



(CONFIDENTIAL)



**SIGNATURE
ASSOCIATES**
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Retail For Sale

Property Name: Gorman's Home Furnishings
Location: 29145 Telegraph Road
City, State: Southfield, MI
Cross Streets: 12 Mile Road
County: Oakland
Zoning: B-3
Year Built: 1966 (Retrofit: 2006)

Total Building Sq. Ft.:	23,337	Property Type:	General Retail-Commercial
Available Sq. Ft.:	23,337	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	23,337	Total Acreage:	1.12
Max Cont. Sq. Ft.:	23,337	Land Dimensions:	N/A
Ceiling Height:	14'	Parking:	55
Overhead Door(s) / Height:	0	Curb Cuts:	2
Exterior Construction:	N/A	Power:	N/A
Structural System:	Masonry	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Pylon
Basement:	No	Roof:	N/A
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 91,117	Telegraph Rd. N. of 12 Mile Rd. 2-Way
1 Mile: 7,895	1 Mile: \$78,024	Yr: 2025	Count: 90,286		Telegraph Rd. S. of 12 Mile Rd. 2-Way
3 Miles: 62,854	3 Miles: \$98,742	Yr: 2025	Count: 19,473		12 Mile Rd. E. of Telegraph Rd. 2-Way
5 Miles: 218,097	5 Miles: \$103,904	Yr: 2025	Count: 21,378		12 Mile Rd. W. of Telegraph Rd. 2-Way
Current Tenant(s): N/A	Major Tenants: N/A				

Sale Price:	\$4,700,000 (\$201.40/sqft)	Improvement Allowance:	N/A
Sale Terms:	N/A	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$42,522.69 (2025)		
TD:	N/A		
Parcel #:	24-08-451-005		

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

Tenant Responsibilities: N/A

Comments: Prime Investment | Owner-User | Redevelopment Opportunity. Located along high traffic Telegraph Road corridor near 12 Mile Road in Southfield. This Gorman's Furniture property presents a rare opportunity to acquire a large-scale commercial trophy asset with exceptional redevelopment potential for investors and developers. Positioned on approximately 1.12 acres, the site offers flexibility for repositioning, adaptive reuse, or future ground-up redevelopment. The existing structure features expansive open floor space, prominent signage visibility, generous on-site parking, and immediate functionality for showroom, retail, medical, educational, fitness, or other specialty commercial users. Surrounded by national retailers with close proximity to M-10 and I-696. DO NOT APPROACH EMPLOYEES. Contact Brokers for additional information.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Chris D'Angelo, (248) 948-0109, cdangelo@signatureassociates.com
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