

23055 TELEGRAPH ROAD
SOUTHFIELD, MICHIGAN

RETAIL/LAND FOR SALE
4,242 Square Feet | 1.66 Acres



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

DEVELOPMENT OPPORTUNITY



PROPERTY FEATURES

- 4,242 square feet available
- Located on 1.66 acres
- Rare development opportunity along the highly traveled Telegraph Road corridor in Southfield
- Site approved for conveyor-type car wash development with plans and drawings available
- Excellent visibility with Telegraph Road and Nine Mile Road access
- Potential alternative uses include automotive service, QSR/drive-thru, financial institution, coffee, medical and commercial uses
- Sale Price: \$2,799,000 (\$659.83/sq. ft.)



For more information, please contact:

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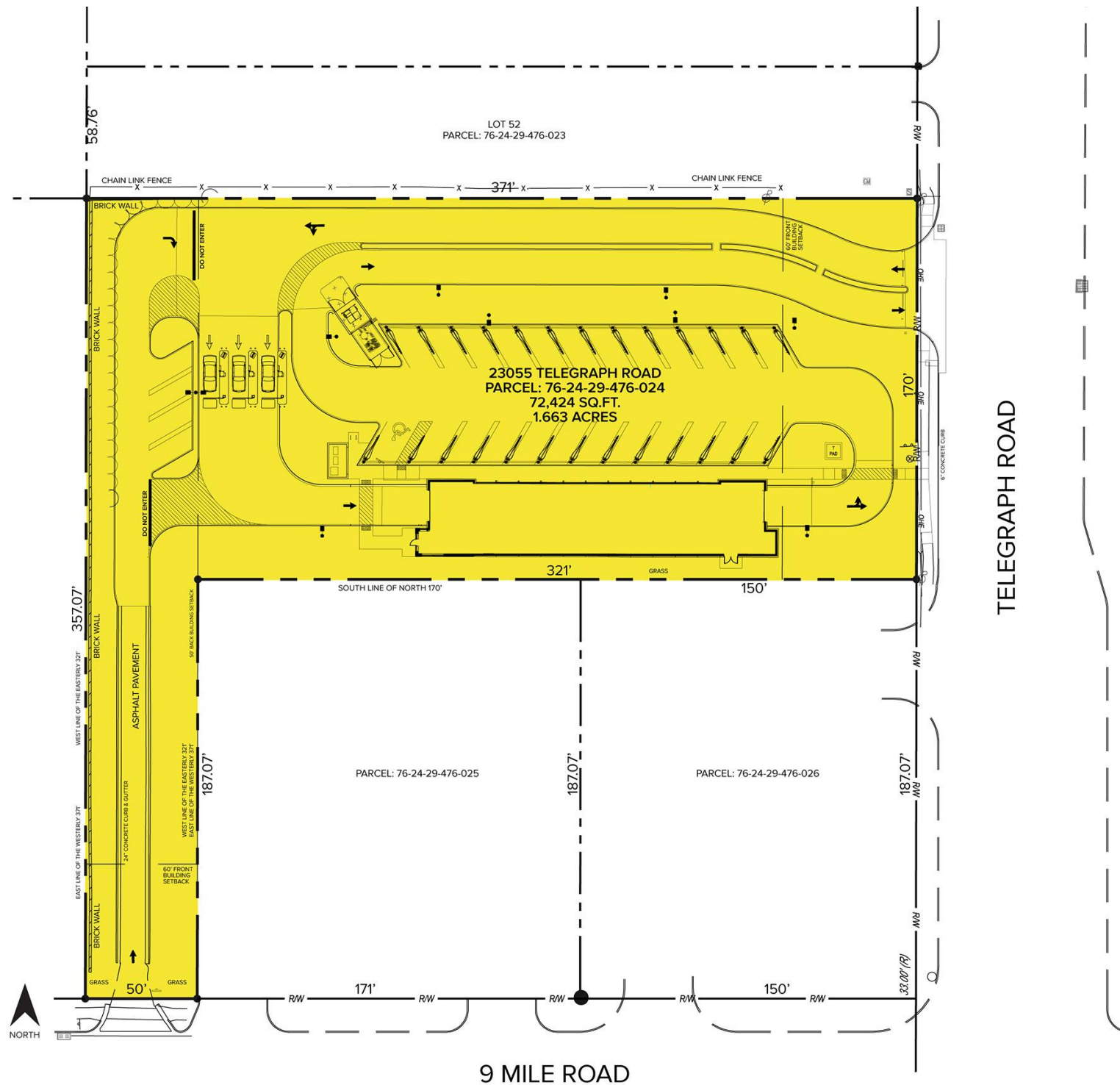
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Site Plan



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Exterior Site Photos



Conceptual Renderings



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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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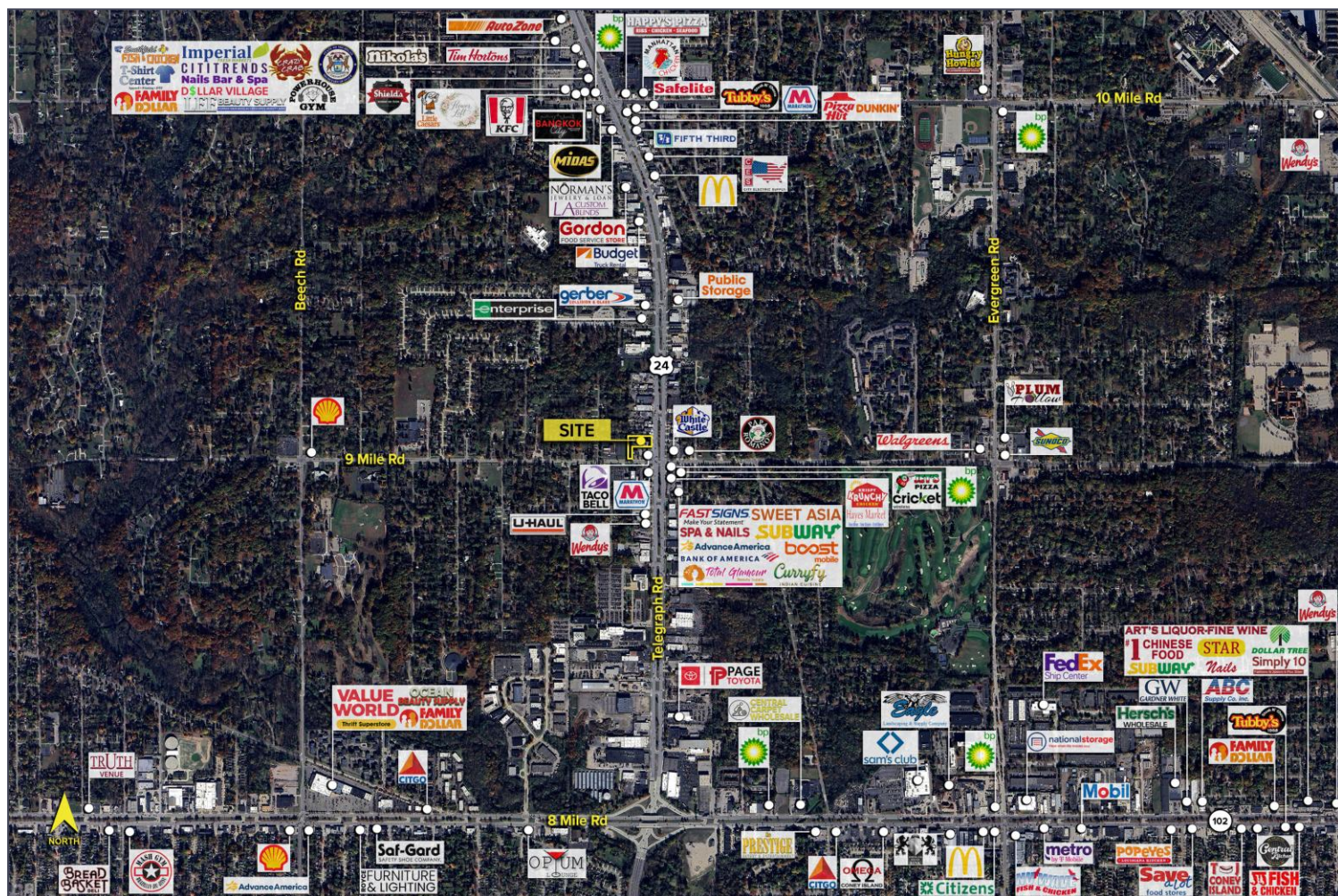


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,729	\$80,680
3 MILE	90,950	\$64,209
5 MILE	273,214	\$73,998

TRAFFIC COUNTS (TWO-WAY)

56,000	Telegraph Rd. N of 9 Mile Rd.
53,510	Telegraph Rd. S of 9 Mile Rd.
13,668	9 Mile Rd. E of Telegraph Rd.
14,957	9 Mile Rd. W of Telegraph Rd.



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