



SIGNATURE ASSOCIATES
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Retail For Lease

Property Name:

Location: 21370 W. McNichols Road
City, State: Detroit, MI
Cross Streets: Grand River Avenue
County: Wayne
Zoning: B4
Year Built: (Retrofit: 2020)

Total Building Sq. Ft.:	5,800	Property Type:	Retail Pad
Available Sq. Ft.:	2,400	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	2,400	Total Acreage:	0.71
Max Cont. Sq. Ft.:	2,400	Land Dimensions:	N/A
Ceiling Height:	12'	Parking:	44
Overhead Door(s) / Height:	0	Curb Cuts:	3
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	Yes
Air-Conditioning:	Yes	Signage:	Building, Pylon
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 27,654	Grand River Ave. N. of W. McNichols Rd. 2-Way
1 Mile: 15,136	1 Mile: \$48,066	Yr: 2025	Count: 23,379		Grand River Ave. S. of W. McNichols Rd. 2-Way
3 Miles: 130,591	3 Miles: \$50,131	Yr: 2025	Count: 18,449		W. McNichols Rd. E. of Grand River Ave. 2-Way
5 Miles: 341,332	5 Miles: \$54,396	Yr: 2025	Count: 11,795		W. McNichols Rd. W. of Grand River Ave. 2-Way
Current Tenant(s):	Nails & Bar, Wingstop		Major Tenants:	N/A	

Lease Rate:	\$37.50	Improvement Allowance:	N/A
Lease Type:	Gross	Options:	N/A
Monthly Rate:	N/A	Taxes:	TBD
Lease Term:	5 Year(s)	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	22-013583	Date Available:	Immediately

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

Tenant Responsibilities: N/A

Comments: 2,400 sq. ft. endcap with Drive-Thru Available. Currently occupied by Vik's Coney Island. Turn-key restaurant with FF&E, including hood system. DO NOT APPROACH EMPLOYEES. Please contact the broker for additional information.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com

