



Retail For Lease

Property Name: New Retail Development
Location: 2100 Southfield Road
City, State: Lincoln Park, MI
Cross Streets: Dix Hwy./Toledo Rd.
County: Wayne
Zoning: Regional Business, Q-2
Year Built: 2025 Build-to-Suit

Total Building Sq. Ft.:	93,466	Property Type:	General Retail-Commercial
Available Sq. Ft.:	73,966	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	1,300	Total Acreage:	15.10
Max Cont. Sq. Ft.:	73,966	Land Dimensions:	N/A
Ceiling Height:	N/A	Parking:	Ample
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Yes
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: 2024	Count: 114,732	Southfield Rd. NW of Dix Hwy 2-Way
1 Mile: 18,576	1 Mile: \$68,280		Yr: 2024	Count: 112,200	Southfield Rd. SW of Dix Hwy 2-Way
3 Miles: 132,865	3 Miles: \$63,258		Yr: 2024	Count: 46,690	Dix Hwy S. of Southfield Rd. 2-Way
5 Miles: 271,066	5 Miles: \$63,250		Yr: 2024	Count: 30,272	Dix Hwy N. of Southfield Rd. 2-Way
Current Tenant(s): N/A	Major Tenants: N/A				

Lease Rate:	\$35.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	45-00599-0006-700	Date Available:	Fall 2025

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

Tenant Responsibilities: N/A

Comments: New retail development coming soon. Rare opportunity at a major Downriver intersection boasting excellent main road visibility, demographics, traffic counts and easy access to M-39, I-94 and I-75. Close proximity to Detroit Metropolitan Airport, City of Detroit and Ford Motor Company Campus. Net charges estimated to be \$7.00/sq. ft.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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