

23780 MICHIGAN AVE

23780 Michigan Ave, Dearborn, MI 48124



FOR SALE & LEASE

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EXCLUSIVELY LISTED BY:
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OFFERING SUMMARY: 23780 Michigan Ave | Dearborn, MI 48124

**PROPERTY OVERVIEW**

The Thomas Duke Company is pleased to bring to market the former Tim Horton's located at 23780 Michigan Avenue in Dearborn, Michigan. This is an extremely rare opportunity to buy or lease a free-standing building with a drive-thru on one of West Dearborn's most heavily-traveled corridors. Key positioning on Michigan Avenue just West of Outer Drive before the Telegraph interchange with traffic counts of over 41,000 VPD. The property features 2,850 SF and is situated on .97 acres with 67 parking spaces with multiple signage opportunities. This opportunity will not last long.

OFFERING SUMMARY

Sale Price: \$1,375,000.00
Lease Rate: \$5,800.00 per month (NNN)
Building Size: 2,850 SF
Year Built: 1978
Zoning: BB

PROPERTY HIGHLIGHTS

- Former Tim Horton's Cafe
- 2,850 SF on 0.97 Acre Site
- Equipped with a Drive-Thru
- Expansive Parking Lot with 67 Spaces
- Extremely rare opportunity in West Dearborn.

BUILDING/PROPERTY INFORMATION: 23780 Michigan Ave | Dearborn, MI 48124

BUILDING INFORMATION

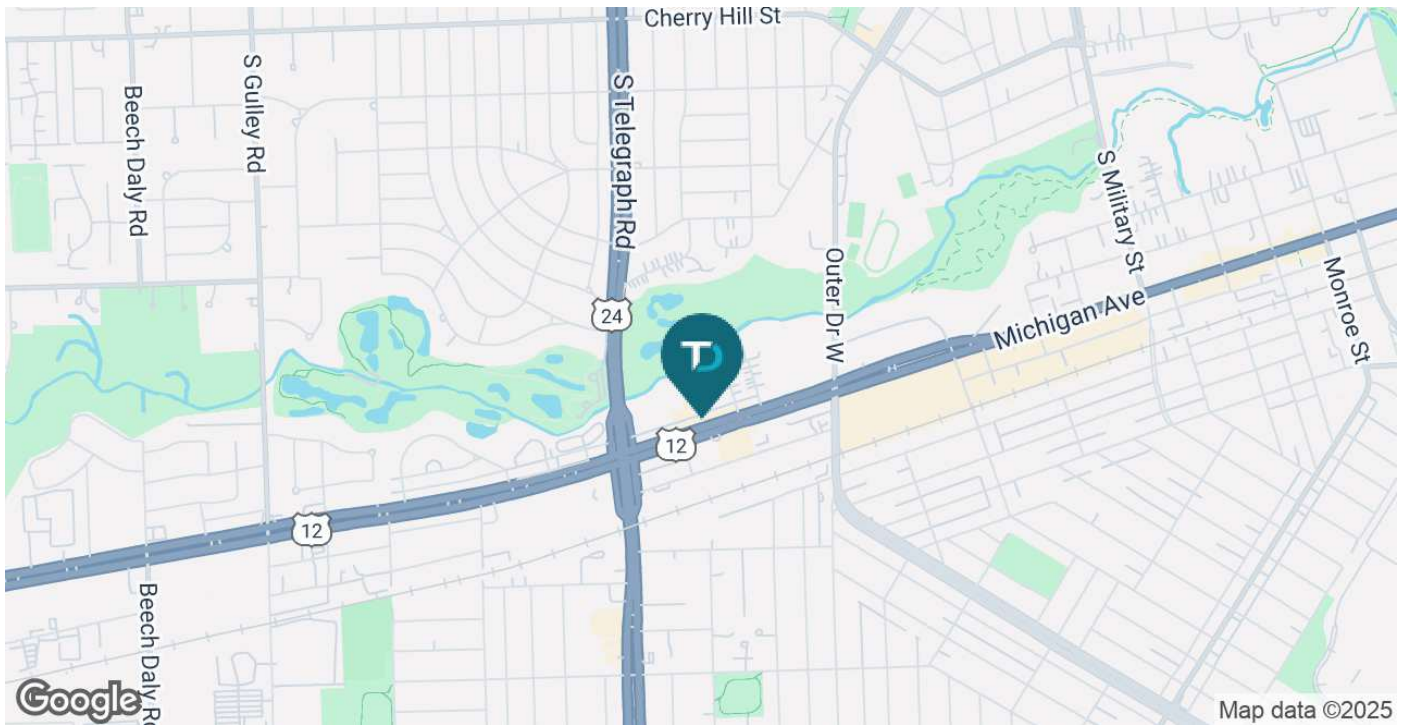
Sale Price:	\$1,375,000.00 Cash or Acceptable Terms
Lease Rate:	\$5,800.00 per month, NNN
Building Size:	2,850 SF
Year Built:	1978
Number of Floors:	1
Parking Spaces:	67

PROPERTY INFORMATION

Lot Size:	0.97 Acres
Property Type:	Retail
Property Subtype:	Restaurant
Zoning:	BB
2024 Taxes:	\$26,868.33
Legal Description:	Available Upon Request
Traffic Count:	Michigan Ave - 41,620 vpd Telegraph Rd - 52,677 vpd
APN:	82-09-213-01-022

LOCATION INFORMATION

Prime West Dearborn Location on Michigan Avenue, between Outer Drive and Telegraph Road.



LEASE SPACES: 23780 Michigan Ave | Dearborn, MI 48124



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,850 SF	Lease Rate:	\$5,800.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
23780	Available	2,850 SF	NNN	\$5,800 per month	-

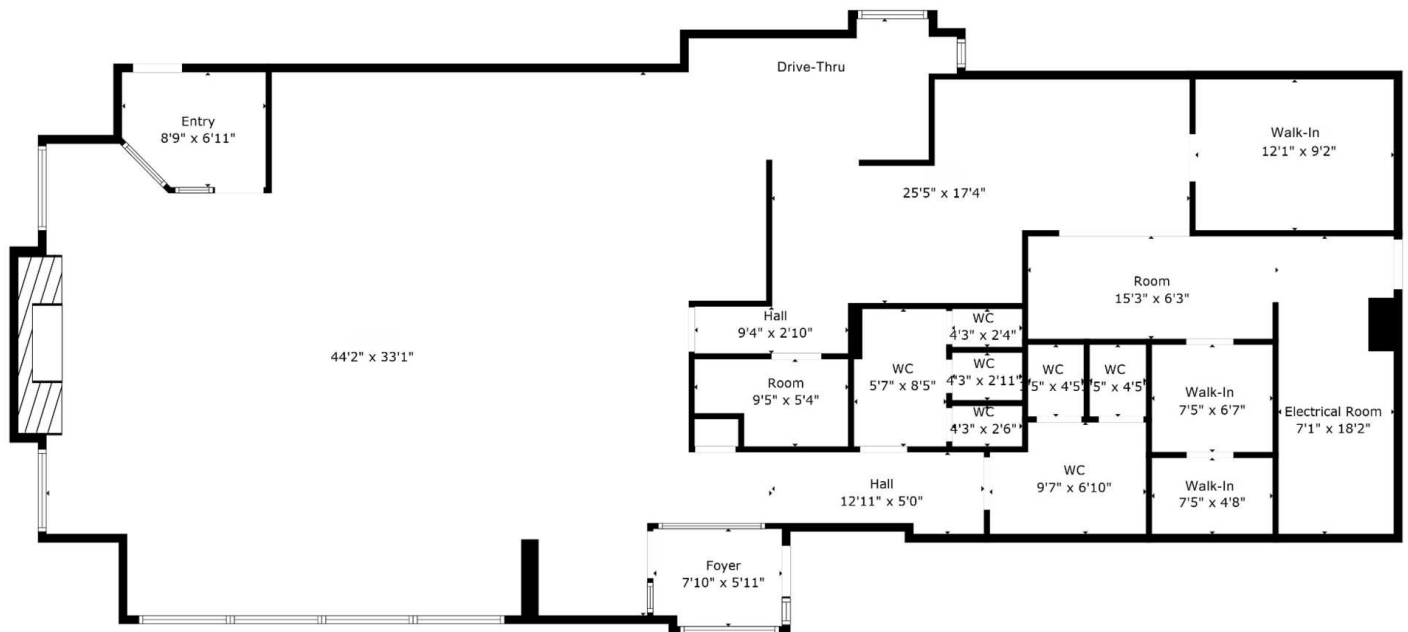
EXTERIOR PHOTOS: 23780 Michigan Ave | Dearborn, MI 48124



INTERIOR PHOTOS: 23780 Michigan Ave | Dearborn, MI 48124



FLOOR PLAN: 23780 Michigan Ave | Dearborn, MI 48124



Sizes And Dimensions Are Approximate, Actual May Vary.

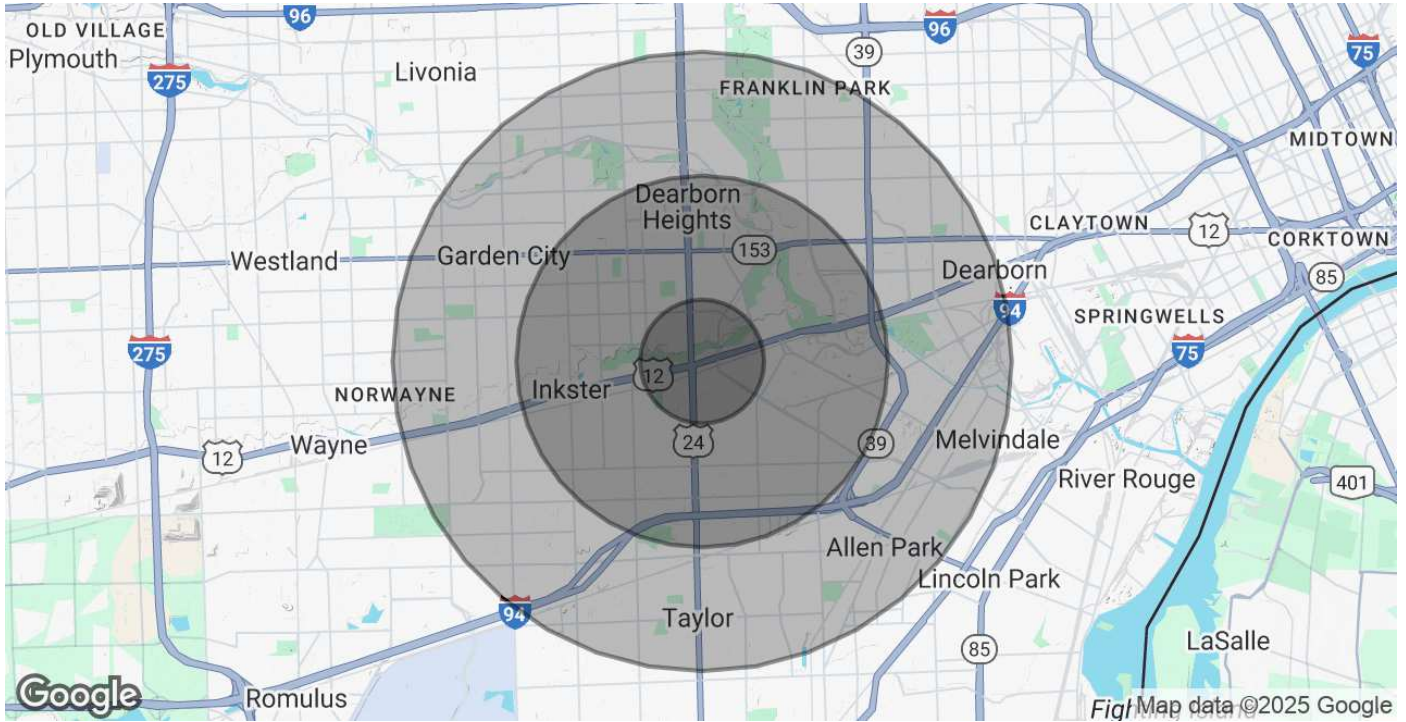
RETAILER MAP: 23780 Michigan Ave | Dearborn, MI 48124



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DEMOGRAPHICS MAP & REPORT: 23780 Michigan Ave | Dearborn, MI 48124



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,380	122,945	326,428
Average Age	40	39	38
Average Age (Male)	39	38	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,727	46,910	123,347
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$112,168	\$84,232	\$76,717
Average House Value	\$285,966	\$226,379	\$185,535

Demographics data derived from AlphaMap