



(CONFIDENTIAL)



**SIGNATURE  
ASSOCIATES**  
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## Retail For Sale

### Property Name:

**Location:** Confidential  
**City, State:** Taylor, MI  
**Cross Streets:** I-94  
**County:** Wayne  
**Zoning:** B-3  
**Year Built:** 1979 (Retrofit: 2010)

<b>Total Building Sq. Ft.:</b>	2,467	<b>Property Type:</b>	Restaurant
<b>Available Sq. Ft.:</b>	2,467	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	2,467	<b>Total Acreage:</b>	0.95
<b>Max Cont. Sq. Ft.:</b>	2,467	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	12'	<b>Parking:</b>	20
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	2
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Pylon
<b>Basement:</b>	No	<b>Roof:</b>	Flat
<b>Number of Stories:</b>	1	<b>Floors:</b>	Tile
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2025	<b>Count:</b> 91,295	Telegraph Rd. S. of I-94. 2-Way
<b>1 Mile:</b> 12,603	<b>1 Mile:</b> \$72,747	<b>Yr:</b> 2025	<b>Count:</b> 78,038	Telegraph Rd. N. of I-94. 2-Way	
<b>3 Miles:</b> 88,125	<b>3 Miles:</b> \$67,019	<b>Yr:</b> 2025	<b>Count:</b> 130,920	I-94 E. of Telegraph Rd. 2-Way	
<b>5 Miles:</b> 237,648	<b>5 Miles:</b> \$66,084	<b>Yr:</b> 2025	<b>Count:</b> 131,584	I-94 W. of Telegraph Rd. 2-Way	
<b>Current Tenant(s):</b> N/A	<b>Major Tenants:</b> N/A				

<b>Sale Price:</b>	Contact Broker	<b>Improvement Allowance:</b>	N/A
<b>Sale Terms:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Date Available:</b>	90 Days
<b>Options:</b>	N/A		
<b>Taxes:</b>	TBD		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	60-027-99-0004-003		

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** Operating restaurant for sale on Telegraph Road near I-94 in Taylor. Drive-thru possible. Near Walmart and other national retailers.

**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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