

SIGNATURE ASSOCIATES
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Retail For Lease

Property Name:
Location: 13308 W. McNichols Road
City, State: Detroit, MI
Cross Streets: Littlefield Street
County: Wayne
Zoning: B2
Year Built: 1938 (Retrofit: 2025)

Total Building Sq. Ft.:	2,000	**Property Type:**	Retail Pad
Available Sq. Ft.:	2,000	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	2,000	**Total Acreage:**	0.05
Max Cont. Sq. Ft.:	2,000	**Land Dimensions:**	N/A
Ceiling Height:	14'	**Parking:**	N/A
Overhead Door(s) / Height:	0	**Curb Cuts:**	N/A
Exterior Construction:	Masonry	**Power:**	220 Volts
Structural System:	N/A	**Restrooms:**	N/A
Heating:	Gas Forced Air	**Sprinklers:**	No
Air-Conditioning:	N/A	**Signage:**	N/A
Basement:	No	**Roof:**	N/A
Number of Stories:	0	**Floors:**	N/A
Condition:	N/A	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**				
1 Mile:	24,346	**1 Mile:**	$45,359	**Yr:**	2024	**Count:**	16,983	McNichols Rd. E. of M-10 2-Way
3 Miles:	165,088	**3 Miles:**	$47,781	**Yr:**	2024	**Count:**	23,730	McNichols Rd. W. of M-10 2-Way
5 Miles:	403,399	**5 Miles:**	$53,729	**Yr:**	2024	**Count:**	45,917	M-10 N. of McNichols Rd. 2-Way
							46,150	M-10 S. of McNichols Rd. 2-Way

Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	Monthly	**Improvement Allowance:**	N/A
Lease Type:	G + U	**Options:**	N/A
Monthly Rate:	$1,250/mo	**Taxes:**	$2,097.27 (2024)
Lease Term:	N/A	**TD:**	N/A
Security Deposit:	N/A	**Assessor #:**	N/A
Parcel #:	22014121	**Date Available:**	Immediately

Utilities		**Electric:**	No
Sanitary Sewer:	No	**Gas:**	No
Storm Sewer:	No	**Water:**	No

Tenant Responsibilities: N/A

Comments: Brand new buildout. White box condition.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.