



FOR SUBLEASE

8120 N Telegraph Road
Dearborn Heights, MI

Property Highlights

- 6,813 SF Former Advance Auto Parts
- Excellent Visibility and Signage
- 27 Parking Spaces
- Grade Level Overhead Door
- Telegraph ADT: 53,850

CONTACT US



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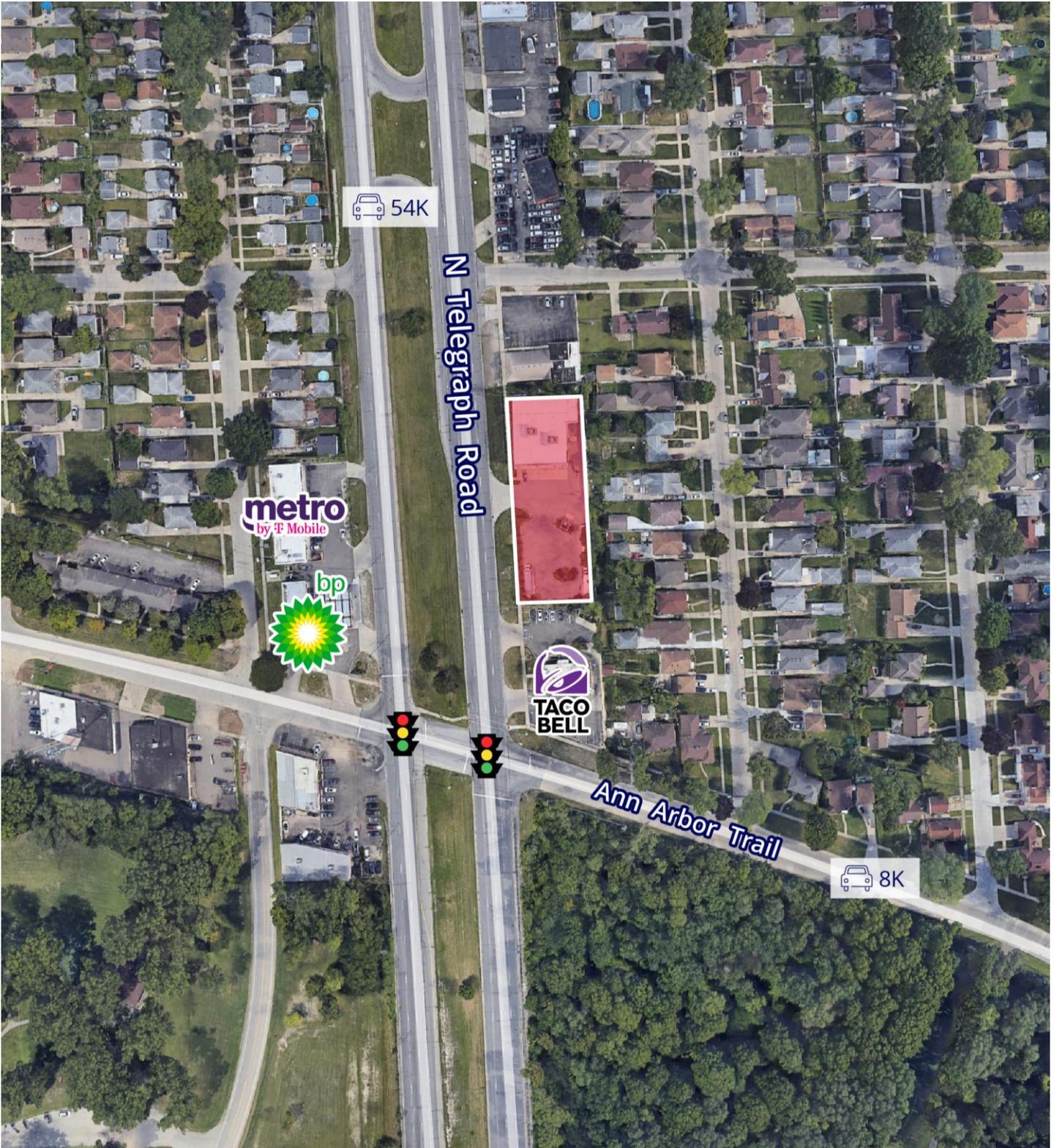


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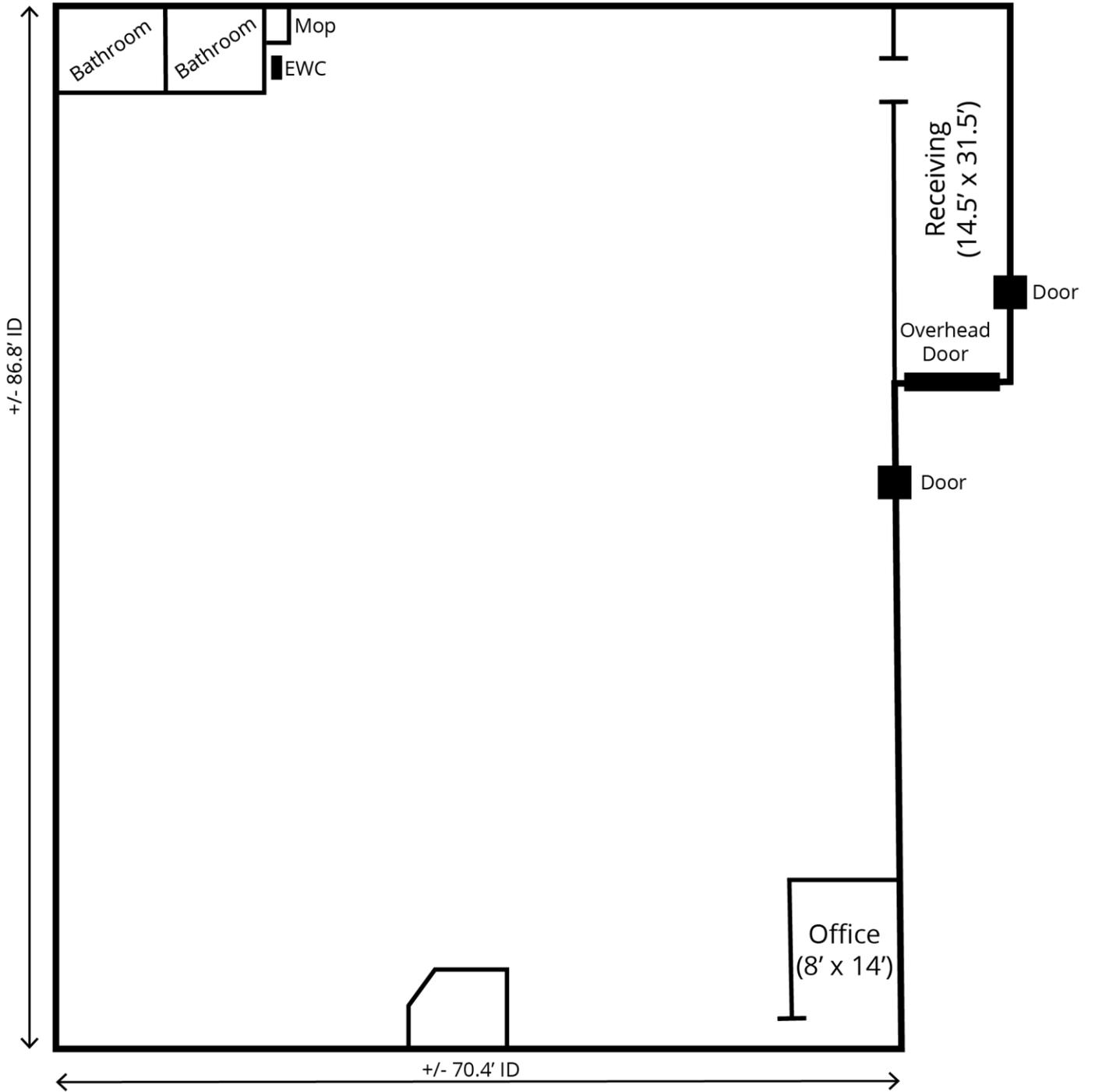
Property Photos



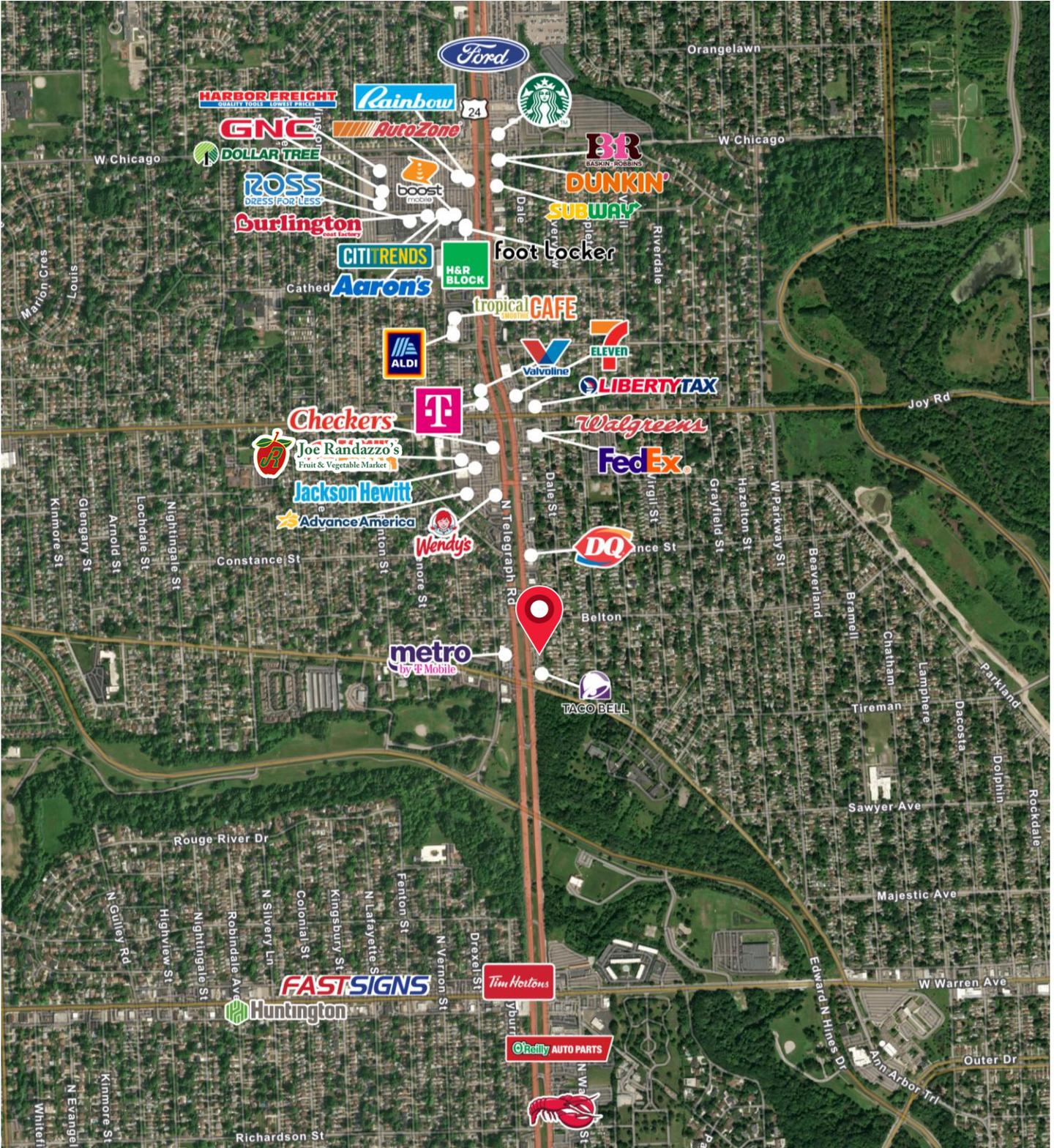
Property Aerial



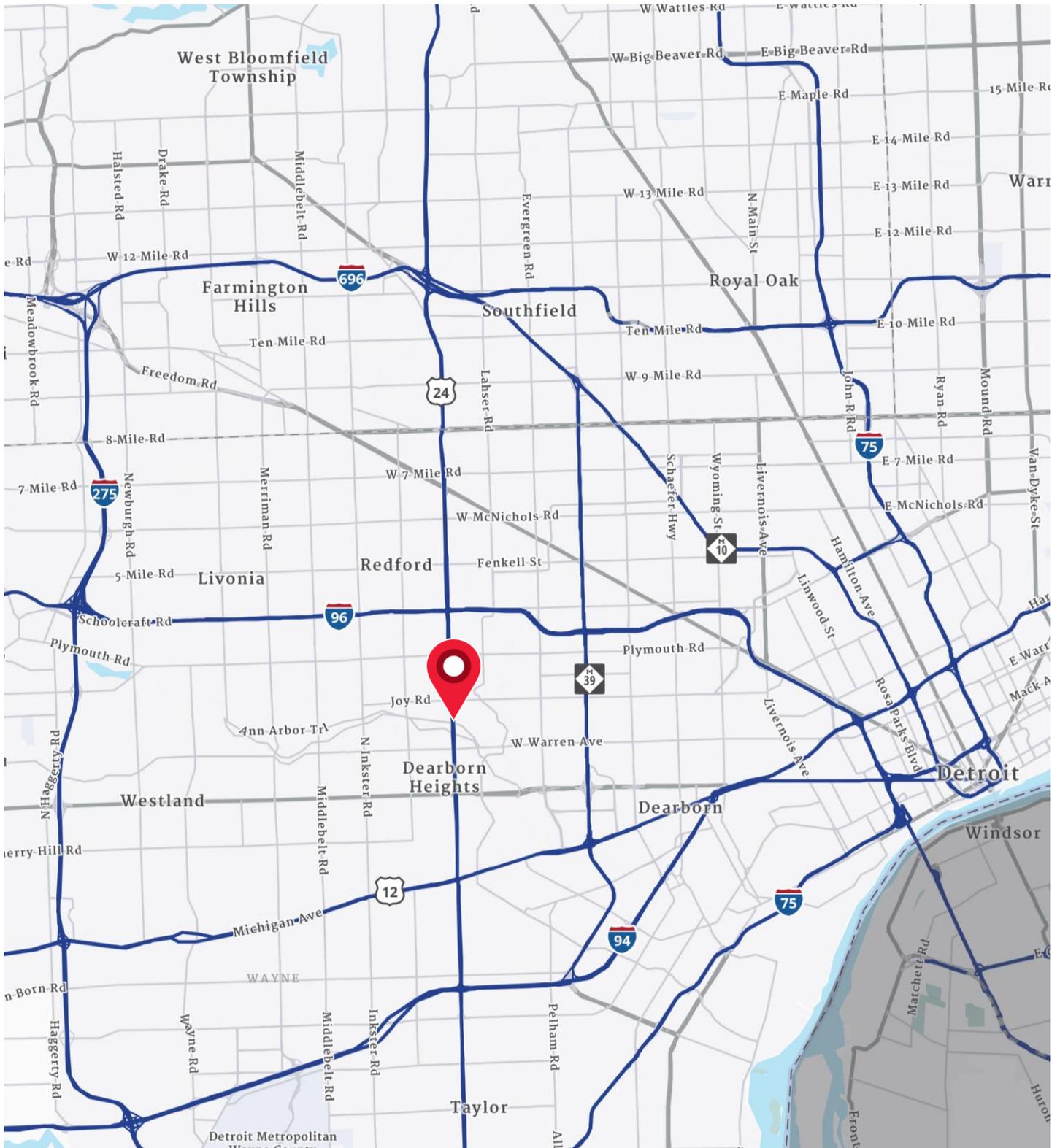
Floor Plan



Merchant Map



Location Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	15,499	132,381	343,282
Total Households	5,740	49,883	133,334
Total Family Households	3,795	32,179	83,068
Average Household Size	2.69	2.64	2.56
Median Age	37.7	36.3	37.1
Population Age 25+	10,457	87,819	231,164
2010 – 2020 Population: Annual Growth Rate (CAGR)	0.95%	0.55%	0.35%
2020 – 2023 Population: Annual Growth Rate (CAGR)	-0.36%	-0.41%	-0.48%

5 YEAR PROJECTED TRENDS: ANNUAL RATE

Population	-0.38%	-0.38%	-0.38%
Households	-0.14%	-0.12%	-0.10%
Families	-0.32%	-0.30%	-0.29%
Median Household Income	2.34%	2.42%	2.21%

CURRENT YEAR POPULATION BY SEX

Male Population / % Male	7,586 / 49.0%	65,100 / 49.2%	168,412 / 49.1%
Female Population / % Female	7,913 / 2.34%	67,281 / 50.8%	174,870 / 50.9%

INCOME & HOUSEHOLDS SUMMARY

Median Household Income	\$61,756	\$91,816	\$60,902
Average Household Income	\$78,917	\$83,026	\$78,944
Per Capita Income	\$29,208	\$31,318	\$30,702

SUMMARY BUSINESS DATA

Total Businesses	375	2,669	8,719
Total Daytime Population	12,163	109,877	321,148
Daytime Population: Workers	3,224	35,067	123,979
Daytime Population: Residents	8,939	74,810	197,169

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.