

14437-14521 EUREKA ROAD

14437-14521 EUREKA ROAD | SOUTHGATE, MI 48195

Retail Property For Lease



PROPERTY HIGHLIGHTS

- 2 units available for lease
- 6,802 SF & 7,159 SF - can be combined for a total of 13,961 SF
- Both units are in white-boxed condition
- Multiple points of ingress and egress
- Join national retailers, Harbor Freight Tools and Family Dollar, in this well-maintained shopping center
- Excellent visibility at a signalized intersection
- Over 218K people within a 5-mile radius
- Over 25K passing motorists daily along Eureka Road



30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

PRESTON RABBAN

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OFFERING SUMMARY

Lease Rate:	\$14.00 PSF, NNN
Estimated NNN:	\$4.00 PSF
Zoning:	C-2, General Business with Market Center Overlay
Building Size:	38,712 SF
Parking:	174

AVAILABLE SPACES

SIZE (SF)

14455	6,802 SF
14521	7,159 SF
*Max Contiguous:	13,961 SF

PROPERTY DESCRIPTION

Two units are available for lease, offering 6,802 SF and 7,159 SF, which can be combined for a total of 13,961 SF. Both units are in white-boxed condition and offer multiple points of ingress and egress. Join national retailers, Harbor Freight Tools and Family Dollar, in this well-maintained shopping center with excellent visibility at a signalized intersection. The property is surrounded by over 218K people within a 5-mile radius and benefits from over 25K passing motorists daily along Eureka Road.

LOCATION DESCRIPTION

Located on the south side of Eureka Road, at the intersection of Fordline Street in Southgate, MI

CURRENT OCCUPANCY

Harbor Freight, Family Dollar

SURROUNDING BUSINESSES

Big Lots, CVS Pharmacy, Dollar Tree, Michaels, Ross Dress for Less, SNIPES, The Salvation Army Family Store, TJ Maxx, Walmart Supercenter, Applebee's Grill + Bar, Arby's, Buffalo Wild Wings, Chili's Grill & Bar, Dunkin', Hook & Reel Cajun Seafood, KFC, Logan's Roadhouse, McDonald's, Olive Garden, Outback Steakhouse, Popeyes Louisiana Kitchen, Red Robin Gourmet Burgers, Subway, Taco Bell, NAPA Auto Parts, O'Reilly Auto Parts, Chuck E. Cheese, Crunch Fitness, Planet Fitness, and more.

TRAFFIC (VEHICLES PER DAY)

Eureka Road	25,300
(2WAY/ADT/CoStar 2026)	



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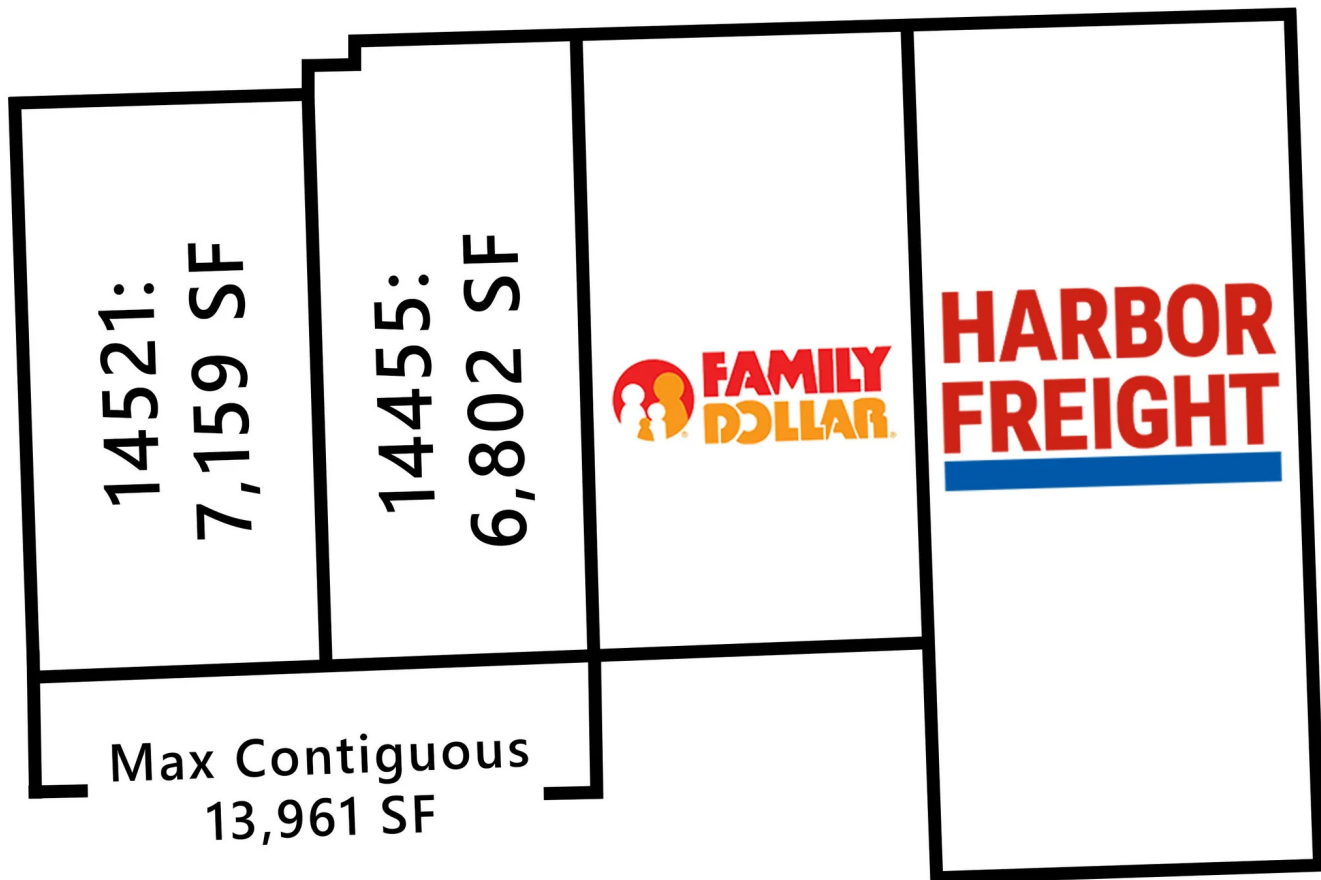
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EUREKA ROAD

FORDLINE STREET



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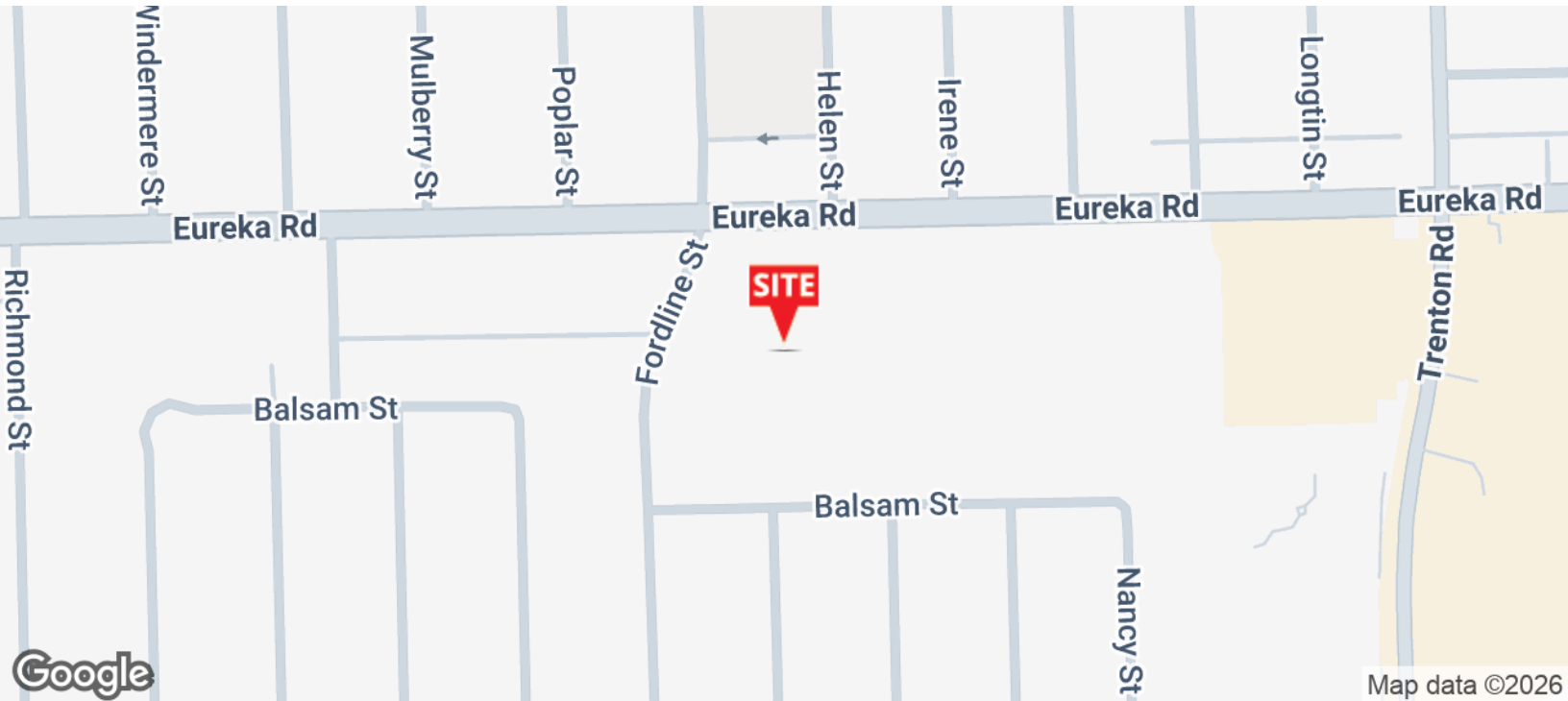
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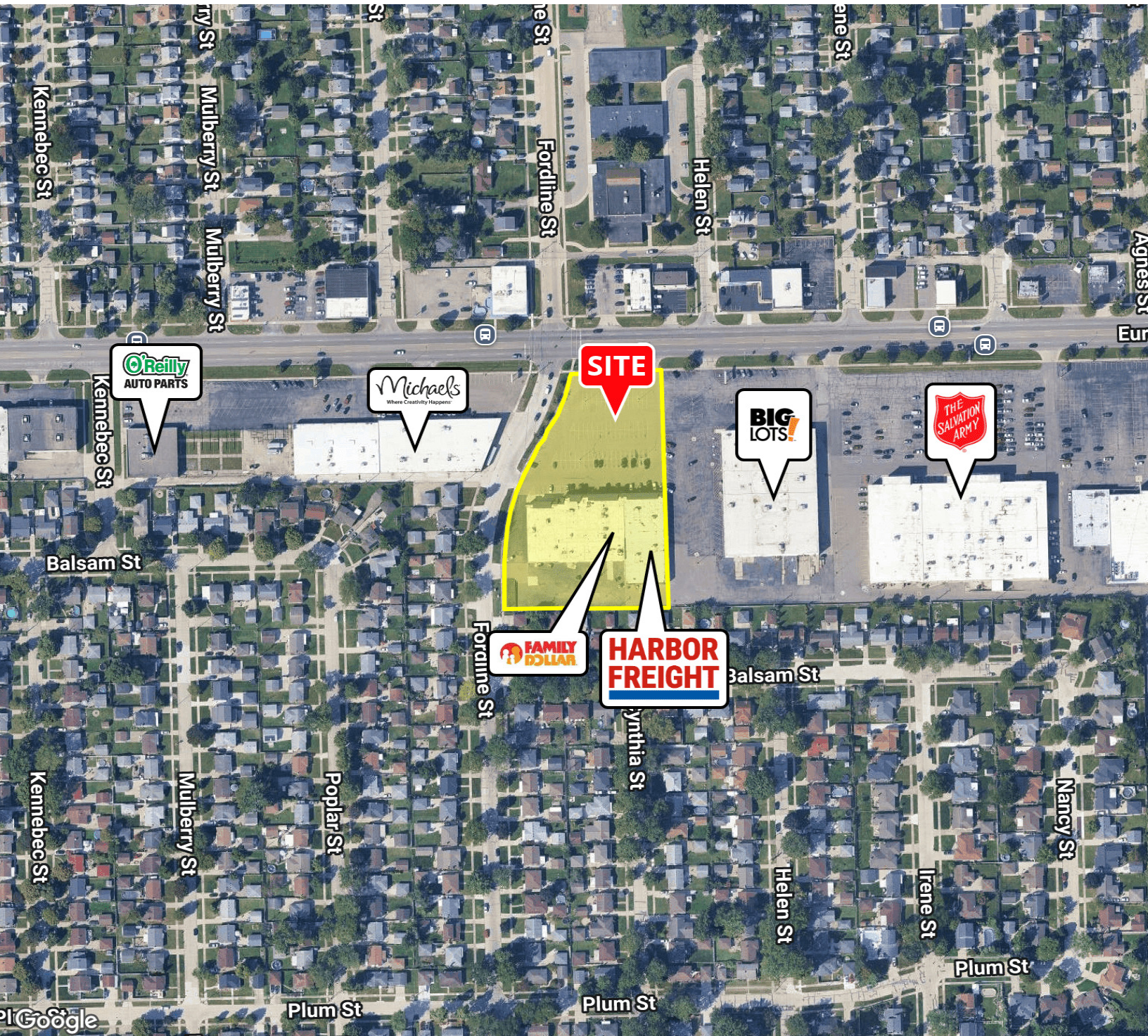
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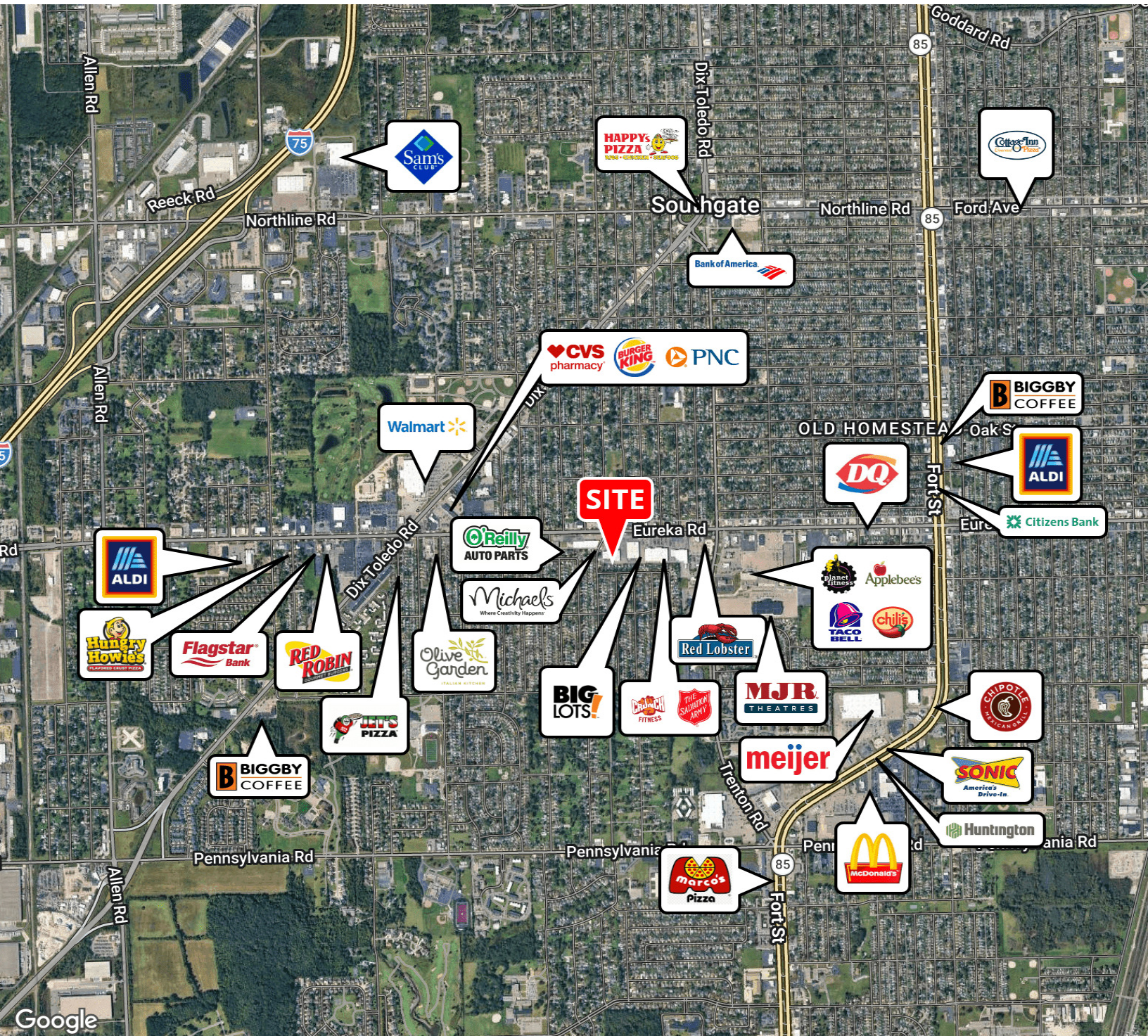
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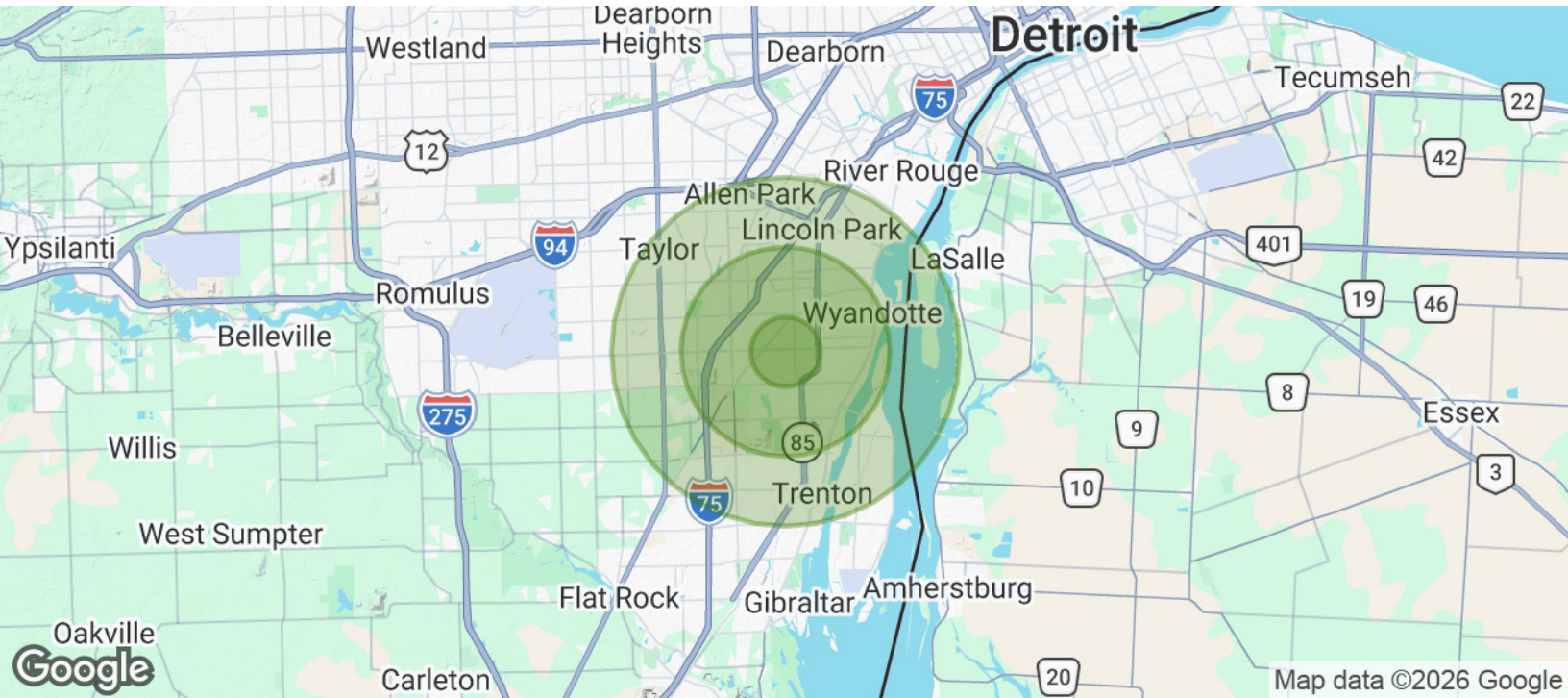
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,334	93,855	218,763
Average Age	40.6	40.7	40.9
Average Age (Male)	40.6	39.0	39.5
Average Age (Female)	40.4	42.6	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,372	39,039	89,242
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$77,575	\$82,692	\$84,154
Average House Value	\$163,686	\$172,910	\$172,041

2023 American Community Survey (ACS)



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