FOR SALE // FORMER BONNIE BROOK GOLF COURSE



20400 TELEGRAPH ROAD | DETROIT, MICHIGAN

For more information, contact:

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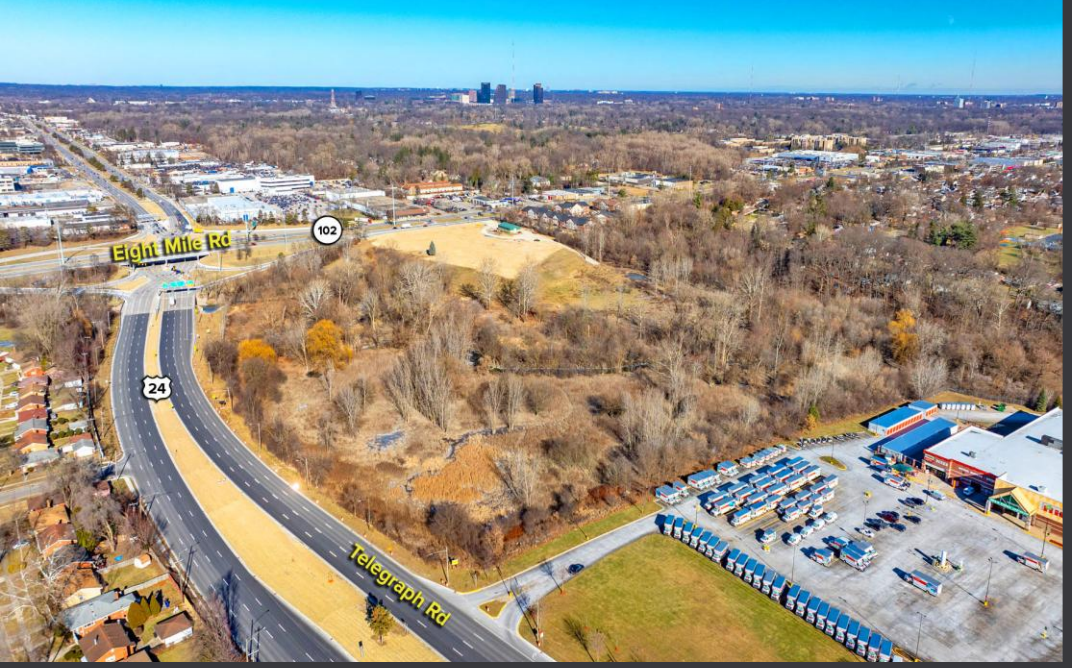
STEVE GORDON
(248) 948 0101
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PROPERTY OVERVIEW

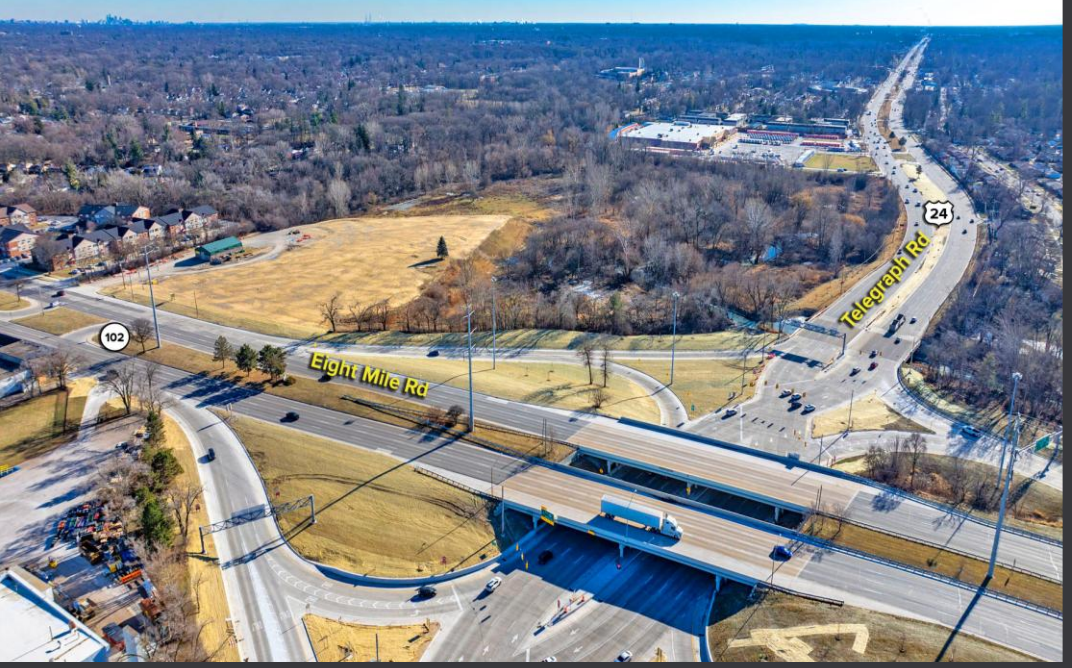
- Former Bonnie Brook Golf Course – 2.00-46.63 acres
- Zoned R-1
- New diamond interchange
- Located at the southeast corner of 8 Mile Road and Telegraph Road
- Excellent visibility, high daytime population, and dense residential population
- Buildable acreage includes: 8.5 acres along 8 Mile Road and 2-3 acres of residential along SEC of property
- Excellent development for hotel, retail, automotive, multi-family, education, recreational sports, & more
- Sale Price: $2,800,000
  - Parcel A – 8.5 Acres: $2,200,000
  - Parcel B – 36 Acres: $700,000
  - Parcel C – 2 Acres: $100,000

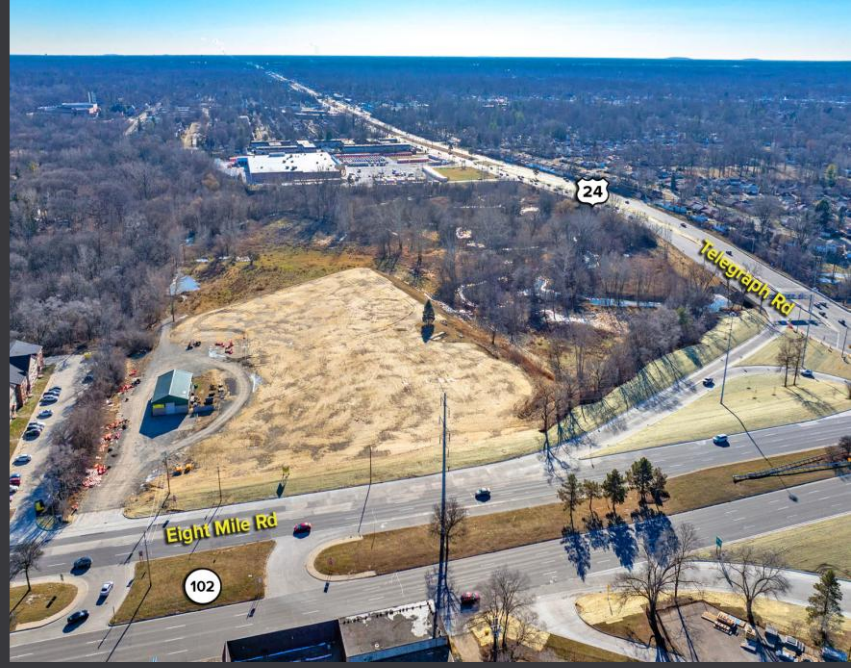




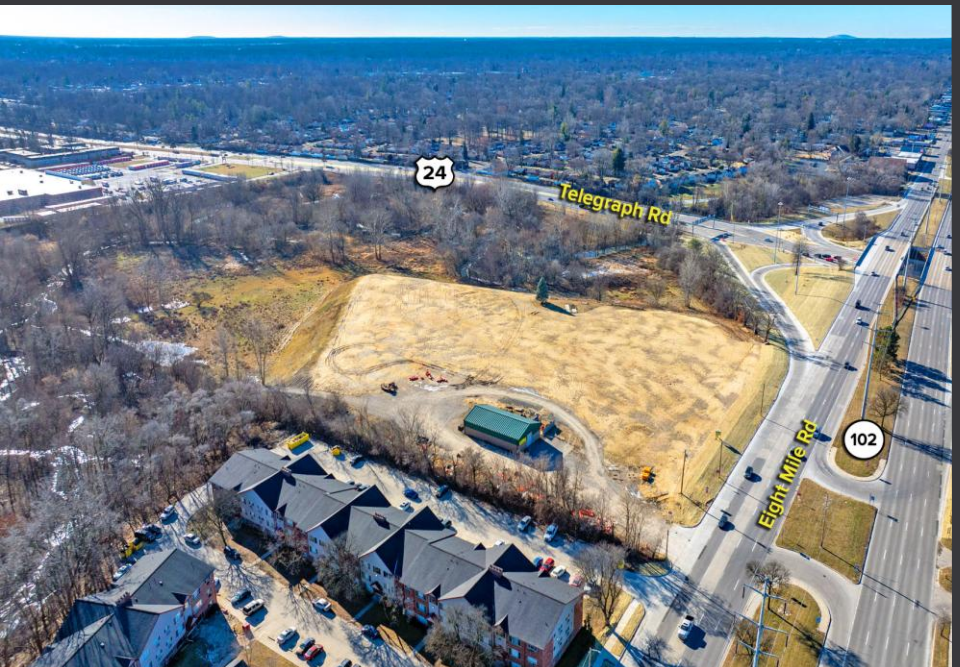
EXCELLENT VISIBILITY WITH MAIN ROAD EXPOSURE

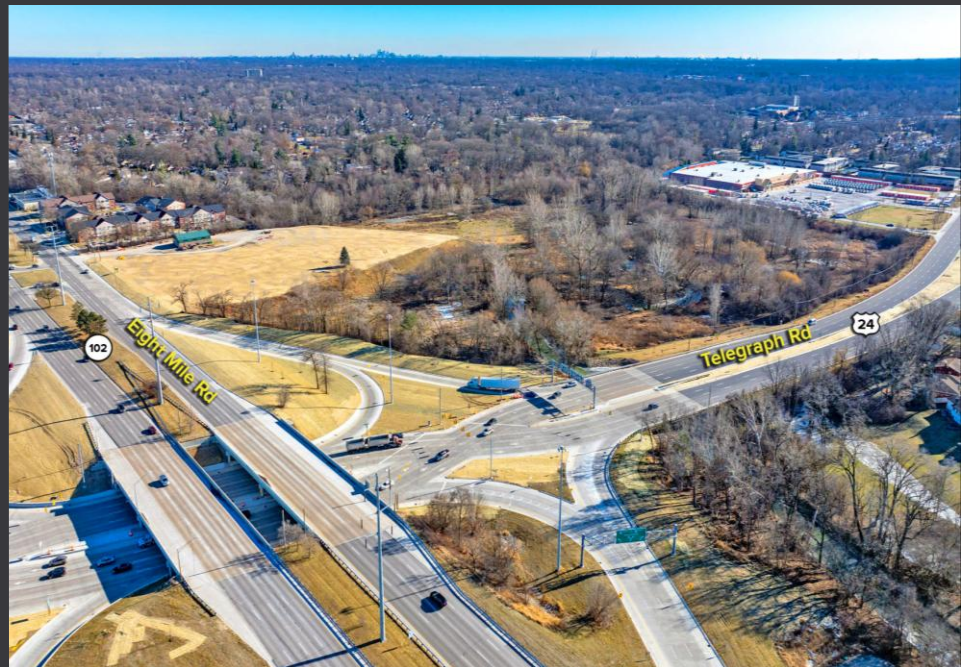




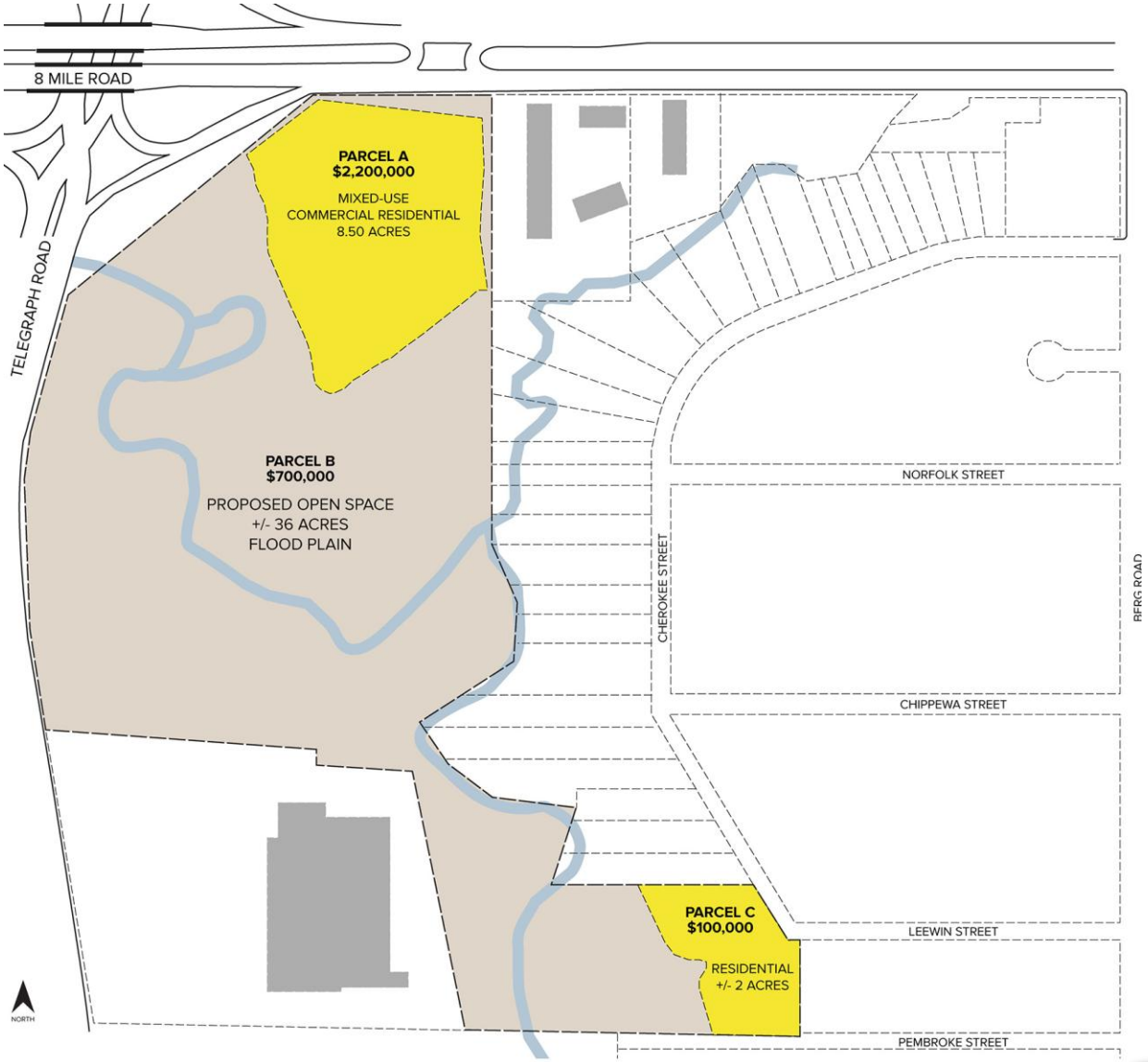


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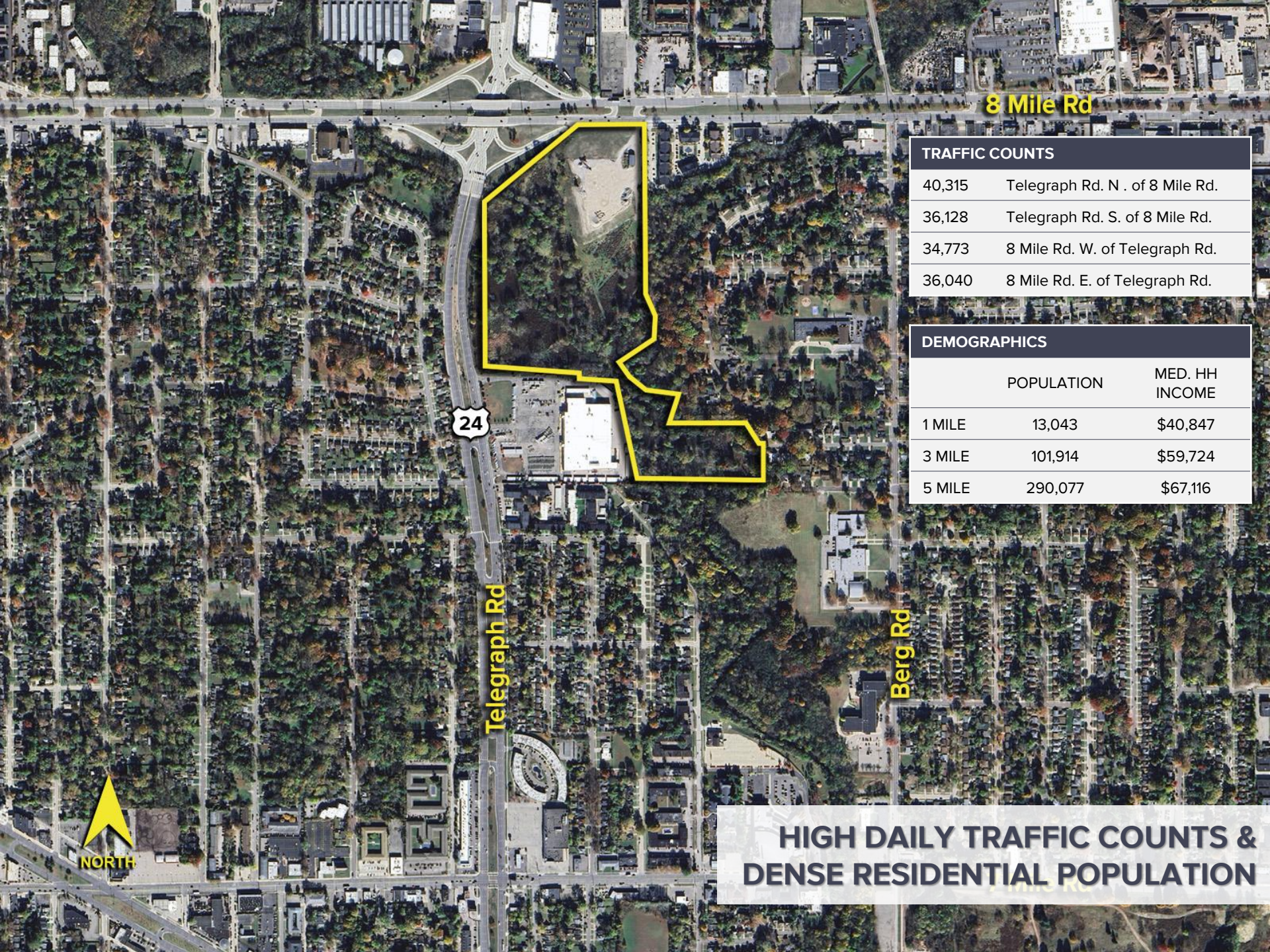




SITE PLAN



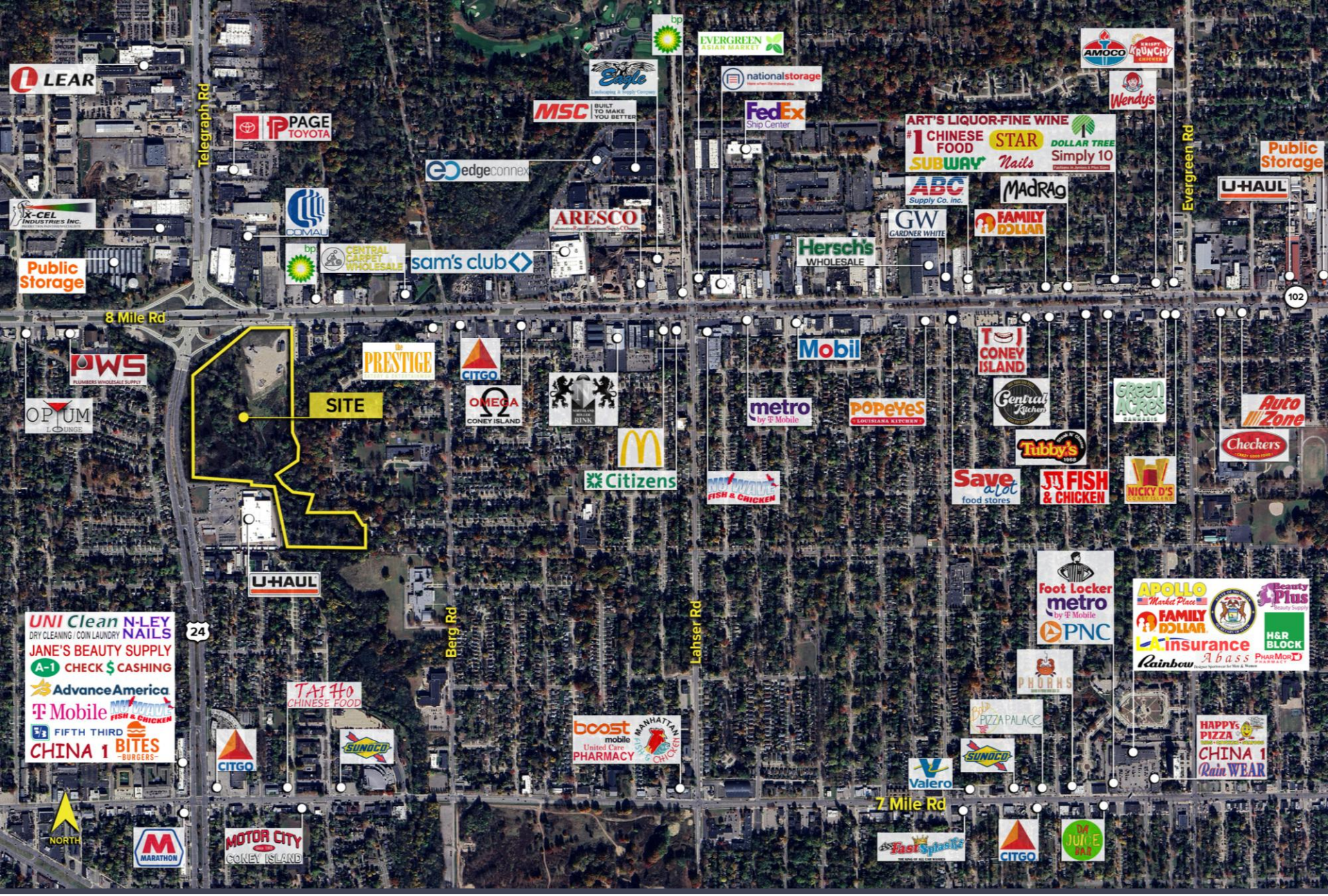
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TRAFFIC COUNTS	
40,315	Telegraph Rd. N . of 8 Mile Rd.
36,128	Telegraph Rd. S. of 8 Mile Rd.
34,773	8 Mile Rd. W. of Telegraph Rd.
36,040	8 Mile Rd. E. of Telegraph Rd.

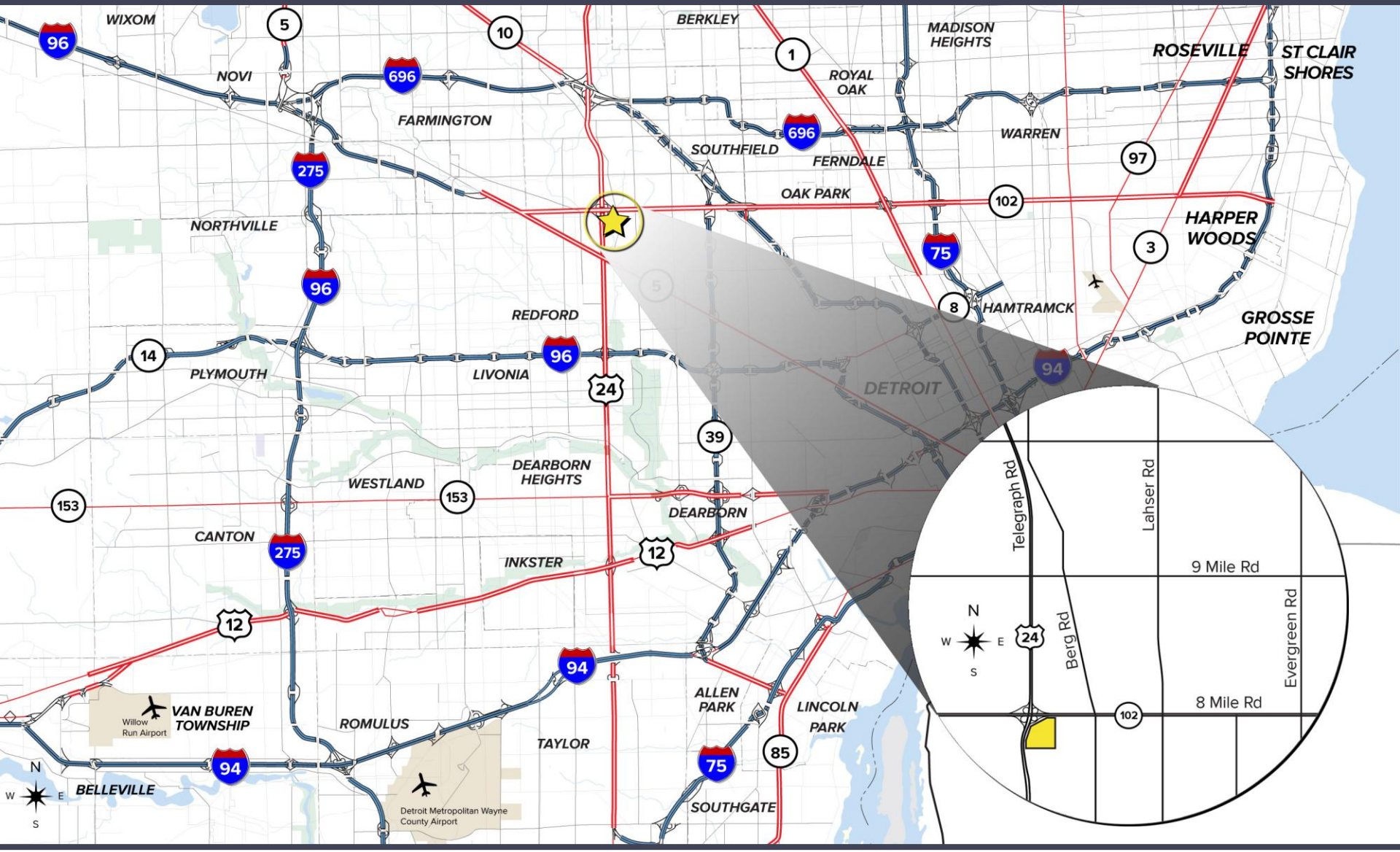
DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	13,043	$40,847
3 MILE	101,914	$59,724
5 MILE	290,077	$67,116

HIGH DAILY TRAFFIC COUNTS & DENSE RESIDENTIAL POPULATION



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CENTRAL LOCATION



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