

RETAIL SPACE FOR LEASE

6452 N. TELEGRAPH DEARBORN HEIGHTS MI 48127



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For more information, please contact:

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EXECUTIVE SUMMARY

OFFERING SUMMARY

- Property Type : New Construction Retail Shopping Plaza
- Zoning : C3
- Lease Rate : \$ 30 NNN
- Available Suites :
 - ❖ 835 SF
 - ❖ 1,000 SF
 - ❖ 2,000 SF
 - ❖ Up to 4,000 SF (Divisible)
- Condition : Brand New Shell Space
- Parking : Ample On-Site Parking
- Availability : Now Leasing



Google Map Link - <https://l1nk.dev/q2toej8>
Street View Link - <https://acesse.one/ymnbwst>

INVESTMENT HIGHLIGHTS

- Brand New Retail Development in Dearborn Heights
- Located Along One of the City's Busiest Commercial Corridors
- High-Traffic, High-Visibility Location
- Flexible Suite Configurations From 835 SF to 4,000 SF
- Ideal For Retail, Medical, Office, Restaurant, Boutique, Service, And Professional Users
- Modern Shell Space Ready For Custom Build-Out
- Tenant Improvement Allowance Available
- Ample Parking Located At The Main Entrance And Throughout The Property
- Strong Consumer Traffic And Excellent Street Exposure
- Opportunity To Establish Your Business In A Growing Retail Corridor
- Limited Leasing Opportunities Available

Demographics (2022)	1 Mile	3 Mile	5 Mile
Population	15,499	132,381	343,282
Households	5,740	49,883	133,334
Avg. HH Income	\$78,917	\$83,026	\$78,944
Daytime Employment	3,224	35,067	123,979



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AERIAL MAP



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TRADE AERIAL



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OWNIT REALTY

PROPERTY PHOTOS



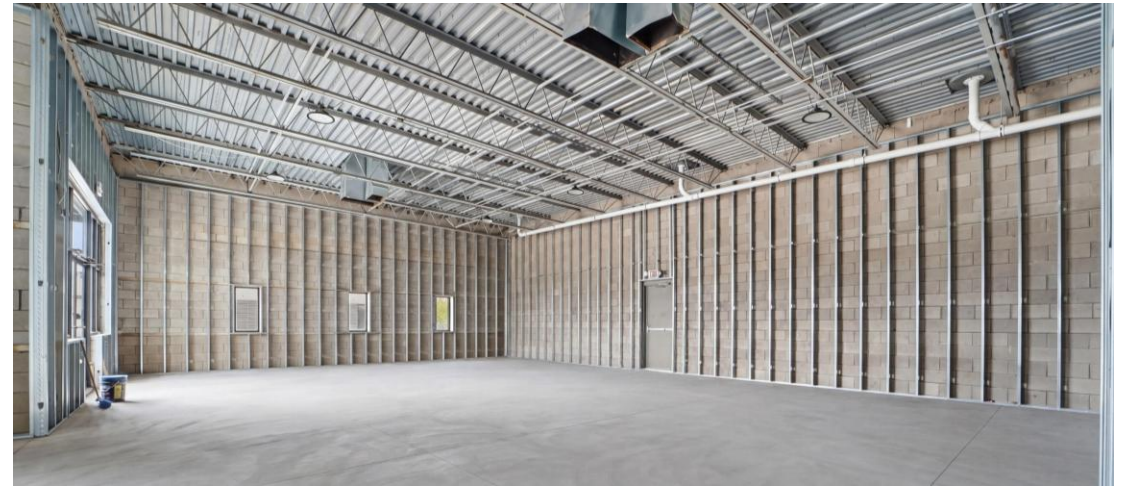
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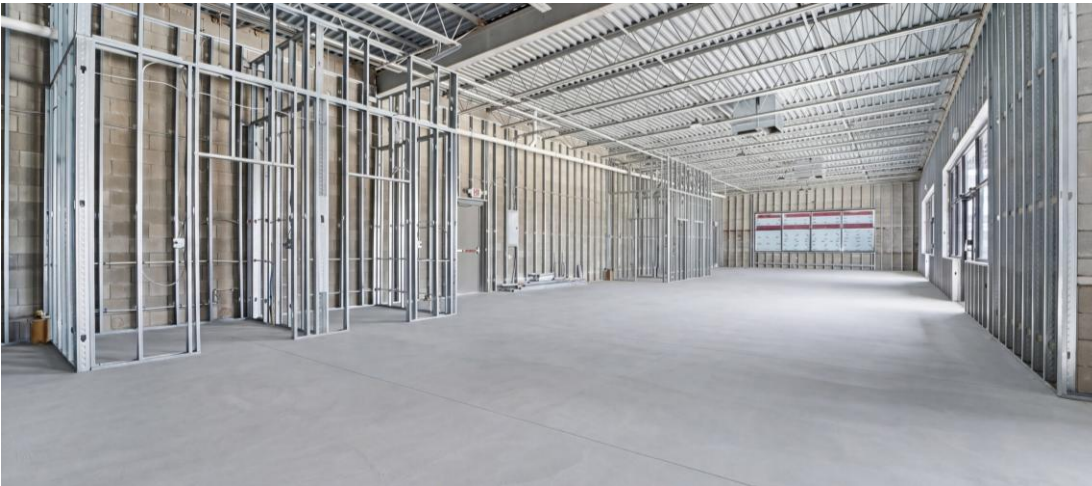
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SITE PLAN



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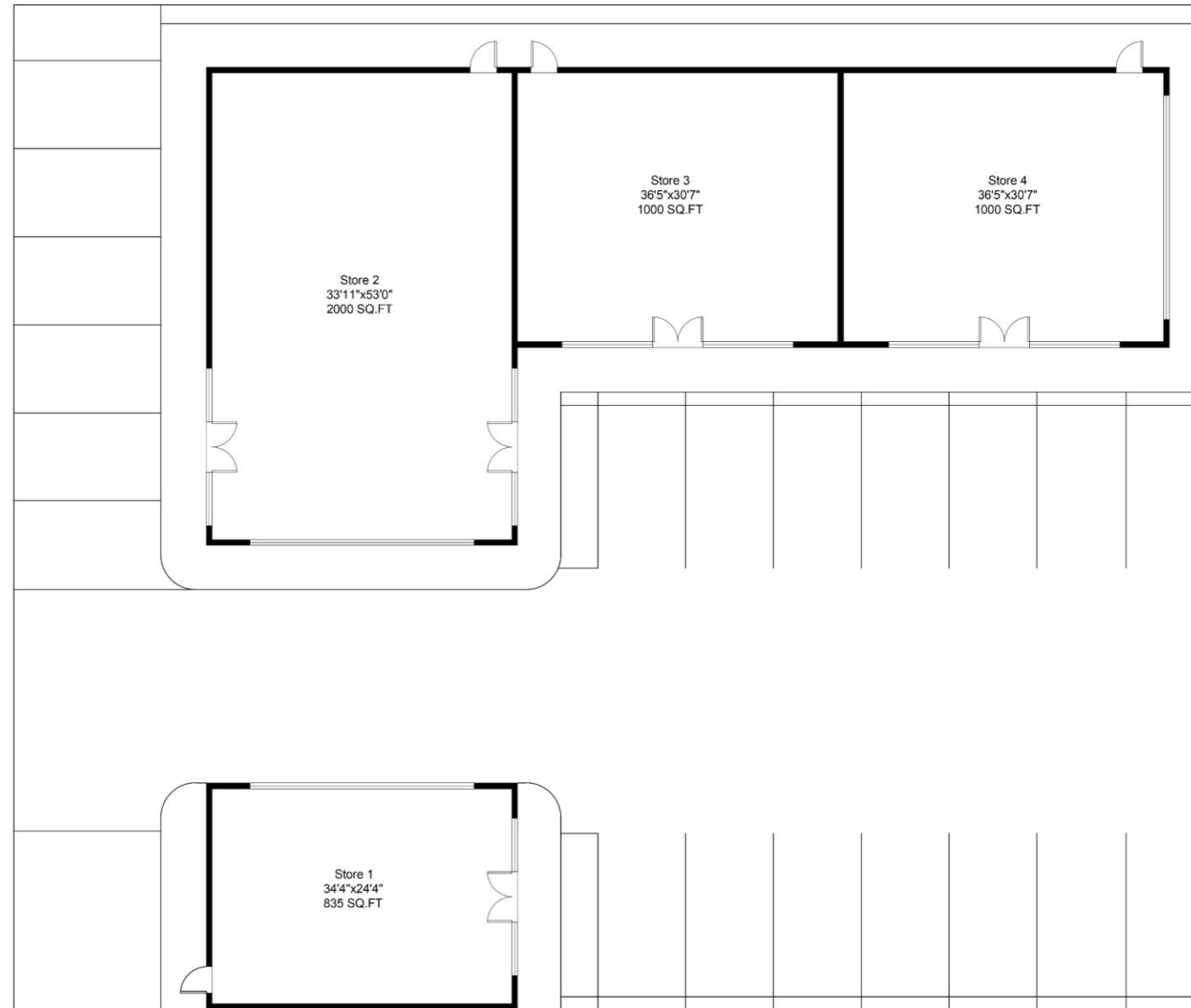
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FLOOR PLAN



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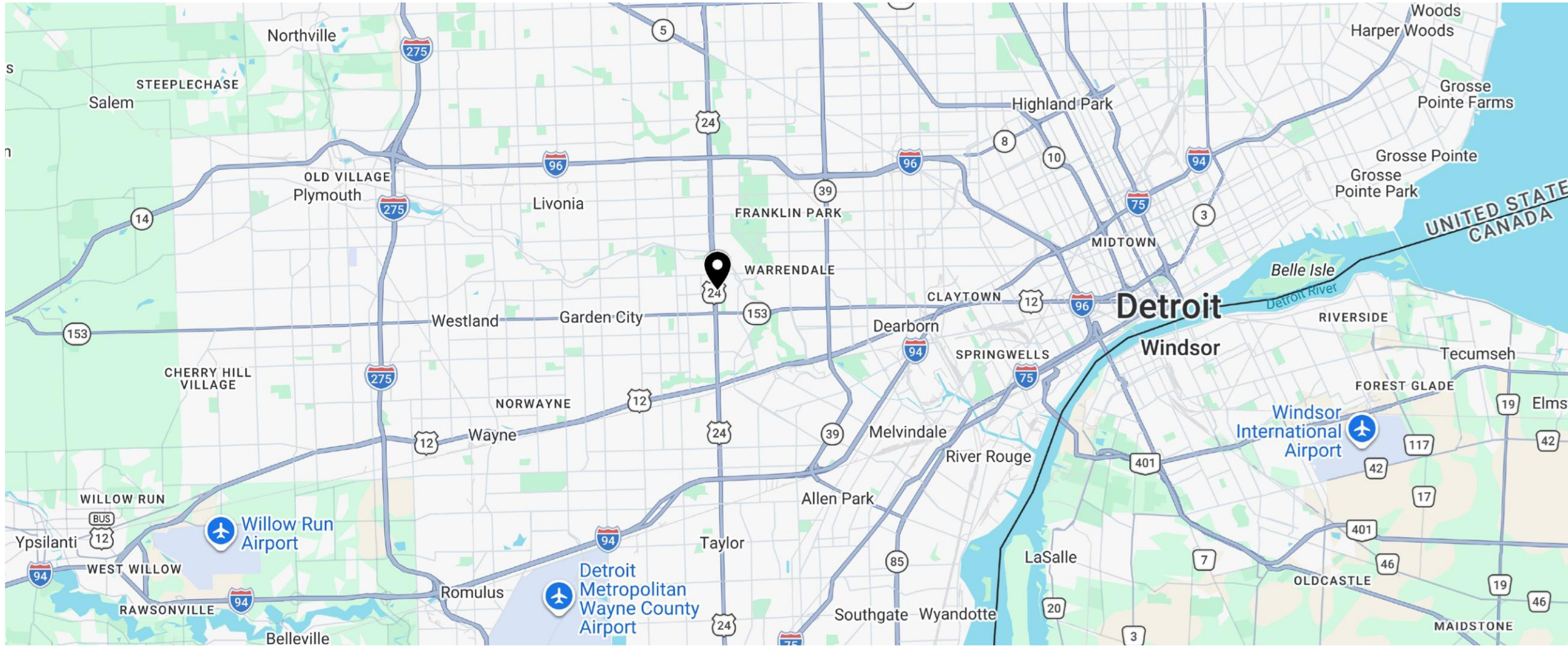
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REGIONAL OVERVIEW



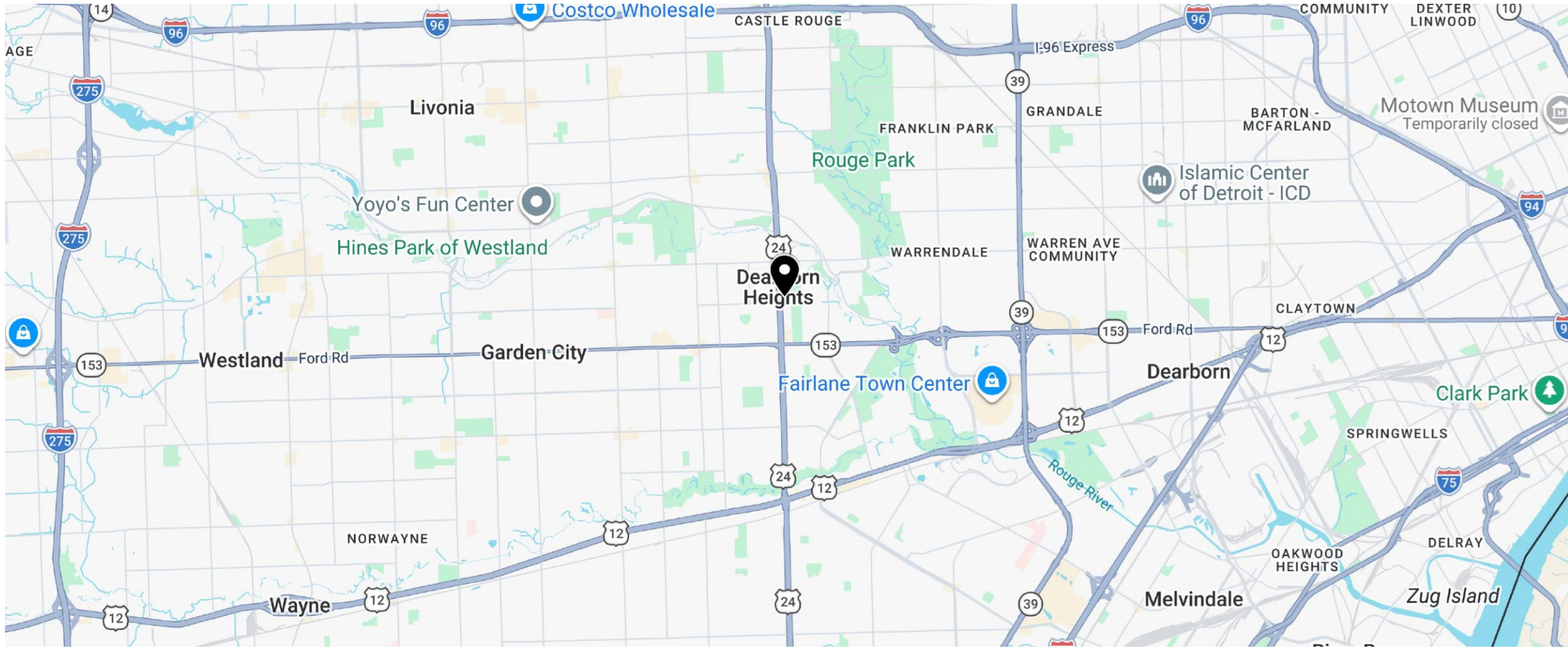
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LOCAL OVERVIEW



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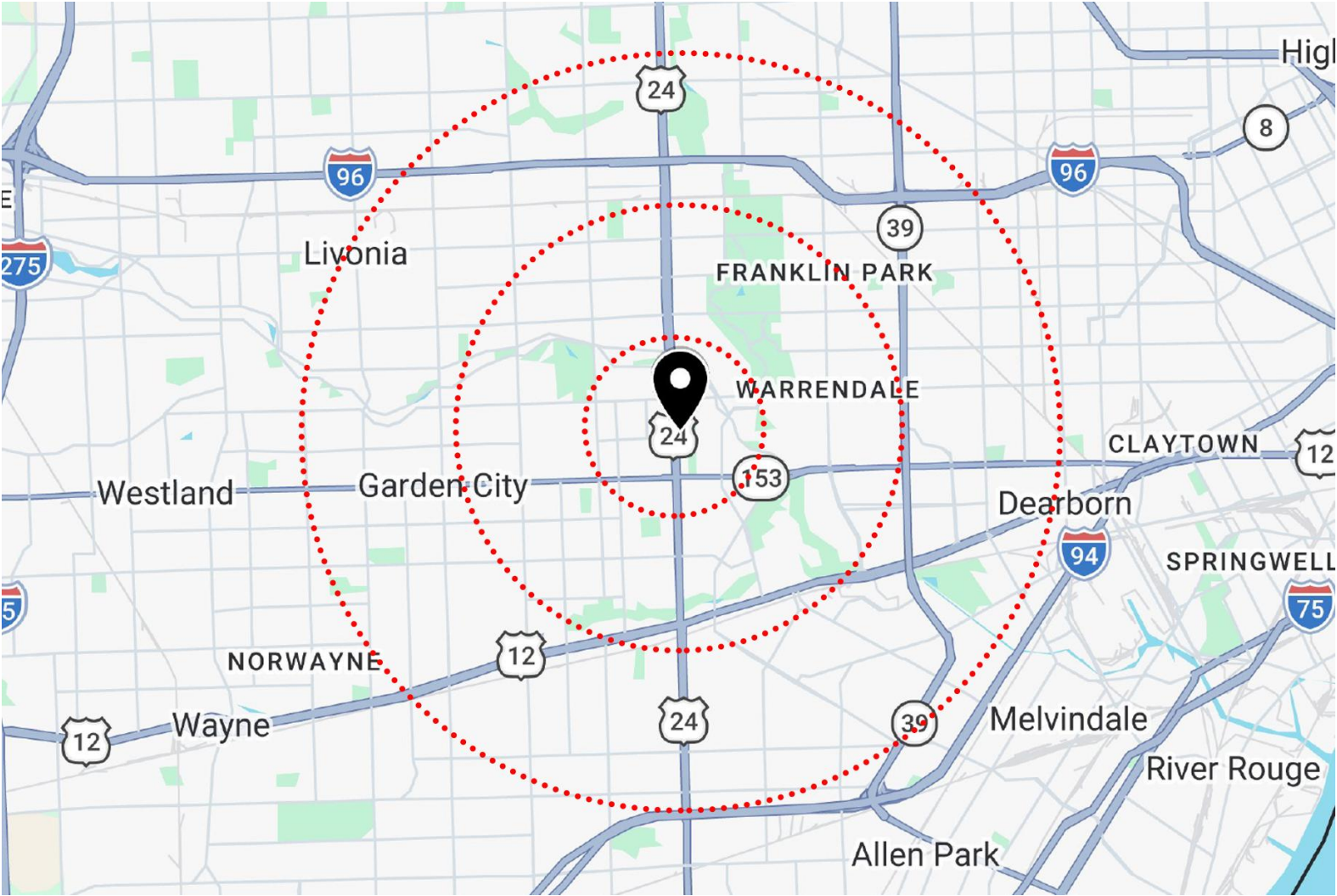


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DEMOGRAPHICS

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



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