



## VACANT SINGLE TENANT RETAIL

3543 S BEECH DALY DT, DEARBORN HEIGHTS, MI 48125

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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## INVESTMENT SUMMARY

|                |           |
|----------------|-----------|
| List Price:    | \$757,000 |
| Land Acreage:  | 1.00+-    |
| Year Built     | 2006      |
| Building Size: | 9,180 SF  |

## INVESTMENT OFFERING

Unlock the potential of this standalone commercial building located on busy S. Beech Daly Street in Dearborn Heights. Situated on a well-traveled thoroughfare with strong daily traffic counts, this vacant property offers exceptional visibility and accessibility for a variety of business uses. The building provides a flexible layout ideal for retail, office, service-based businesses, or redevelopment (subject to municipal approval). Ample frontage and on-site parking enhance convenience for customers and employees alike. Strategically positioned with quick access to major highways including I-94 and I-96, and just minutes from Detroit Metro Airport, this location connects you to surrounding communities such as Dearborn Heights, Westland, and Detroit. Whether you're an owner-operator seeking a high-exposure location or an investor looking to reposition an asset in an improving corridor, this property presents a strong value-add opportunity. Bring your vision and capitalize on the visibility, location, and growth potential.



## INVESTMENT HIGHLIGHTS

- **Freestanding single-tenant retail building**
- **Former national discount retailer location**
- **High-visibility frontage on major thoroughfare**
- **Ample on-site parking with dedicated parking field**
- **Open floor plan allowing flexible reconfiguration**
- **Strong signage presence and street exposure**
- **Ideal for discount retail, medical, auto parts, or service users**
- **Located in established residential trade area**
- **Excellent accessibility with convenient ingress and egress**

# DOLLAR GENERAL

3543 S BEECH DALY DT, DEARBORN HEIGHTS, MI 48125

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**M** UNIVERSITY OF MICHIGAN-DEARBORN

- Michigan
- Ford
- Henry Ford Museum
- Ford Dearborn Development Center
- Ford Product Development

- Pizza Hut
- CVS pharmacy
- Arhys
- Advance Auto Parts

- TARGET
- LOWE'S
- TJ-maxx
- THE HOME DEPOT

Heritage Place

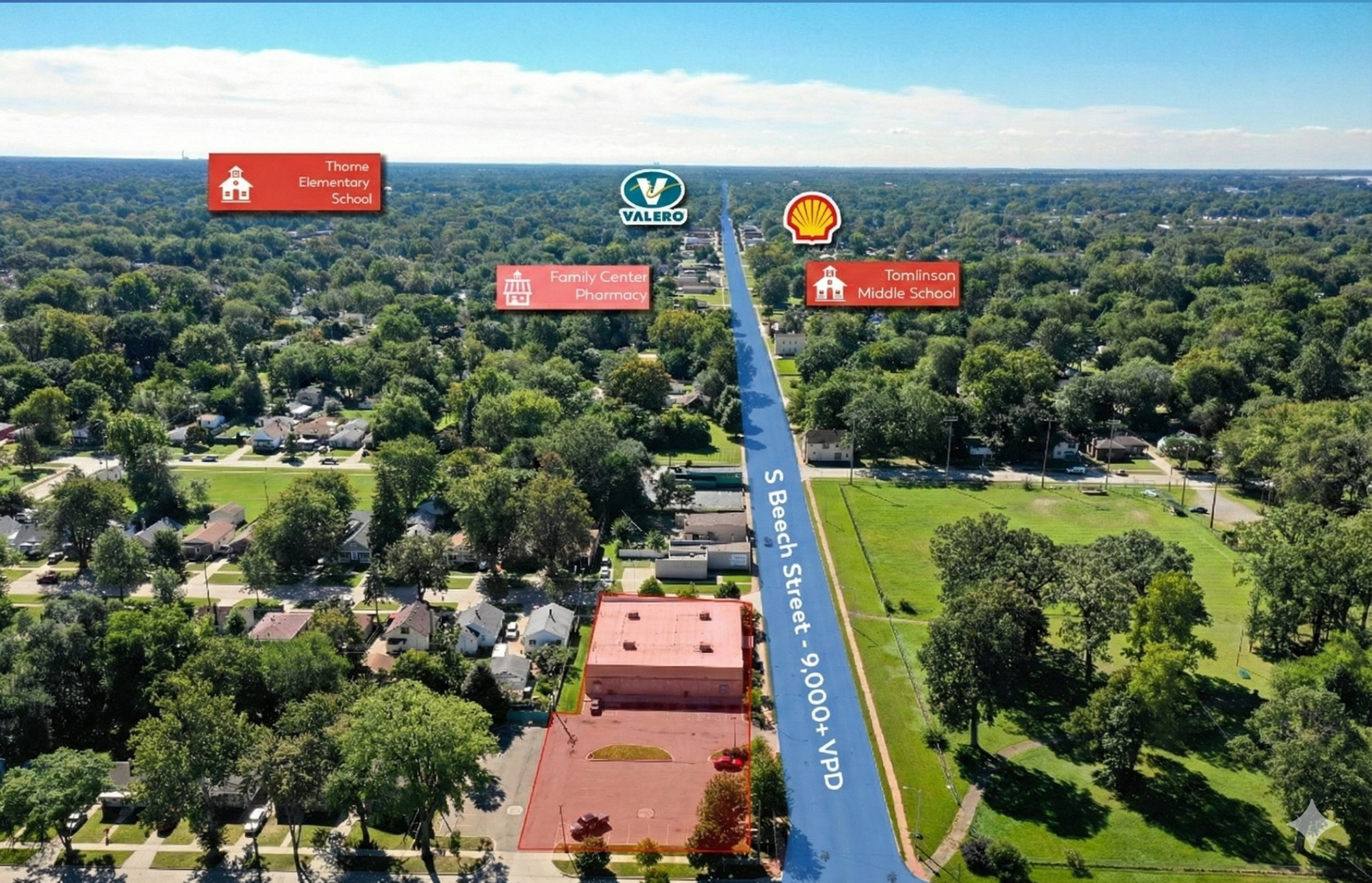
West Village Academy

Robichaud High School

- SUNOCO
- DUNKIN' DONUTS
- PAPA JOHN'S
- MCDONALD'S



S Beech Street - 9,000+ VPD



# DOLLAR GENERAL


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Aaron's



 Heritage Place Apartments

 Westwood Community School District

 Robichaud High School



S Beech Street

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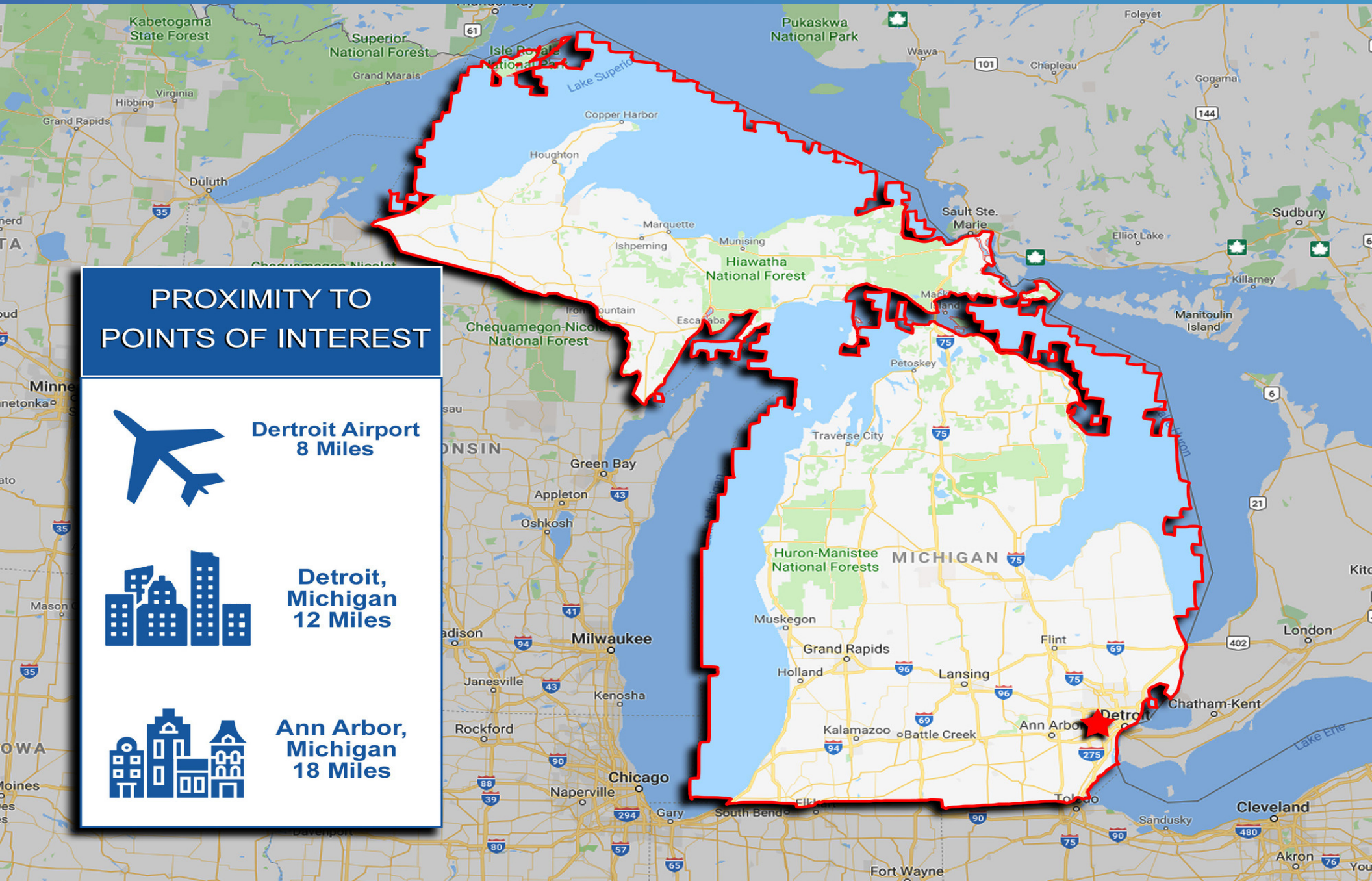


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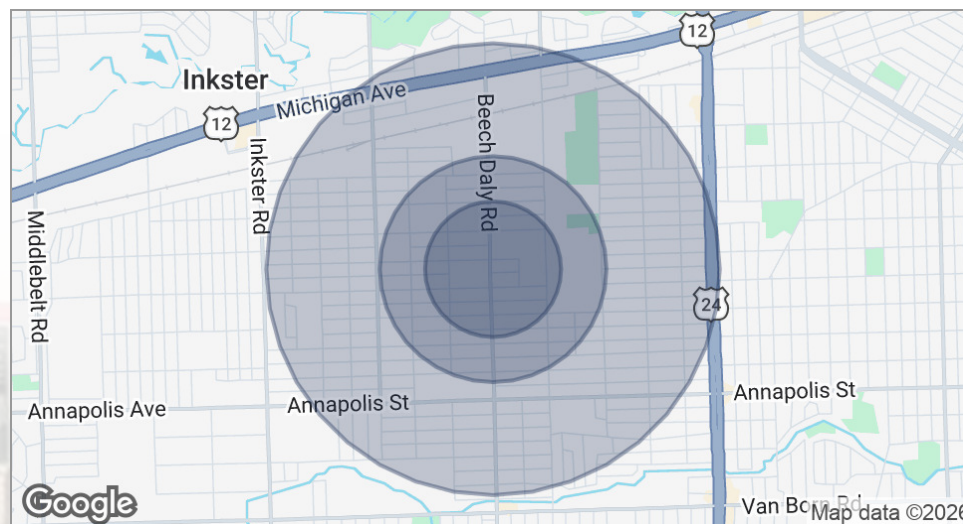




| POPULATION            | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------|-----------|-----------|-----------|
| Total Population 2026 | 15,748    | 115,530   | 286,423   |
| Total Population 2031 | 14,244    | 106,874   | 262,575   |
| Median Age            | 41        | 40        | 39        |
| # Of Persons Per HH   | 2.4       | 2.4       | 2.5       |
| HOUSEHOLDS & INCOME   | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households      | 6,287     | 44,874    | 112,533   |
| Average HH Income     | \$60,225  | \$59,662  | \$62,874  |
| Median House Value    | \$152,170 | \$146,931 | \$138,700 |
| Consumer Spending     | \$140M    | \$1.15B   | \$2.9B    |

**Dearborn** is a strategically located and economically strong community in Wayne County just west of Detroit, known for its stable neighborhoods, diverse population, and thriving business environment. As the global headquarters of Ford Motor Company, Dearborn benefits from a substantial employment base and steady daytime population, supporting vibrant commercial corridors along Michigan Avenue, Ford Road, and Warren Avenue.

The city is also home to major attractions including The Henry Ford and Greenfield Village, which draw national tourism and contribute to local economic activity. With direct access to I-94, I-96, M-39 (Southfield Freeway), and proximity to Detroit Metropolitan Wayne County Airport, Dearborn offers exceptional regional connectivity, making it one of Southeast Michigan's most desirable markets for residential, retail, and commercial investment.





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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