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29145 TELEGRAPH ROAD - SOUTHFIELD, MICHIGAN 23,337 SQUARE FEET AVAILABLE FOR SALE

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 onsite 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. Contact Brokers for additional information.

DO NOT APPROACH EMPLOYEES.

SALE PRICE: \$4,700,000

For more information, contact:

CHRIS D'ANGELO

(248) 948 0109

cdangelo@signatureassociates.com

JIM MONTGOMERY

(248) 359 0614

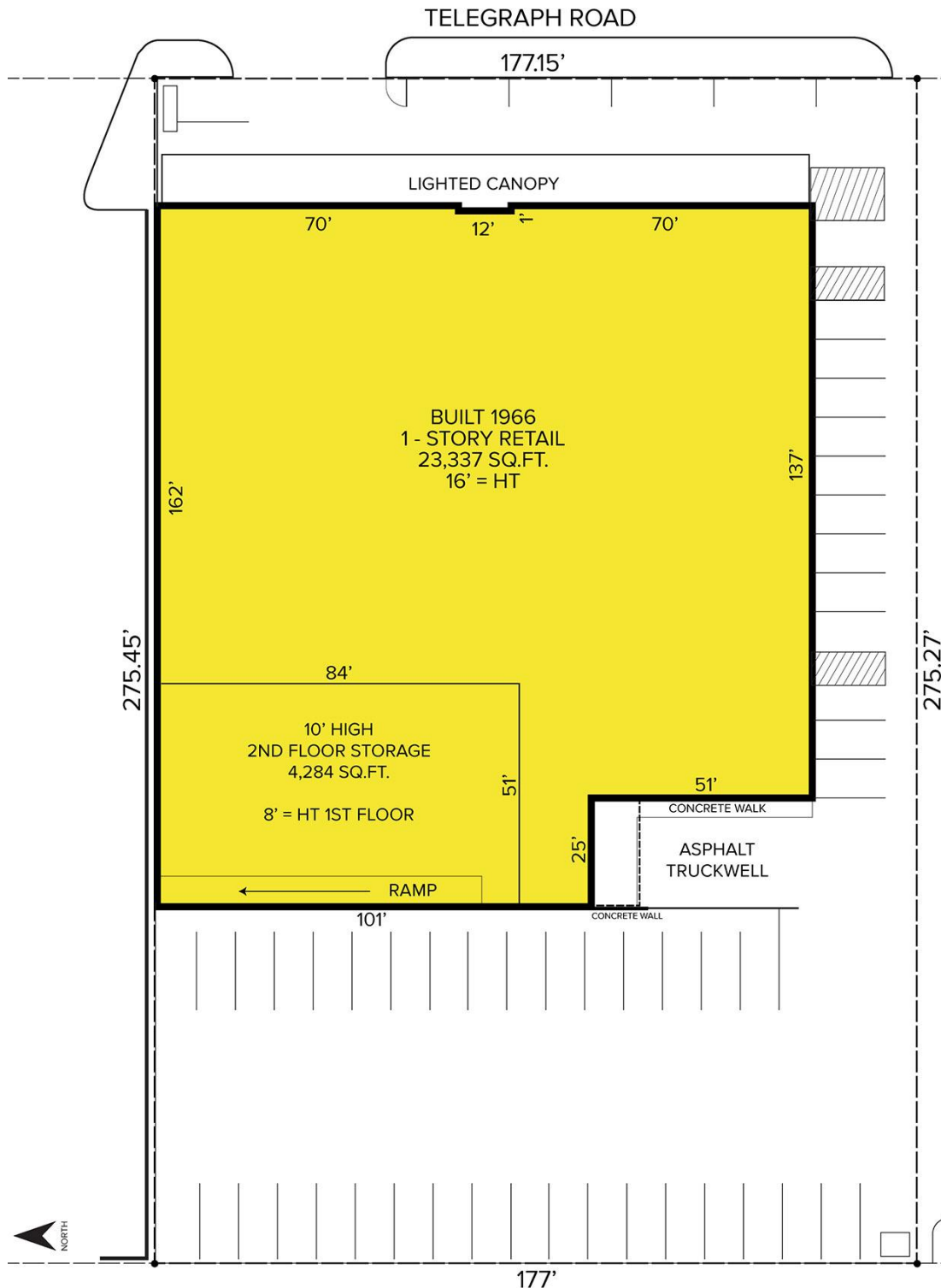
jmontgomery@signatureassociates.com

One Towne Square, Suite 1200, Southfield, Michigan 48076 | www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

SITE PLAN

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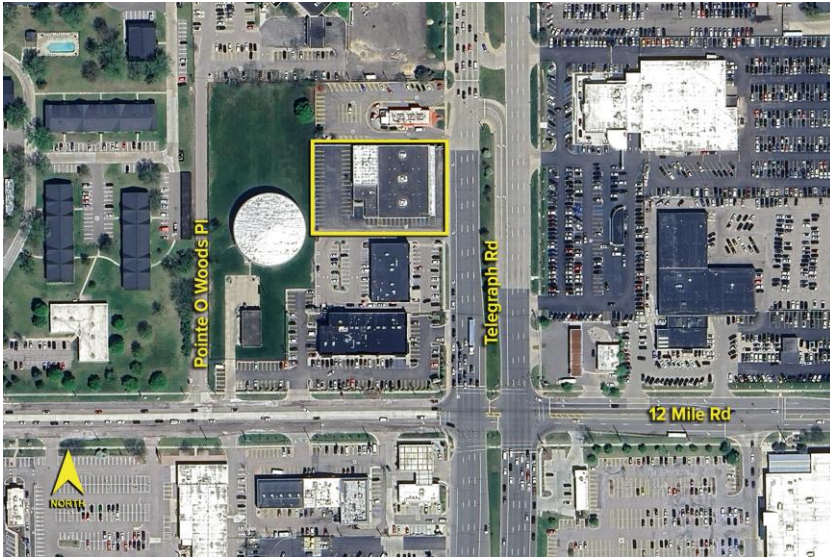
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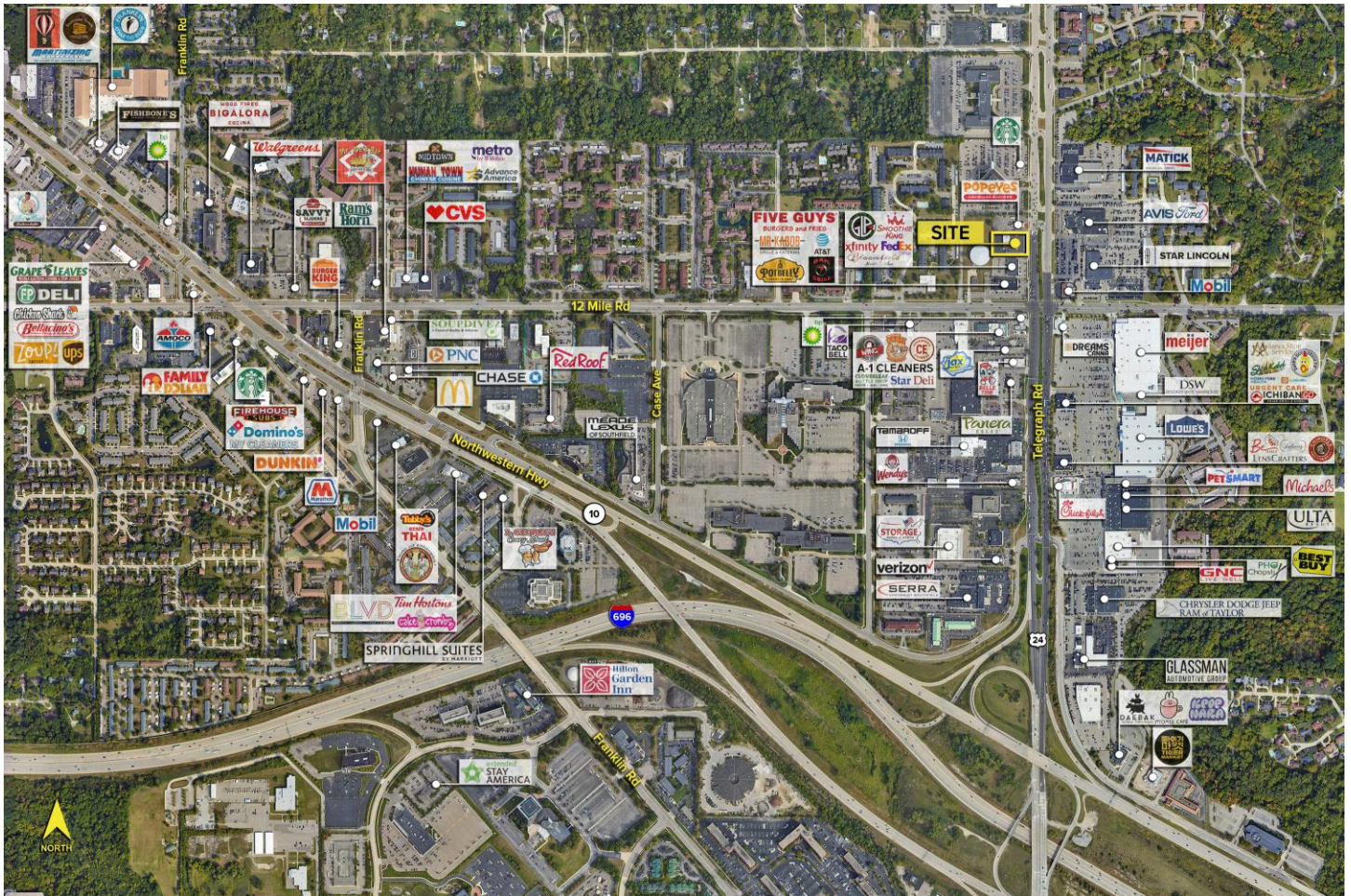


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	7,895	\$78,024
3 MILE	62,854	\$98,742
5 MILE	218,097	\$103,904

TRAFFIC COUNTS (TWO-WAY)

91,117	Telegraph Rd. N of 12 Mile Rd.
90,286	Telegraph Rd. S of 12 Mile Rd.
19,473	12 Mile Rd. E of Telegraph Rd.
21,378	12 Mile Rd. W of Telegraph Rd.



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