

# 3976 PELHAM STREET

DEARBORN HEIGHTS, MI 48125

1,250- 2,500 SF AVAILABLE

FOR LEASE



KATHLEEN GARMO

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## PROPERTY DETAILS & HIGHLIGHTS

Property Type	Gas Station/Restaurant
Property Subtype	Street Retail
Building Size	6,000 SF

This property offers two 1,250 SF spaces that can be combined into a single 2,500 SF area. Anchored by Vinery Market and a BP gas station, this location provides an excellent opportunity for businesses to thrive. With the option for building signage, visibility and exposure are enhanced. This property is conveniently situated in a strategic location just minutes away from notable attractions.



- Two 1,250 SF spaces- can be combined to create a 2,500 SF space
- Spaces feature high ceilings and a clean white-box buildout, ready for tenant customization
- Anchored by Vinery Market & BP Gas Station
- 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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SITE PLAN



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TRADE AERIAL



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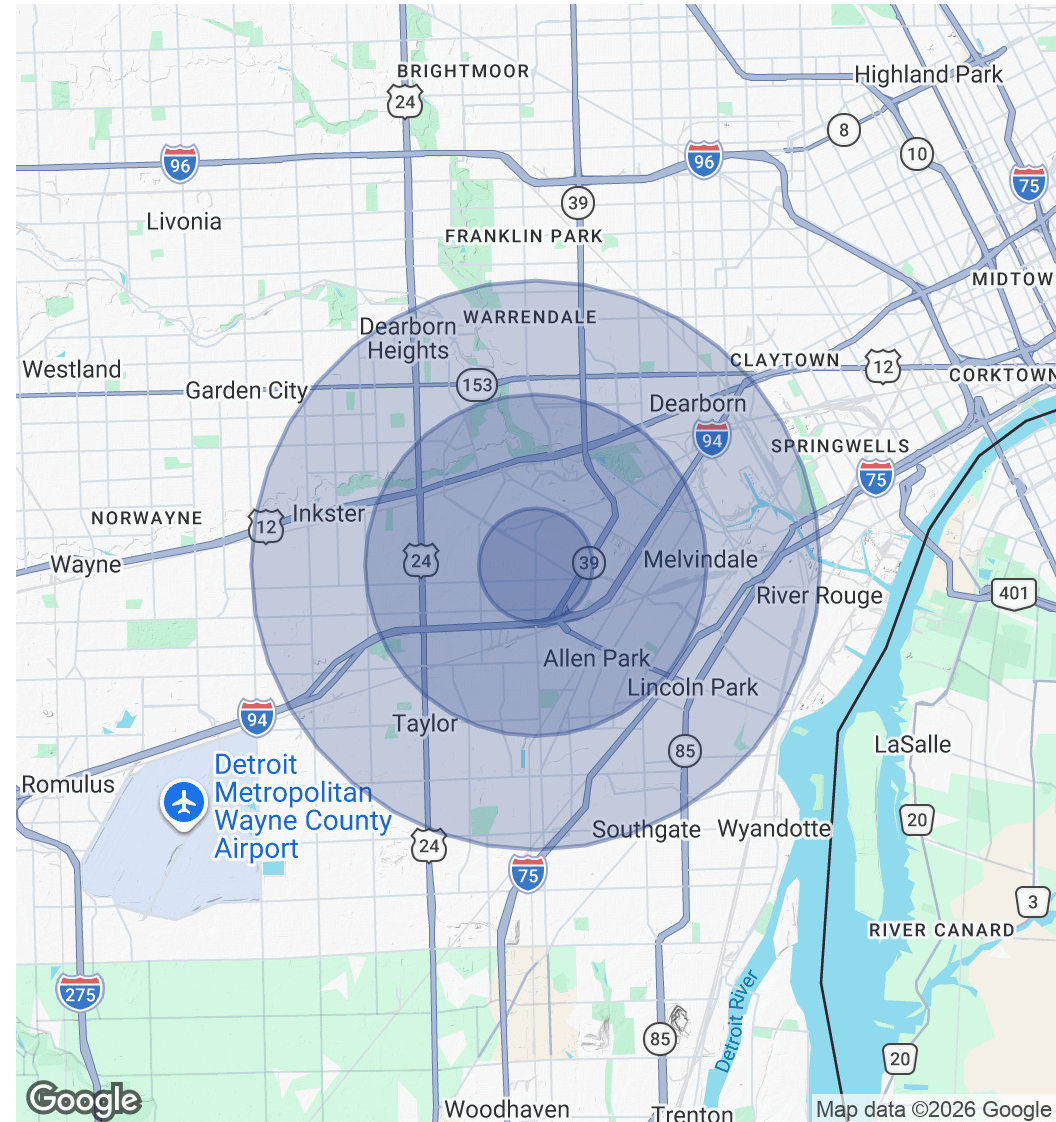
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## DEMOGRAPHICS

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

Demographics data derived from AlphaMap



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BROKER



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