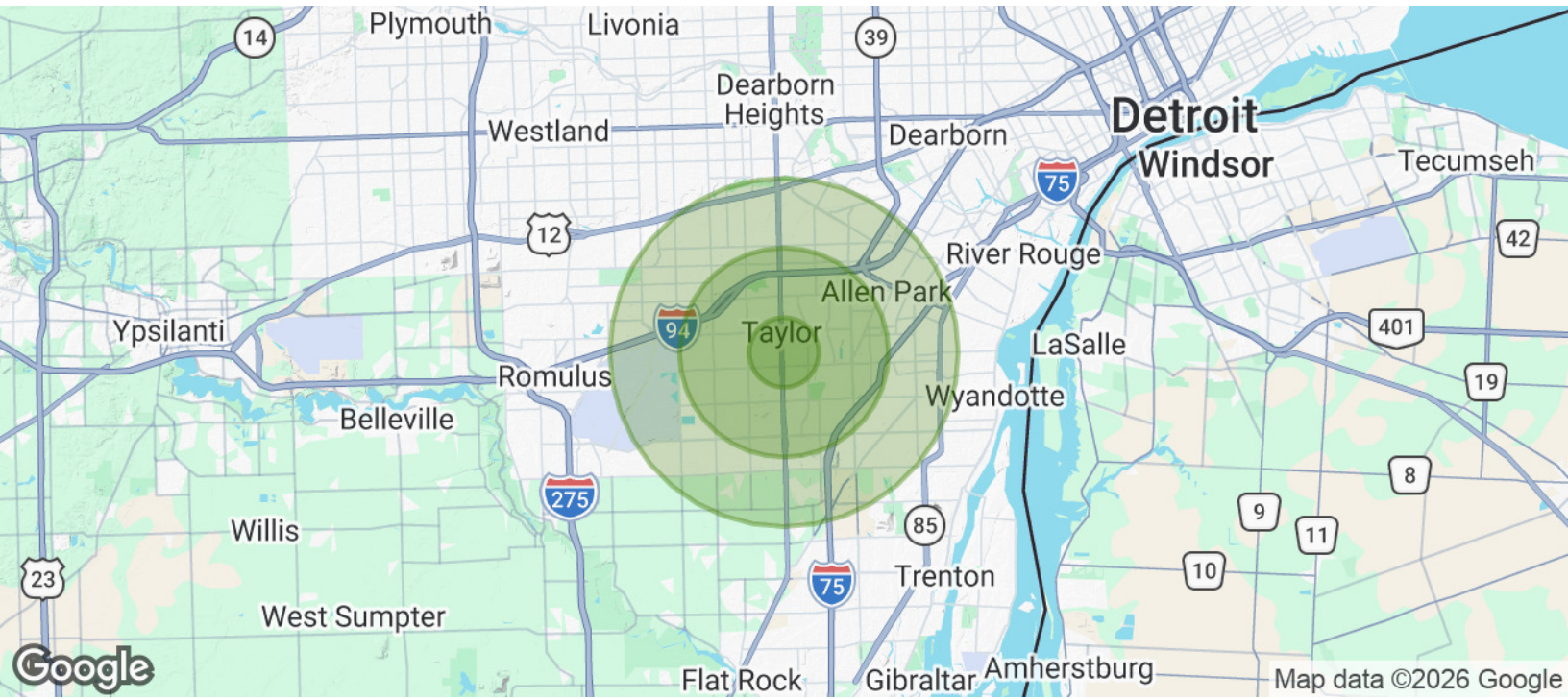
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,858	75,909	227,729
Average Age	41	41	40
Average Age (Male)	39	40	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,530	31,378	92,724
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$81,734	\$82,050	\$79,858
Average House Value	\$175,293	\$174,364	\$169,232

Demographics data derived from AlphaMap



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