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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.:	58,350	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	1,600	**Total Acreage:**	15.10
Max Cont. Sq. Ft.:	10,000	**Land Dimensions:**	N/A

Ceiling Height:	N/A	**Parking:**	Ample
Overhead Door(s) / Height:	0	**Curb Cuts:**	N/A
Exterior Construction:	N/A	**Power:**	Ample
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:**				
1 Mile:	18,760	**1 Mile:**	$75,028	**Yr:**	2025	**Count:**	65,336	Southfield Rd. NW of Dix Hwy 2-Way
3 Miles:	134,649	**3 Miles:**	$67,381	**Yr:**	2025	**Count:**	62,135	Southfield Rd. SW of Dix Hwy 2-Way
5 Miles:	274,441	**5 Miles:**	$65,992	**Yr:**	2025	**Count:**	23,682	Dix Hwy S. of Southfield Rd. 2-Way
				Yr:	2025	**Count:**	15,101	Dix Hwy N. of Southfield Rd. 2-Way

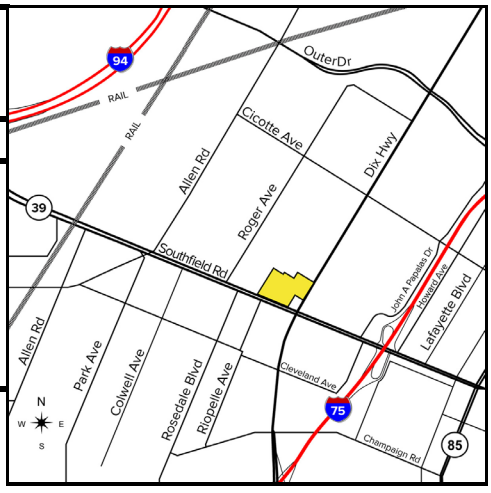
Current Tenant(s): N/A **Major Tenants:** N/A

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

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

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