

3976 PELHAM STREET

DEARBORN HEIGHTS, MI 48125

1,250 SF INLINE SPACE & FULLY BUILT-OUT RESTAURANT SPACE IN VINERY MARKET AVAILABLE

FOR LEASE



KATHLEEN GARMO

248.406.1761

kgarmo@keystonecres.com



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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Gas Station/Restaurant
Property Subtype	Street Retail

This offering includes a 1,250 SF space featuring high ceilings and a clean white-box buildout, ready for tenant customization, along with a restaurant space located inside Vinery Market that is fully built out with all FF&E included—ideal for a turnkey food-service operation.

Building signage is available, and the property is conveniently located just minutes from The Henry Ford Museum, Greenfield Village, Downtown West Dearborn, and the Ford Development Center.



- 1,250 SF space- features high ceilings and a clean white-box buildout, ready for tenant customization
- Former Tubby's restaurant space inside Vinery Market- Fully built-out with all FF&E included
- Building signage available
- Minutes from The Henry Ford Museum, Greenfield Village, Downtown West Dearborn, and Ford Development Center

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31000 NORTHWESTERN HWY SUITE 200 | FARMINGTON HILLS, MI 48334



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RESTAURANT SPACE AVAILABLE



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SITE PLAN



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TRADE AERIAL



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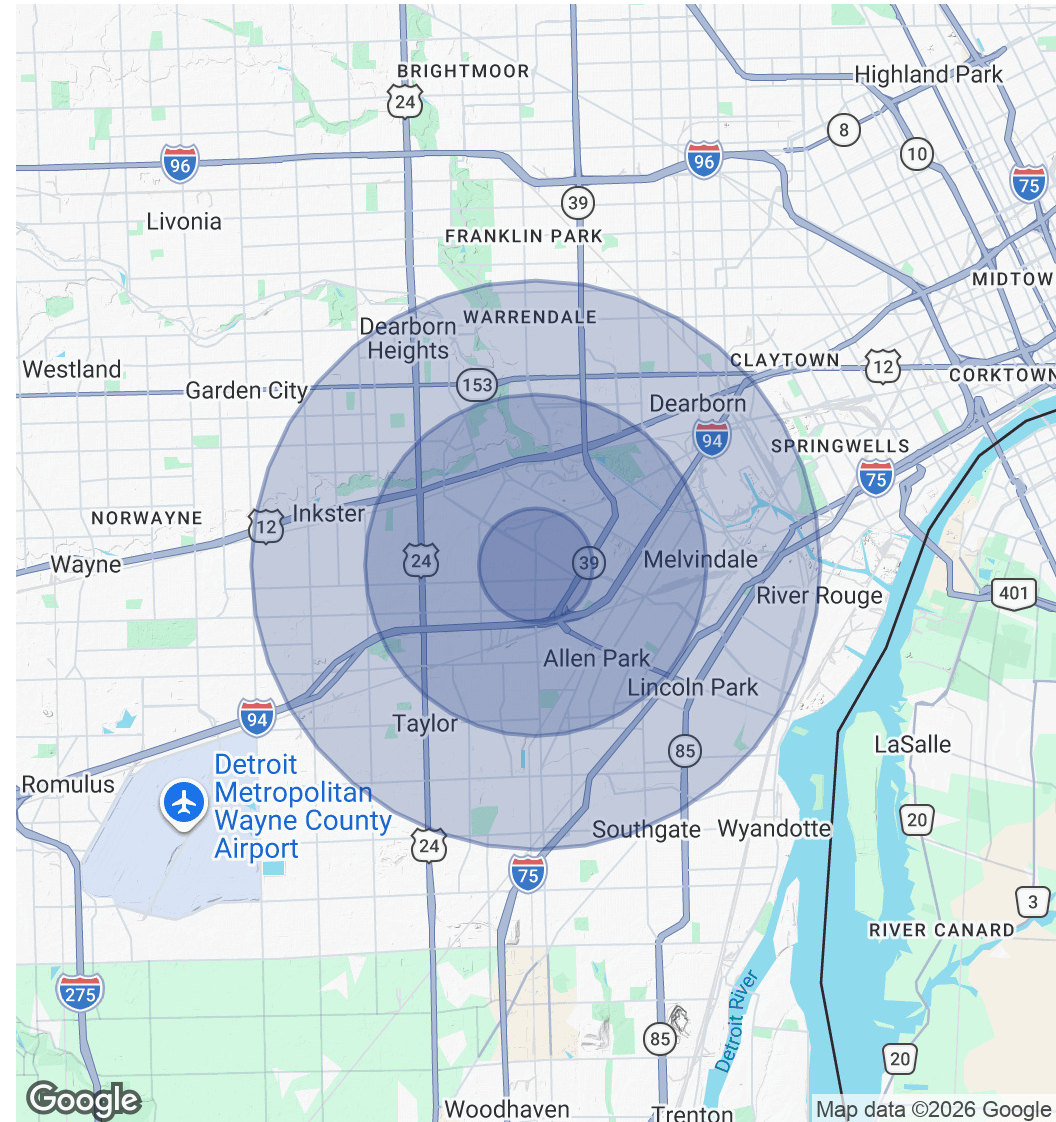
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,566	113,090	303,828
Average Age	40	40	38
Average Age (Male)	39	39	37
Average Age (Female)	41	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,594	45,467	114,953
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$74,534	\$84,184	\$77,294
Average House Value	\$159,716	\$184,994	\$186,843

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	12,749	84,368	200,602
Total Population - Black	1,285	9,583	55,738
Total Population - Asian	234	2,352	5,168
Total Population - Hawaiian	6	32	80
Total Population - American Indian	89	586	1,538
Total Population - Other	533	4,943	14,602

2020 American Community Survey (ACS)



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BROKER



KATHLEEN GARMO

Senior Advisor

kgarmo@keystonecres.com

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