

SIGNATURE ASSOCIATES
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Retail For Lease

Property Name:
Location: 23702 Eureka Road
City, State: Taylor, MI
Cross Streets: Telegraph Road
County: Wayne
Zoning: B3
Year Built: 2000 (Retrofit: 2022)

Total Building Sq. Ft.:	3,150	**Property Type:**	General Retail-Commercial
Available Sq. Ft.:	3,150	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	3,150	**Total Acreage:**	0.25
Max Cont. Sq. Ft.:	3,150	**Land Dimensions:**	N/A
Ceiling Height:	12'	**Parking:**	22
Overhead Door(s) / Height:	0	**Curb Cuts:**	2
Exterior Construction:	Brick	**Power:**	Ample
Structural System:	Block	**Restrooms:**	2
Heating:	Yes	**Sprinklers:**	Yes
Air-Conditioning:	Yes	**Signage:**	Building
Basement:	No	**Roof:**	Flat
Number of Stories:	1	**Floors:**	Tile
Condition:	Good	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**				
1 Mile:	6,134	**1 Mile:**	$54,695	**Yr:**	2025	**Count:**	59,341	Eureka Rd. E. of Telegraph Rd. 2-Way
3 Miles:	53,308	**3 Miles:**	$62,928	**Yr:**	2025	**Count:**	52,337	Eureka Rd. W. of Telegraph Rd. 2-Way
5 Miles:	188,917	**5 Miles:**	$70,068	**Yr:**	2025	**Count:**	95,076	Telegraph Rd. S. of Eureka Rd. 2-Way
				Yr:	2025	**Count:**	97,784	Telegraph Rd. N. of Eureka Rd. 2-Way

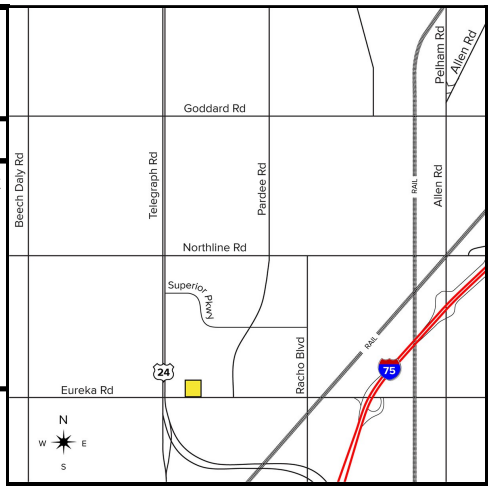
Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	$35.00	**Improvement Allowance:**	N/A
Lease Type:	NNN	**Options:**	N/A
Monthly Rate:	N/A	**Taxes:**	$14,755.42 (2024/2025 Exempt)
Lease Term:	3 - 5 Year(s)	**TD:**	N/A
Security Deposit:	N/A	**Assessor #:**	N/A
Parcel #:	60-070-01-0158-303	**Date Available:**	Immediately

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

Tenant Responsibilities: N/A

Comments: End-cap unit located in a regional trade area just west of Southland Mall, Meijer, Target and numerous other national tenants. Strong traffic counts and demographics. Ideal for numerous retail, office or medical uses. 22 Shared parking spaces with ability to expand to 37 spaces.



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.