

**OFFICE PROPERTY // FOR LEASE**

**EUREKA WAY**

## 3,320 SF OFFICE/MEDICAL AVAILABLE IN SOUTHLAND MALL AREA

20332 EUREKA ROAD

TAYLOR, MI 48180



- 3,320 SF office/medical suite available
- Open layout with new plank flooring, private offices, kitchenette, and a private restroom
- Full basement w/ elevator
- Monument sign and private entrances in front and rear
- Excellent location at I-75 / Eureka exit
- Optimal combination of a convenient location, quality facility, and excellent value
- 30,700 households within 3 miles of property



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

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## EXECUTIVE SUMMARY

EUREKA WAY



### Lease Rate

**\$17.00 SF/YR  
(NNN)**

### OFFERING SUMMARY

Building Size:	13,013 SF
Available SF:	3,320 SF
Year Built:	1994
Zoning:	B-2, Regional Business District
Market:	Detroit
Submarket:	Downriver South
Traffic Count:	21,821

### PROPERTY OVERVIEW

Eureka Professional offers the 'downriver' professional the optimal combination of a convenient location, quality facility, and excellent value. There is currently a 3,320 SF office/medical suite that offers a modern, open layout featuring new plank flooring, private offices, a convenient kitchenette, and a private restroom. Boasting a full basement with an elevator, this space also includes the added benefit of a monument sign and private entrances in both the front and rear. Current tenants include Oakcrest Dental, Corewell Health, TDR Orthodontics, and Michigan Guardian Services. An ideal opportunity for businesses seeking a professional and versatile space with strategic positioning.

### LOCATION OVERVIEW

Situated at the intersection of I-75/Eureka exit, this property enjoys excellent accessibility and visibility. Surrounded by residential neighborhoods, major retail stores, and close to Southland Mall. Southern Wayne County Downriver area residents associate Eureka Rd as "Main Street" and this professional office building offers a convenient yet non-congested location.



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**Dan Blugerman, CCIM** SENIOR ASSOCIATE

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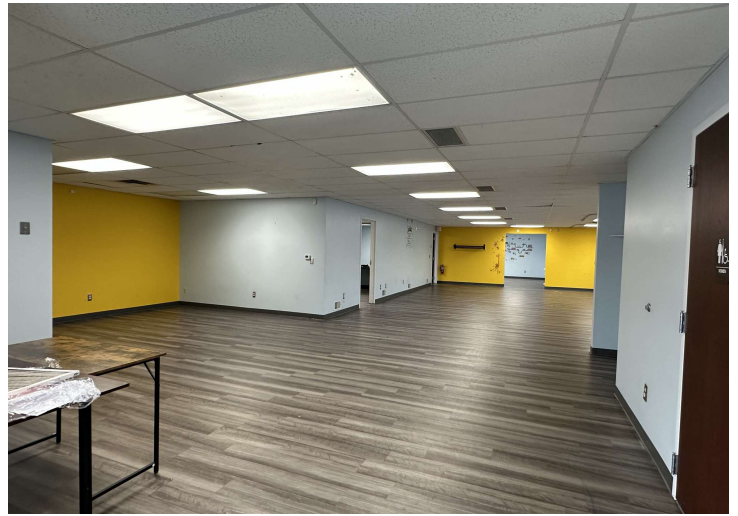


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ADDITIONAL PHOTOS

EUREKA WAY



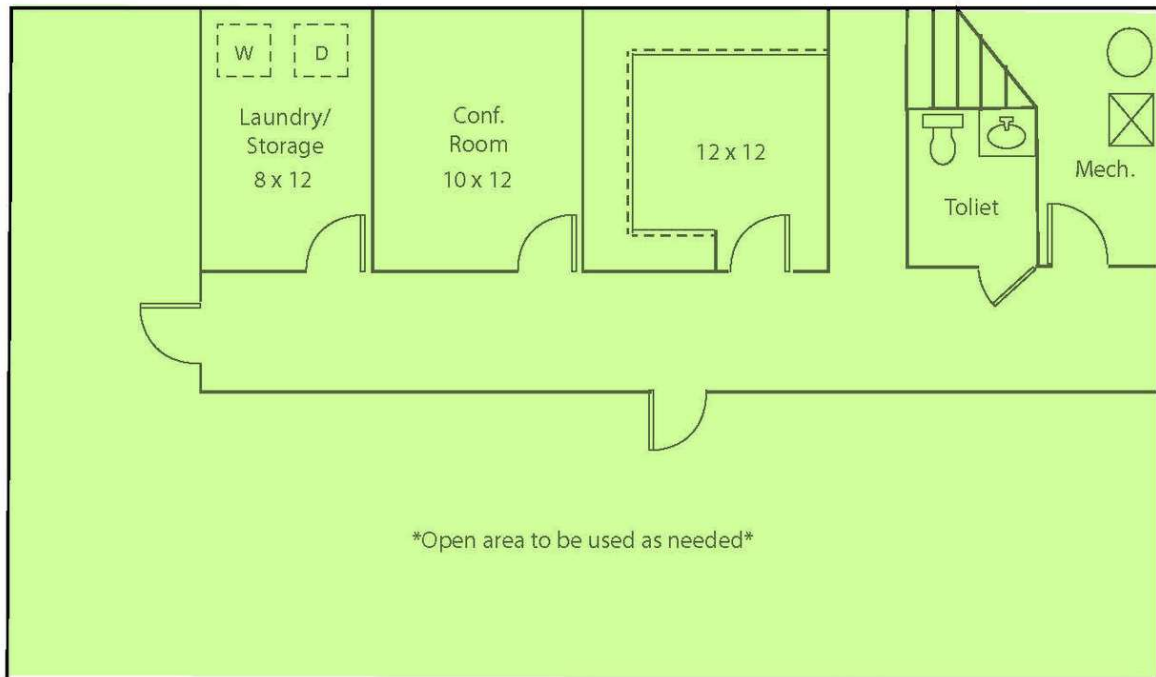


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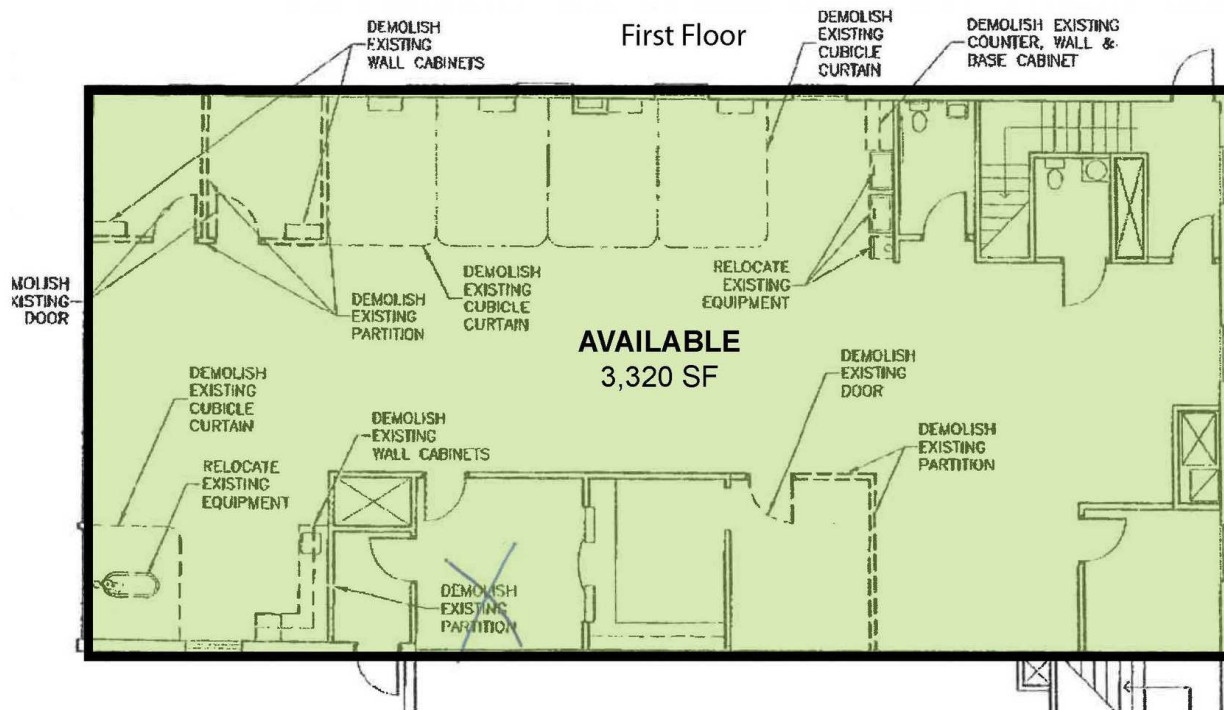
## FLOOR PLANS

EUREKA WAY

Lower Level



First Floor

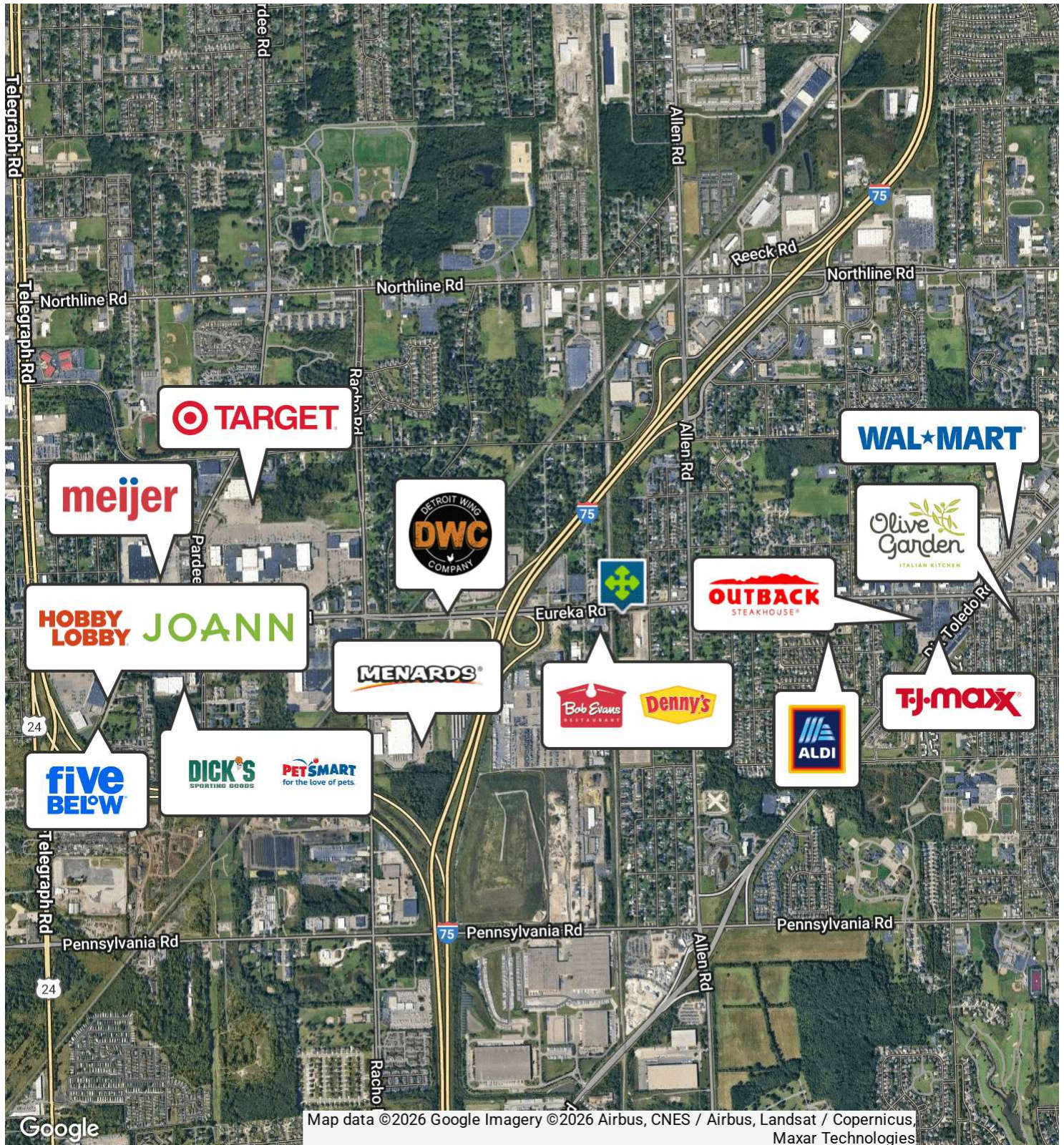




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## RETAILER MAP

EUREKA WAY





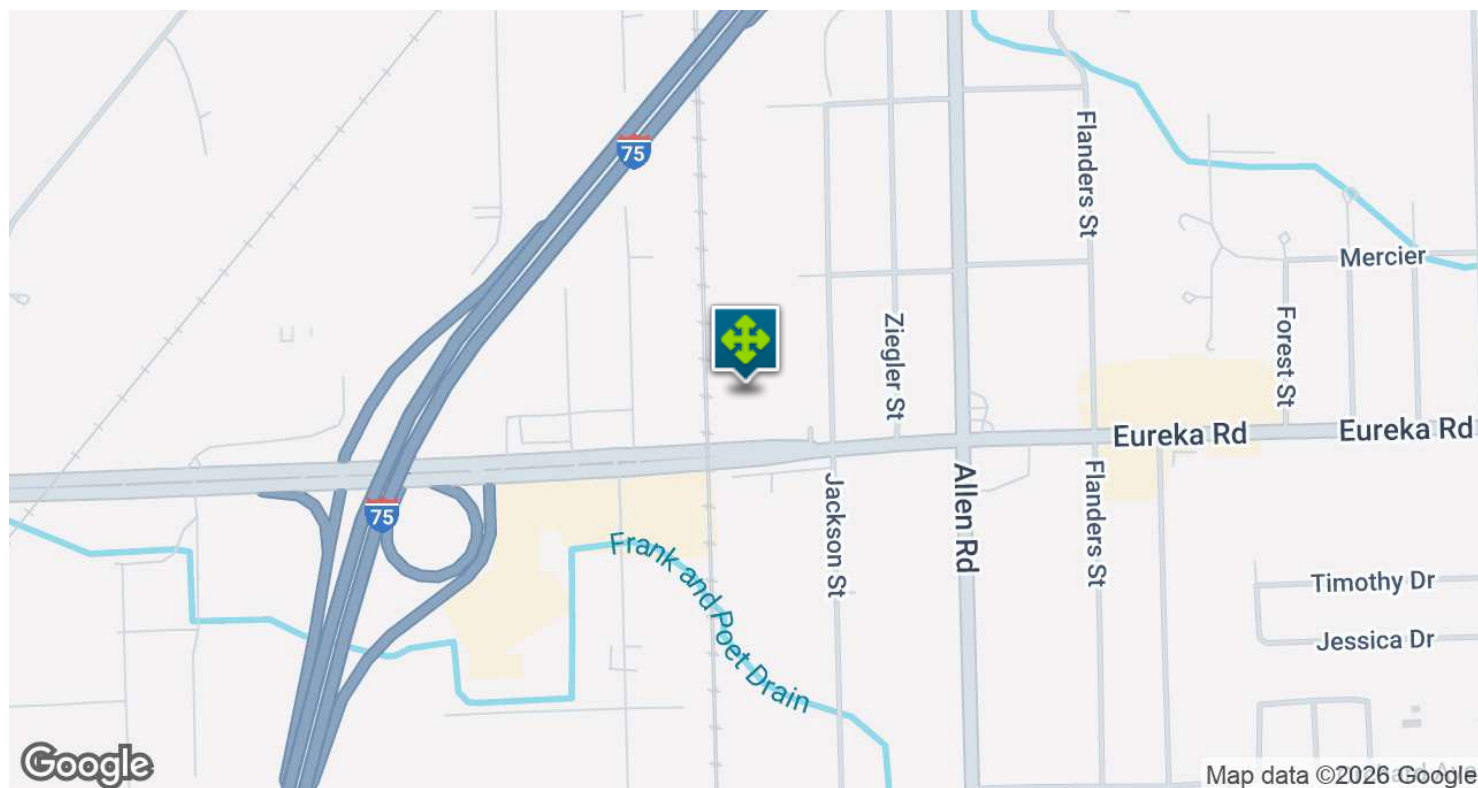
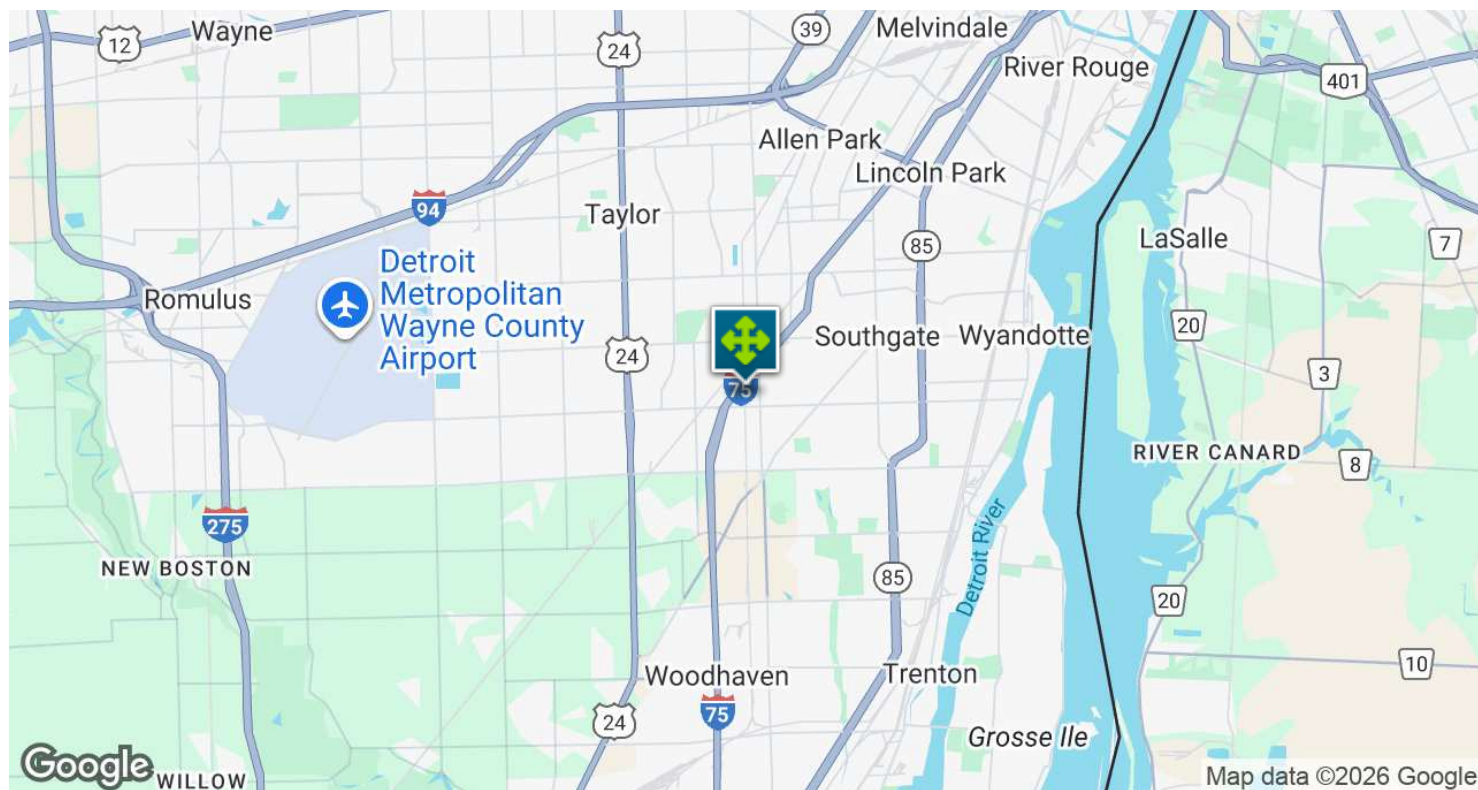
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## LOCATION MAP

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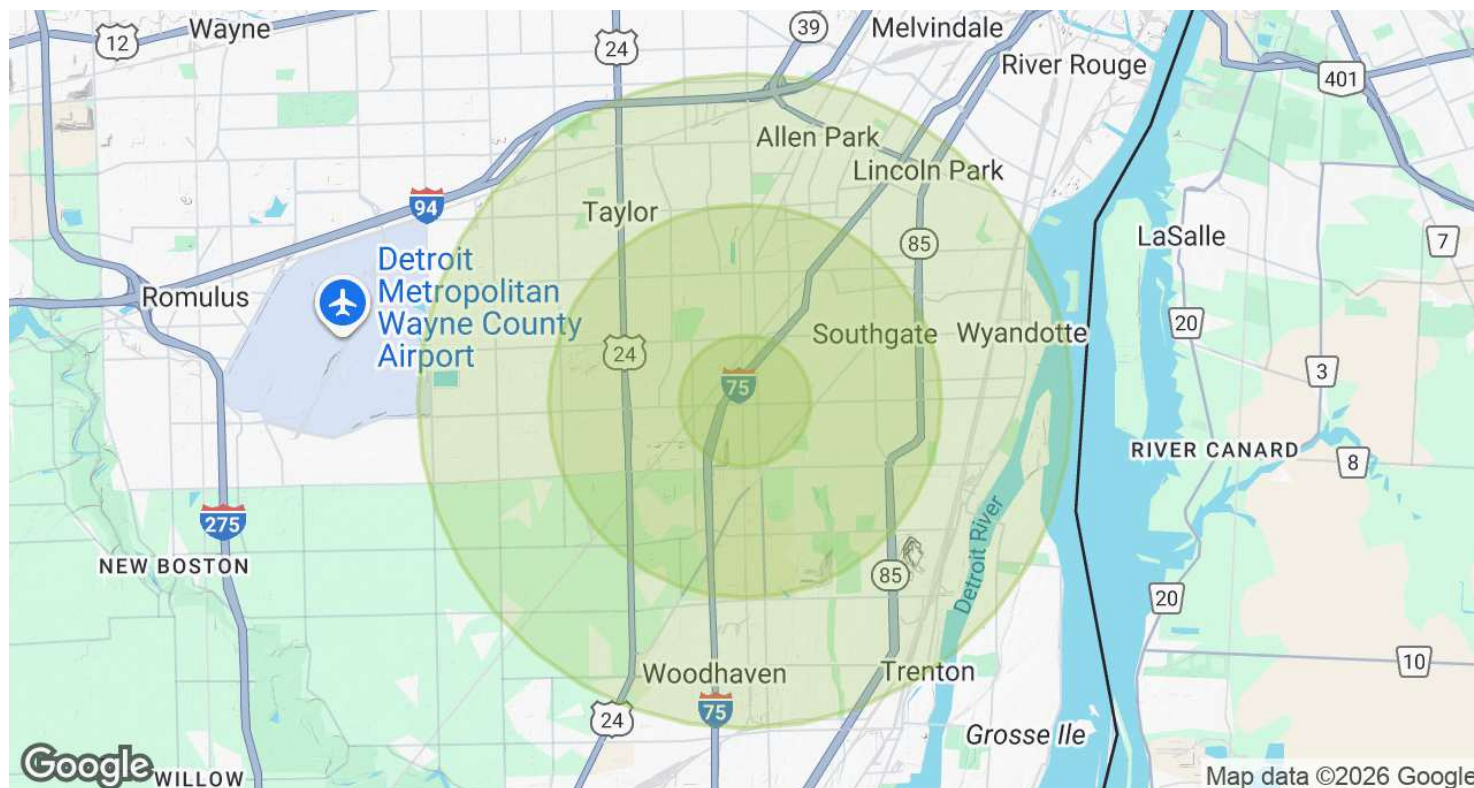




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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,020	77,696	253,028
Average Age	40.3	40.0	38.8
Average Age (Male)	38.4	38.4	37.2
Average Age (Female)	41.7	41.1	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,581	30,707	98,542
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$56,042	\$58,238	\$59,451
Average House Value	\$161,382	\$157,903	\$145,596

2020 American Community Survey (ACS)



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CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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