

SIGNATURE ASSOCIATES
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Retail For Lease

Property Name:
Location: 18809-18833 Eureka Road
City, State: Southgate, MI
Cross Streets: Reeck Road
County: Wayne
Zoning: C2
Year Built: 1976

Total Building Sq. Ft.:	9,800	**Property Type:**	Strip Center
Available Sq. Ft.:	1,750	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	1,750	**Total Acreage:**	1.94
Max Cont. Sq. Ft.:	1,750	**Land Dimensions:**	N/A
Ceiling Height:	12'	**Parking:**	43
Overhead Door(s) / Height:	0	**Curb Cuts:**	1
Exterior Construction:	Brick	**Power:**	Ample
Structural System:	Steel	**Restrooms:**	Yes
Heating:	Yes	**Sprinklers:**	No
Air-Conditioning:	Yes	**Signage:**	Yes
Basement:	No	**Roof:**	Flat
Number of Stories:	1	**Floors:**	Covered
Condition:	Good	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**				
1 Mile:	7,058	**1 Mile:**	$70,925	**Yr:**	2023	**Count:**	34,966	Eureka Rd. Btw Reeck Rd. & Allen Rd. 2-Way
3 Miles:	84,280	**3 Miles:**	$69,726	**Yr:**	2023	**Count:**	31,498	Eureka Rd. Btw Allen Rd. & I-75 2-Way
5 Miles:	220,030	**5 Miles:**	$70,387	**Yr:**	2023	**Count:**	20,598	Allen Rd. Btw Eureka Rd. & I-75 2-Way
				Yr:	2023	**Count:**	15,529	Allen Rd. Btw Pennsylvania & Eureka Rd. 2-Way

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

Lease Rate:	$12.00	**Improvement Allowance:**	N/A
Lease Type:	NNN	**Options:**	N/A
Monthly Rate:	N/A	**Taxes:**	$27,066.31 (2025)
Lease Term:	N/A	**TD:**	N/A
Security Deposit:	N/A	**Assessor #:**	N/A
Parcel #:	53-022-01-0075-001	**Date Available:**	Immediately

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

Tenant Responsibilities: N/A

Comments: Great opportunity for retail or office tenant to locate on heavily traveled Eureka Road. Great demographics and traffic counts. Pylon building signage available.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Justin Gaffrey, (248) 799-3143, jgaffrey@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.