

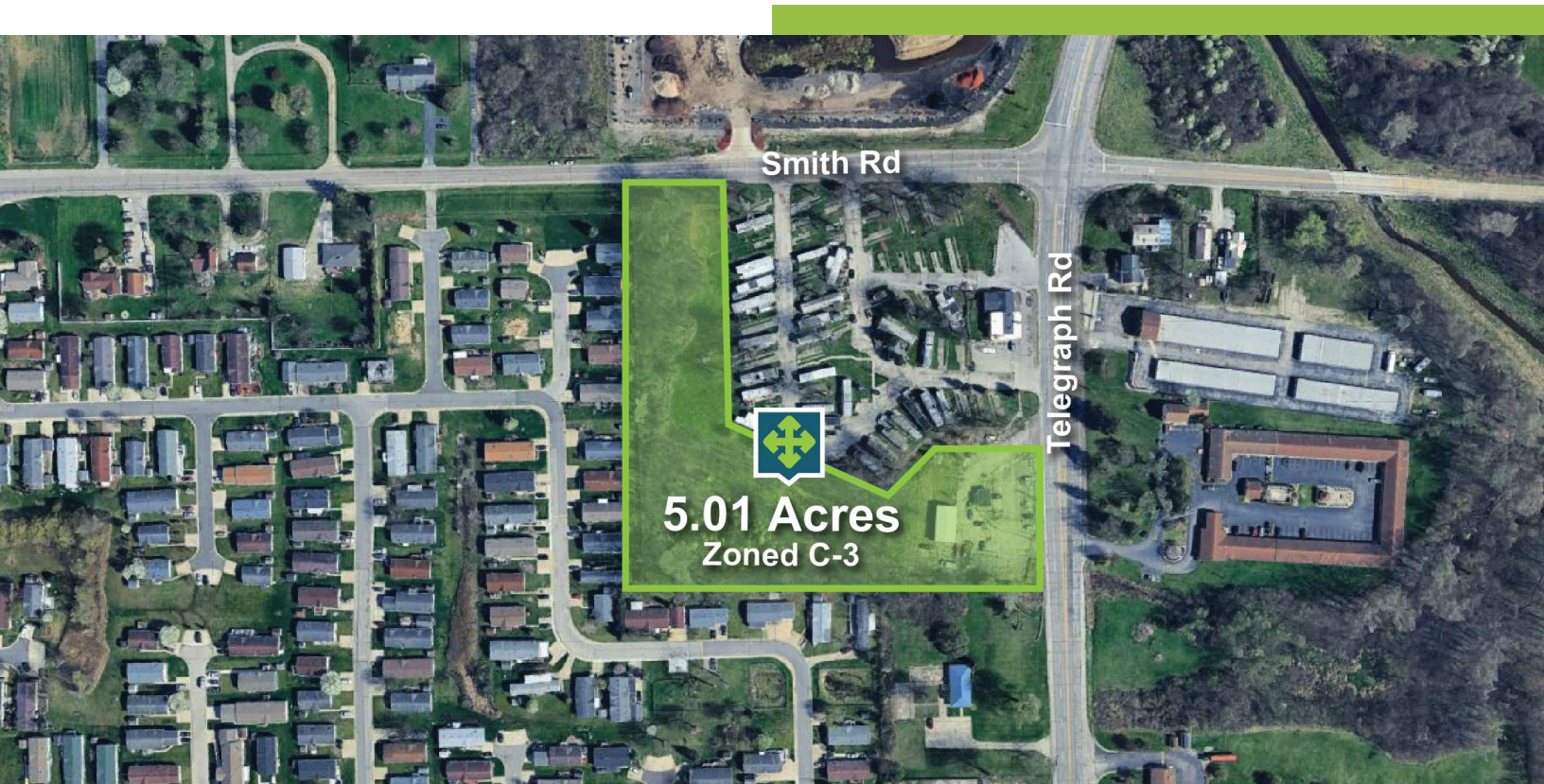
LAND PROPERTY // FOR SALE

5.01 Acres

## 5 ACRE SITE POTENTIAL USES: SELF-STORAGE, CAR WASH, QSR, GAS STATION, MEDICAL, RETAIL

6437 TELEGRAPH RD

BEDFORD TWP, MI 48133



- 5.01-acre site on the Michigan/Ohio border
- Zoned C-3 for versatile commercial use
- L-Shaped site with frontage on Telegraph Rd & Smith Rd
- Conditional Uses: Gas Stations/ QSR Space/Car Wash/ Car Dealership/ Self-Storage
- Permitted Uses: Retail/ Hotels/ Medical/ Food Services
- Seller offering LC terms with \$150,000 downpayment



**P.A. COMMERCIAL**  
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5.01 Acres

# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$625,000</b>
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## OFFERING SUMMARY

<b>Lot Size:</b>	5.01 Acres
<b>Price / Acre:</b>	\$124,750
<b>Zoning:</b>	C-3
<b>Market:</b>	Detroit
<b>Submarket:</b>	Monroe County
<b>Traffic Count:</b>	10,045

## PROPERTY OVERVIEW

5.01 acres of land with a 2,202 SF building previously used for Auto Repair. The property is approximately 1,500 feet from the Ohio border. PERMITTED USES UNDER C-3 ZONING INCLUDE: Clothing/Apparel, Food, Personal Care, Retail, Hospitality, and Medical. CONDITIONAL USES INCLUDE: Commercial Storage (Mini/Self-storage), Drive-Thru Facilities/Gas Stations, Vehicle Sales/Services, and Car Wash. The Seller is offering seller financing/land contract terms with \$150,000 down.

## LOCATION OVERVIEW

This L-shaped 5-acre parcel has frontage on Telegraph Rd and Smith Rd with easy access to expressways and main roads. Bedford Twp shares the southern area of Michigan with Toledo, Ohio. The population is 31,813, making it the most populated municipality in Monroe county. Its proximity to Ohio offers a unique opportunity to capture the thriving Toledo market.

## PROPERTY HIGHLIGHTS

- 5.01-acre site on the Michigan/Ohio border
- Zoned C-3 for versatile commercial use
- L-Shaped site with frontage on Telegraph Rd & Smith Rd

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# PROPERTY DETAILS

Sale Price	\$625,000
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## LOCATION INFORMATION

Street Address	6437 Telegraph Rd
City, State, Zip	Bedford Twp, MI 48133
County	Monroe
Market	Detroit
Sub-market	Monroe County
Cross-Streets	Telegraph Rd & Smith Rd
Township	Bedford
Side of the Street	West
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75

## BUILDING INFORMATION

Number of Lots	1
Best Use	Self-Storage Car Wash Gas Station Quick Service Restaurant

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	C-3
Lot Size	5.01 Acres
APN #	02-102-007-20
Lot Frontage	240 ft (approx)
Lot Depth	650 ft (approx)
Corner Property	No
Traffic Count	10,045
Traffic Count Street	Telegraph Rd
Waterfront	No
Power	Yes
Rail Access	No
Topography	Level

## PARKING & TRANSPORTATION

Street Parking	No
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## UTILITIES & AMENITIES

Water	Yes
Sewer	Yes

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ADDITIONAL PHOTOS



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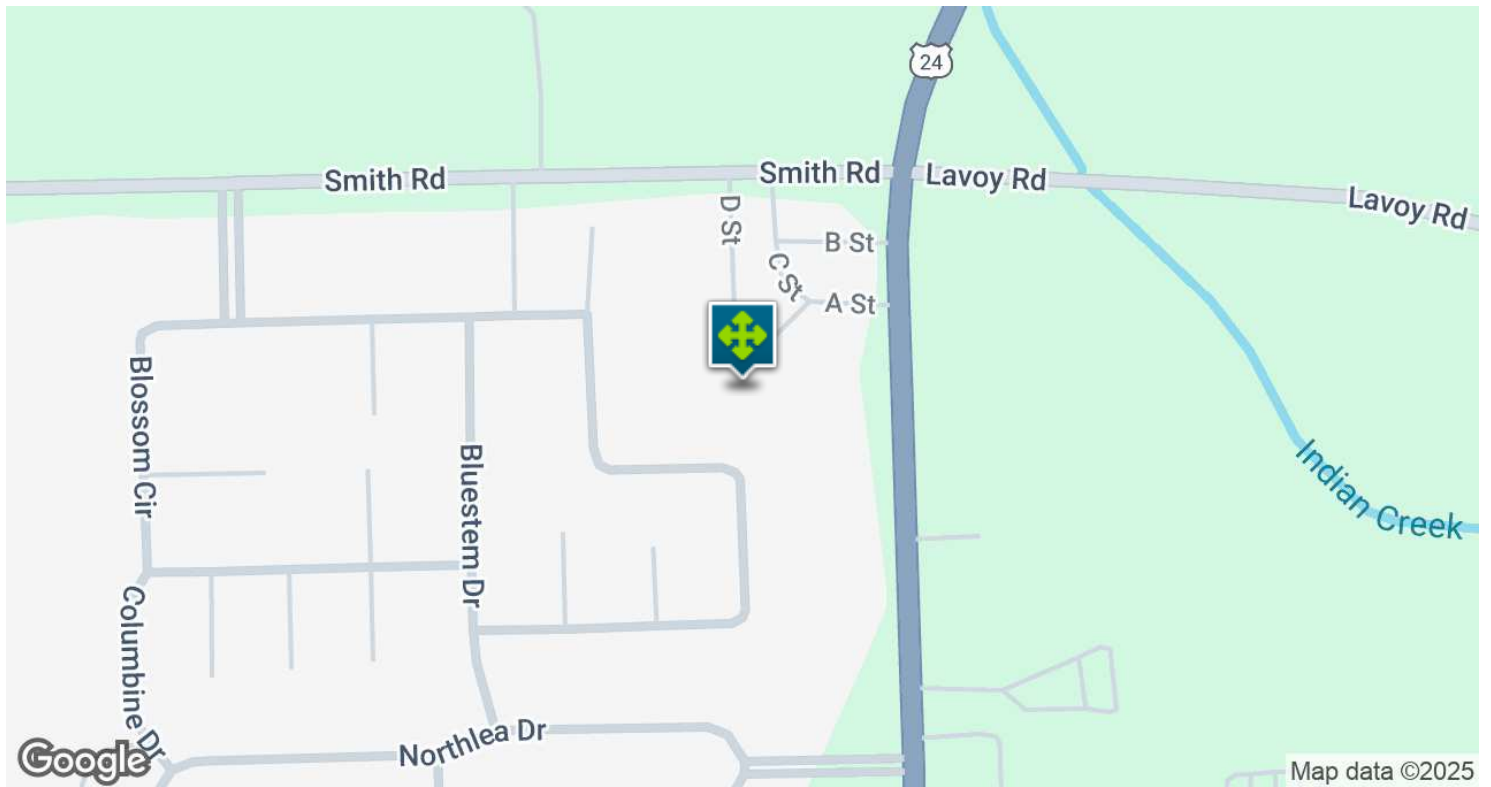
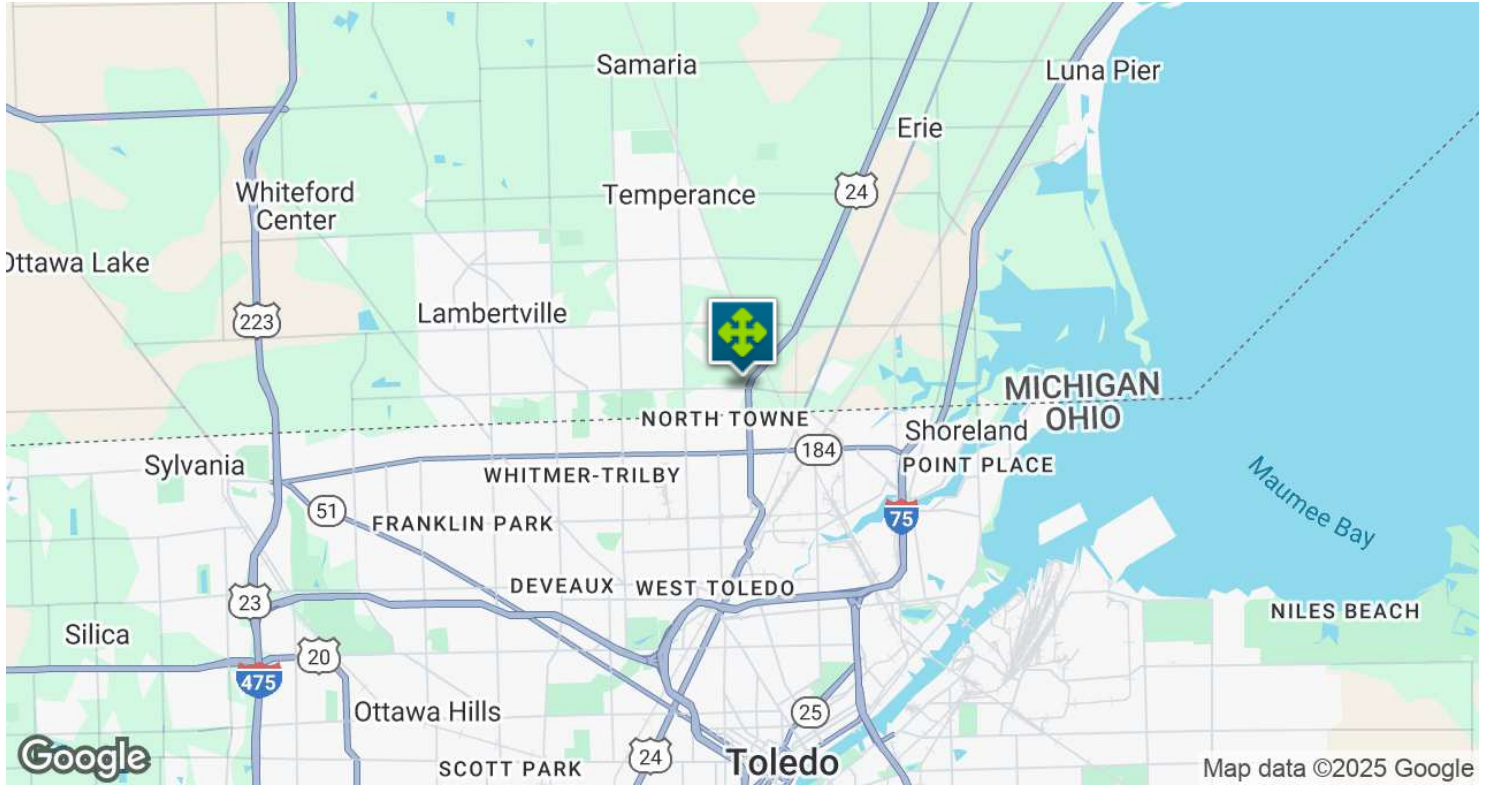
# RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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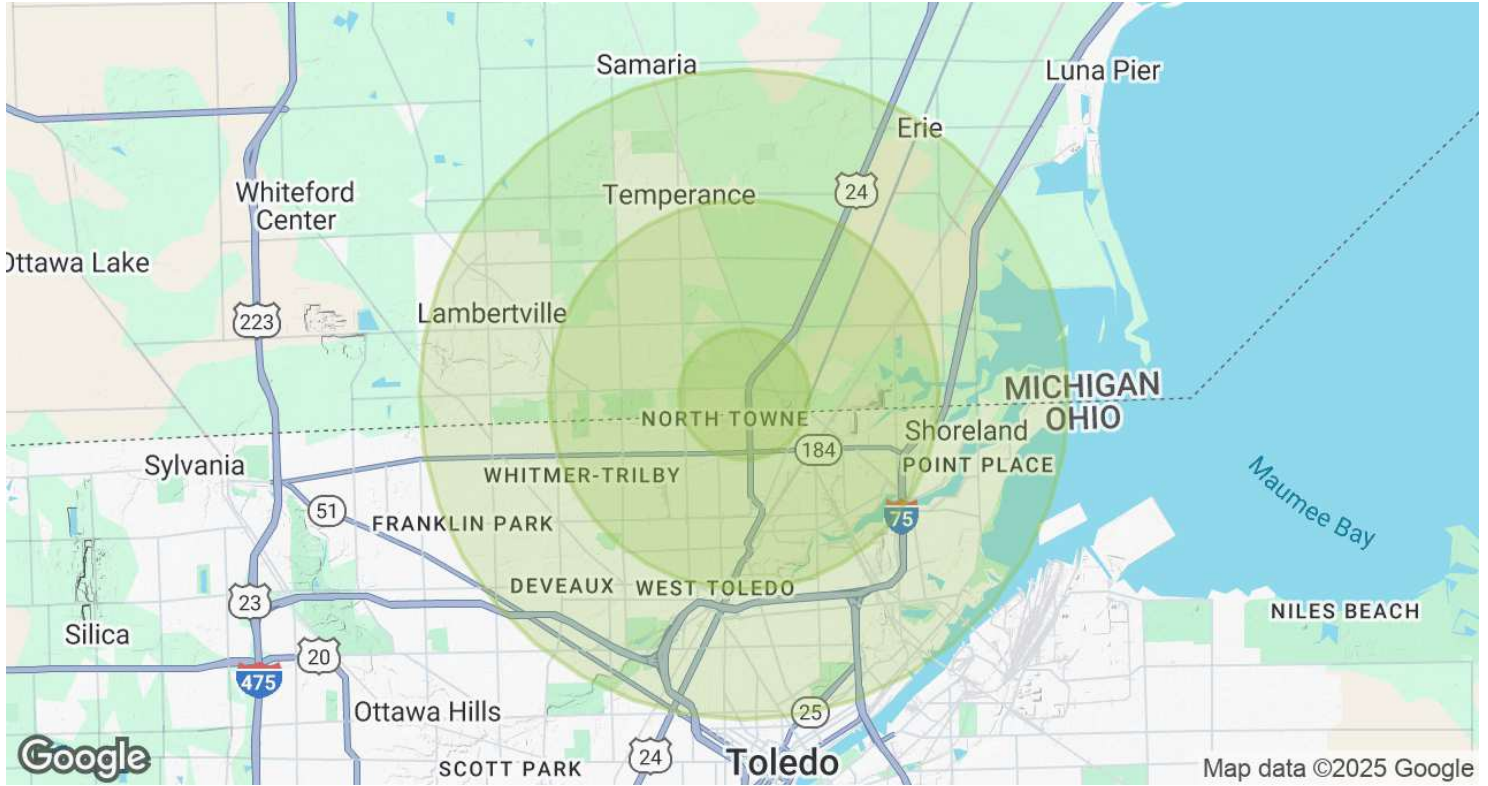
# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

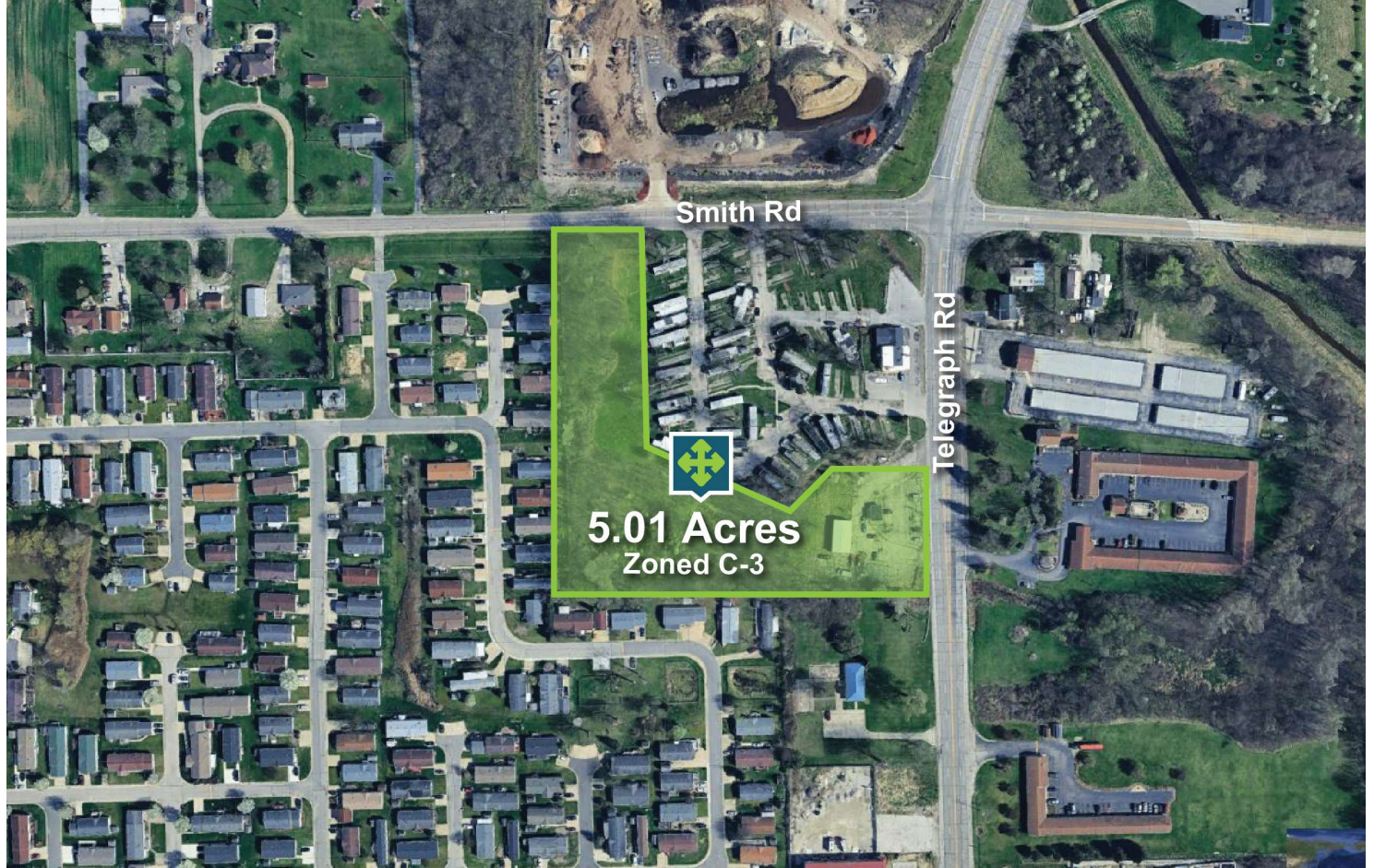


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,595	46,718	136,501
Average Age	43	40	40
Average Age (Male)	41	39	39
Average Age (Female)	44	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,039	20,013	57,955
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$69,428	\$71,687	\$71,510
Average House Value	\$157,236	\$156,696	\$157,445

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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