

DETROIT METRO AIRPORT

I-94 ON-RAMP

ROBBINWOOD VILLA

TAYLOR AC LOUNGE

DANNY'S PIZZA AND SUBS

ECORSE FOOD AND FUEL

ADVANCE TIRE

MUFFLER MAN

BEECH DALY ROAD

NORM'S MARKET

25745 ECORSE RD.

ECORSE ROAD

OFFERING MEMORANDUM

JOHN DISHOW, SENIOR ASSOCIATE

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FOR LEASE: PRIME LOCATION LOCATED OFF I-94, EXIT 200

25745 ECORSE & 7201 BEECH DALY, TAYLOR MI 48180



SHOWCASE COMMERCIAL

JOHN DISHOW, SENIOR ASSOCIATE

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EXECUTIVE SUMMARY

Item	Detail
Offering Type	Land Lease Opportunity
Property Address	25745 Ecorse Rd, Taylor, MI 48180
Property Type	Commercial Land
Offering Price	Negotiable (Ground Lease)
Lot Size	1.20 AC
Road Frontage	Ecorse Road frontage
Access	Direct access from Ecorse Rd



EXECUTIVE SUMMARY



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DEMOGRAPHICS

Metric	1 Mile	3 Mile	5 Mile	Detroit-Warren-Dearborn - (MSA)	National (US)
2023 Population	3,219	1,820	2,167	3,219	332,387,540
2025 Population	3,270 (+1.58%)	1,847 (+1.48%)	2,201 (+1.57%)	3,270 (+1.58%)	336,617,241 (+1.27%)
Population Density (per sq mi)	10	74	38	10	94
Households	1,368	768	919	1,368	127,482,865
Rental Households	364	262	285	364	44,590,828
Rental Households %	26.61%	34.11%	31.01%	26.61%	34.98%
Median Household Income	\$56,339	\$52,031	\$53,395	\$56,339	\$78,538



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DEMOGRAPHICS

Metric	Taylor City, MI	Detroit-Warren-Dearborn - (MSA)	National (US)
2023 Population	62,405	4,367,620	332,387,540
2025 Population	61,562 (-1.35%)	4,361,096 (-0.15%)	336,617,241 (+1.27%)
Population Density (per sq mi)	2,642	1,122	94
Region Type	Suburban	Suburban	—
Households	25,256	1,755,372	127,482,865
Rental Households	8,626	510,146	44,590,828
Rental Households %	34.15%	29.06%	34.98%
Median Household Income	\$59,537	\$75,123	\$78,538

DEMOGRAPHICS



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MARKET SNAPSHOT

Metric	Detail
City	Taylor
County	Wayne County
Metro	Detroit–Warren–Dearborn MSA
Major Highways	I-94, I-75, Telegraph Rd (US-24)
Airport Proximity	~10–15 minutes to Detroit Metro Airport (DTW)
Market Type	Established industrial/retail corridor
Surrounding Uses	Retail, light industrial, automotive, service commercial



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COMPETITIVE LAND / COMMERCIAL CORRIDOR OVERVIEW

Property	Type	Approx Location	Notes
Nearby Commercial Pads	Retail/Service	Ecorse Rd corridor	Established commercial traffic
Industrial Users	Warehouse/Contractor	Taylor & Romulus area	Strong small-bay demand
Retail Corridors	Telegraph Rd	Regional commercial spine	National tenants



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DEVELOPMENT PIPELINE

Project Type	Location	Status	Relevance
Industrial Developments	Downriver region	Active	Strong small-bay demand
Retail Pads	Telegraph Rd	Ongoing infill	Traffic synergy
Airport-Related Users	Romulus	Active	Logistics spillover

DEVELOPMENT PIPELINE



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LOCAL MARKET OVERVIEW

Market Factor	Detail
City	Taylor
State	Michigan
County	Wayne County
Population (City)	61,562 (-1.35%)
Economic Drivers	Logistics, airport, automotive, retail
Accessibility	Immediate access to I-94 & I-75 corridors
Market Character	High traffic commercial artery

LOCAL MARKET OVERVIEW

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Realty Executives Showcase Commercial | 49433 Hayes Road, Shelby Twp MI 48315



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DEMAND DRIVERS

Demand Driver	Relevance
DTW Airport Proximity	Logistics & service demand
Downriver Industrial Base	Contractor & flex need
Retail Corridor Traffic	High daily vehicle counts
Established Residential Base	Stable local customer base
Highway Connectivity	Regional access

DEMAND DRIVERS

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PROPERTY PHOTOS



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