



FORMER DRIVE THRU EQUIPPED CVS FOR LEASE

ACTUAL SUBJECT PROPERTY

FORMER CVS - FOR LEASE

13545 Eureka Rd, Southgate, MI 48195

Exclusively Listed By:

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FORMER CVS

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TABLE OF CONTENTS

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Contents

COVER PAGE	1
EXECUTIVE SUMMARY	3
SOUTHGATE MARKET OVERVIEW	4
ADDITIONAL PHOTO	5
RETAILER MAP	6
AERIAL MAP	7
REGIONAL MAP	8
LOCATION MAP	9
AERIAL MAP	10
DEMOGRAPHICS MAP	11
BACK PAGE	12

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CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

Asking Rent: \$137,150 NNN Annually

Asking Rent PSF: \$12.50 a ft NNN

Land Acreage: 0.73 Acres

Year Built: 1998

Building Size: 10,972 SF

Tenancy: Single

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	17,084	93,004	205,939
Total Households	7,889	42,109	92,285
Average HH Income	\$62,471	\$68,950	\$68,226

PROPERTY HIGHLIGHTS

- Drive-Thru Equipped Former CVS For Lease
- Strategically Located On Eureka Road As An Outparcel To A Bustling Shopping Center
- Eureka Road Sees 29,000+ Vehicles Per Day
- Located In The Center Of The Fort Street/Eureka Road/Dix-Toledo Road Corridor Which Sees Over 109,000 Vehicles Per Day Cumulatively
- Total Population Within 5 Miles Exceeds 205,000 Residents
- Average Household Income Exceeds \$62,400 Within 1 Mile
- Subject Property Is Surrounded By Many National Tenants Including: 7-Eleven, Chili's, Taco Bell, Buffalo Wild Wings, Logan's Roadhouse, Little Caesars, Arby's and Many More

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SOUTHGATE MARKET OVERVIEW

LOCATION OVERVIEW

Southgate is a city in Wayne County in the U.S. state of Michigan. The population was 30,047 at the 2010 census. Southgate was incorporated as a city in October 1958, which was one of the last remaining portions of the now-defunct Ecorse Township. It is part of the Downriver collection of communities south of the city of Detroit.

Southgate currently houses the headquarters of The News-Herald, a local Downriver newspaper which covers over twenty surrounding communities. During the late 1950s and 1960s, The Southgate Sentinel, a Mellus newspaper and forerunner to the present-day News-Herald, was published. Southgate is also served by regional newspapers The Downriver Sunday Times, a Bewick publication, Detroit Free Press, and The Detroit News, as well as by Detroit's radio and television outlets. The primary cable service provider in Southgate is Comcast and has been since 1980 when it was known as Wayne Cablevision, which was owned by Maclean Hunter, later adopting the Maclean Hunter name before selling the system to Comcast in 1994, however, it is also served by Wide Open West and AT&T U-verse.

Southgate is the home of the Southgate Civic Center and the Southgate Fun & Fitness Centre YMCA at Interstate 75 and Northline Road.

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ADDITIONAL PHOTO



RETAILER

Fort Street
44,000+ VPD

Dix Toledo Road
36,000+ VPD

Eureka Road
29,000+ VPD

Subject
Property



AERIAL

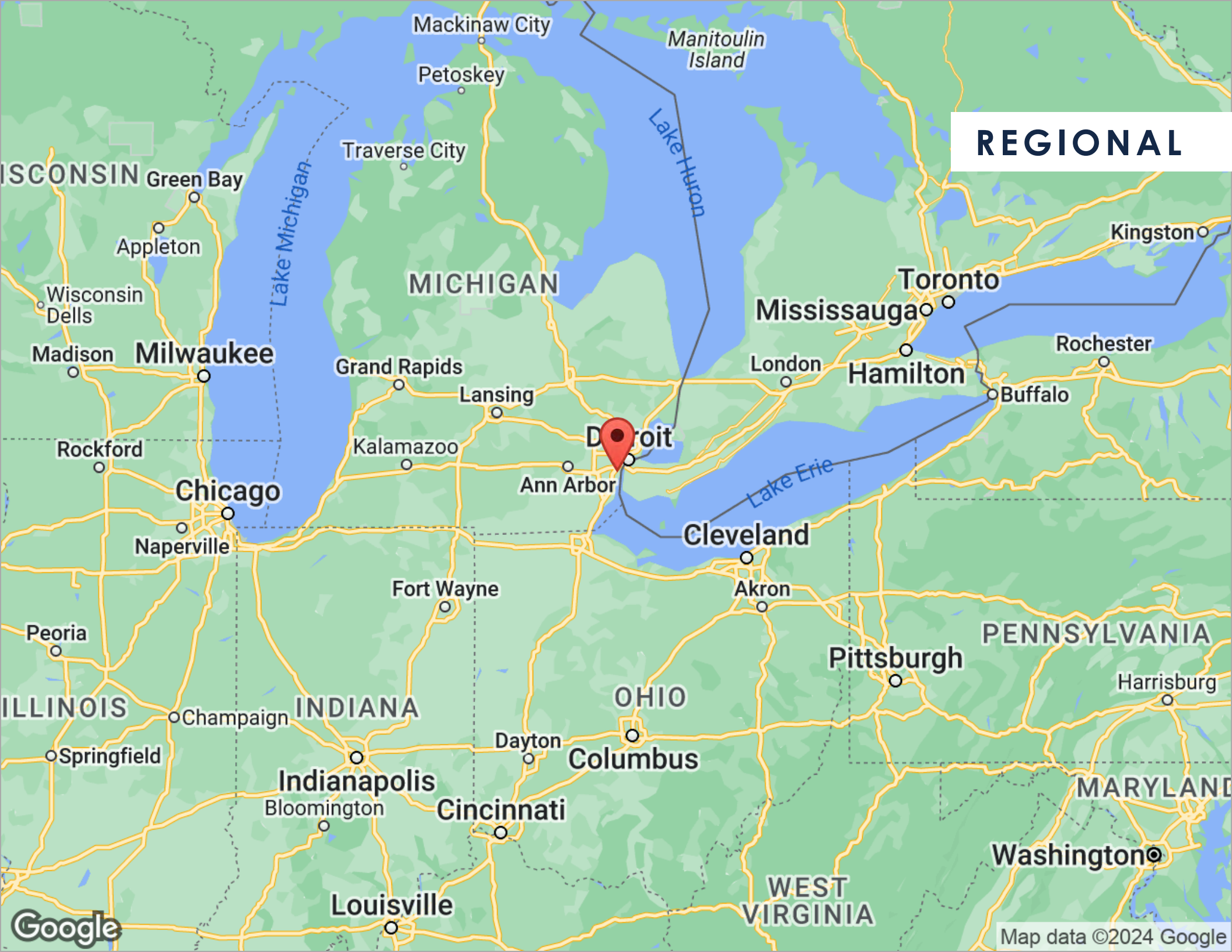


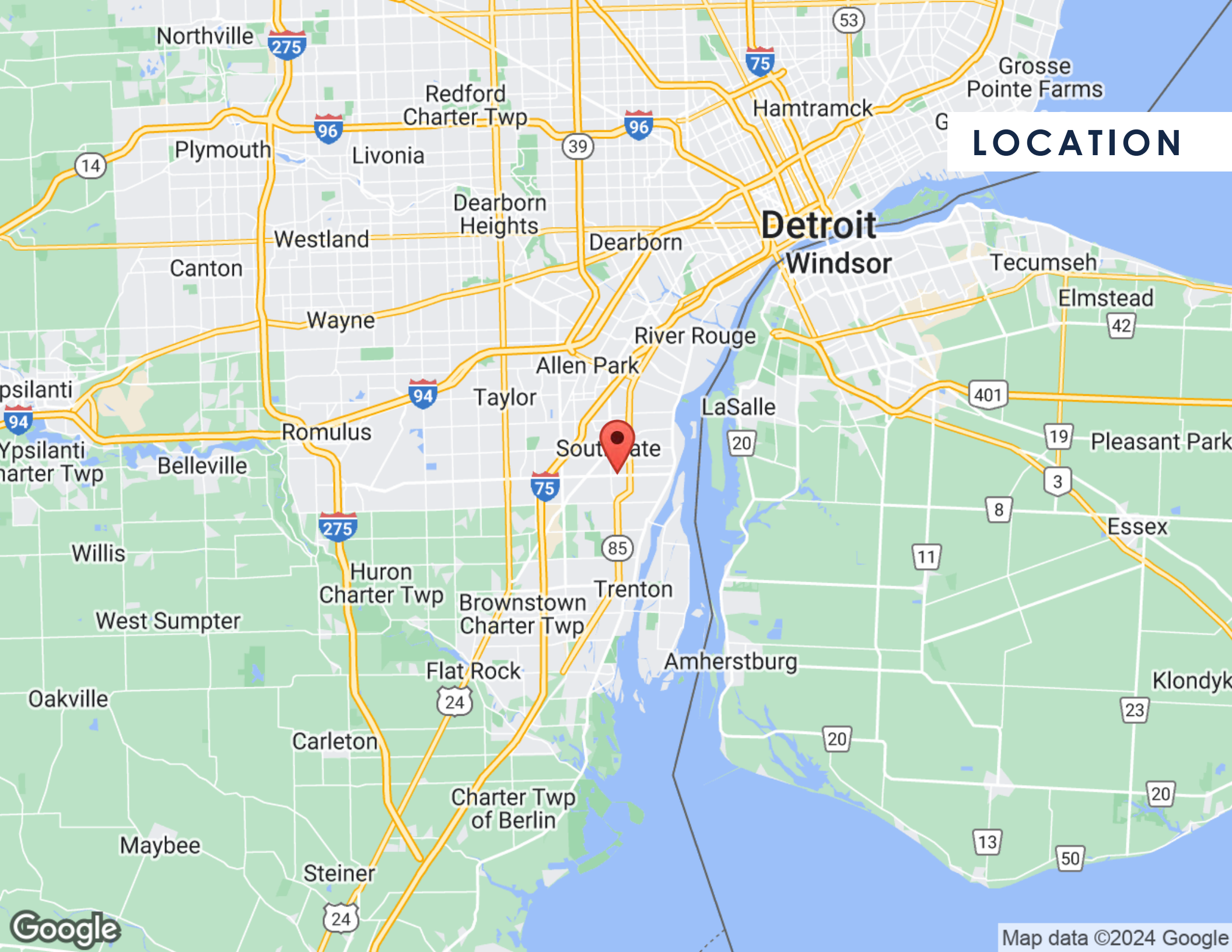
Subject Property
10,972 SF | 0.73 AC

Eureka Road **29,000+ VPD**



REGIONAL





LOCATION

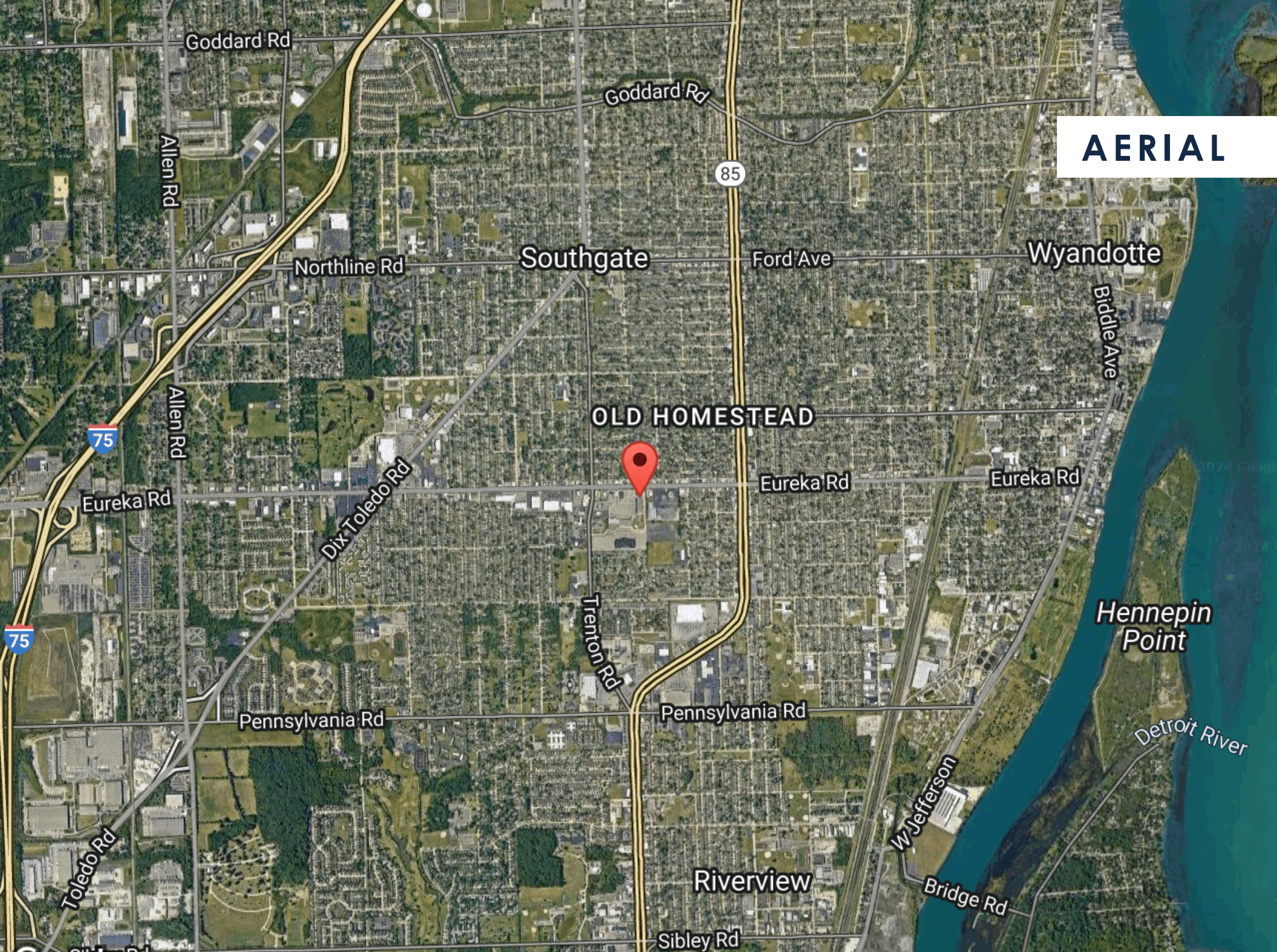
Detroit

Windsor



Southgate

AERIAL



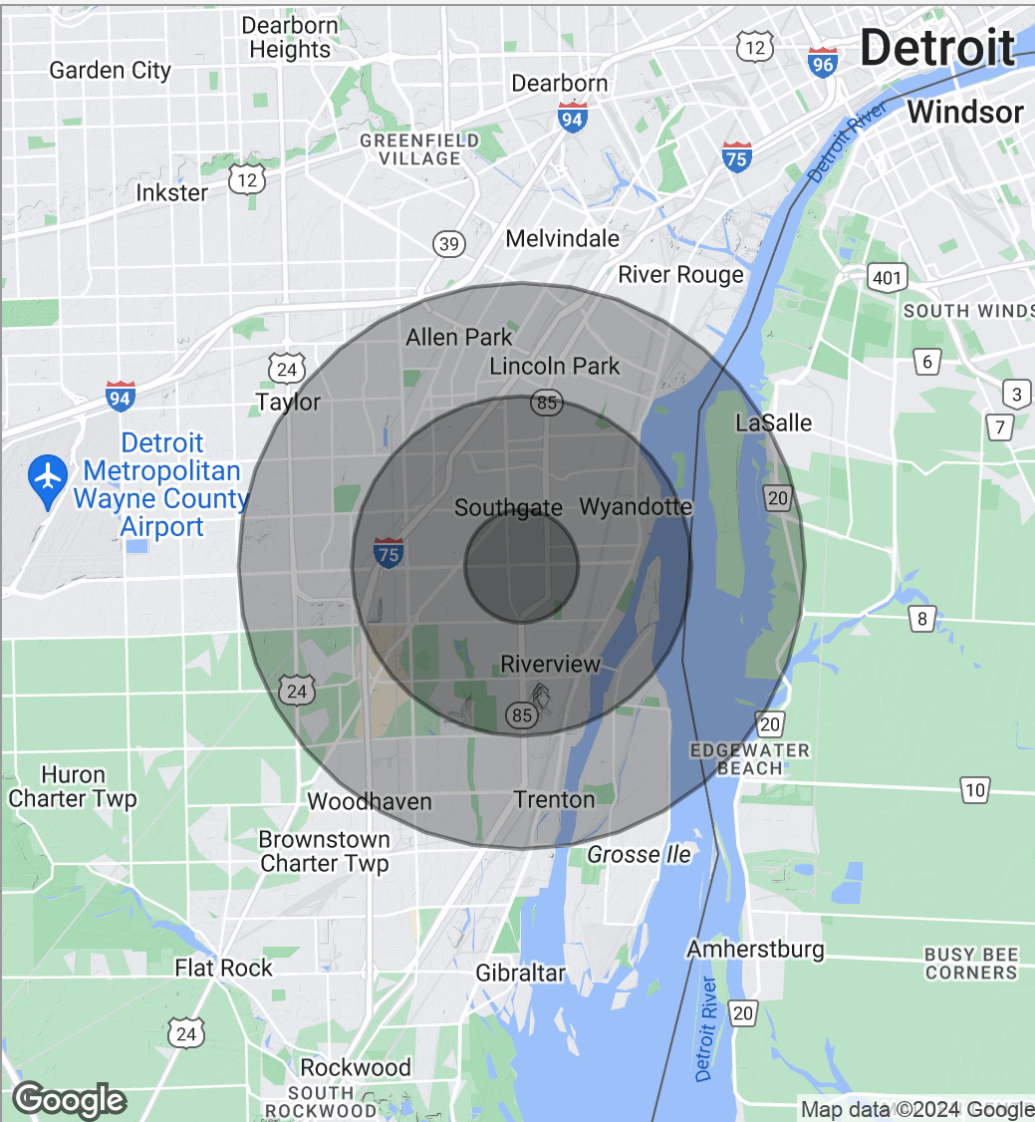
OLD HOMESTEAD



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,084	93,004	205,939
Median age	41.3	41.2	42.0
Median age (Male)	41.0	39.5	40.1
Median age (Female)	42.4	43.0	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,889	42,109	92,285
# of persons per HH	2.2	2.2	2.2
Average HH income	\$62,471	\$68,950	\$68,226
Average house value	\$102,837	\$126,043	\$125,230
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	8.3%	8.1%	9.5%
RACE (%)	1 MILE	3 MILES	5 MILES
White	91.5%	87.7%	80.7%
Black	3.9%	5.3%	10.2%
Asian	0.6%	1.5%	2.0%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.4%	0.2%	0.4%
Other	1.4%	2.6%	3.3%

* Demographic data derived from 2020 ACS - US Census

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FOR DISCUSSION PURPOSES

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CVS/pharmacy 1Hour Photo

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