

22611-22633 MICHIGAN AVENUE  
DEARBORN, MICHIGAN



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ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

**RETAIL FOR SALE OR LEASE**

For Sale: 45,000 Square Feet

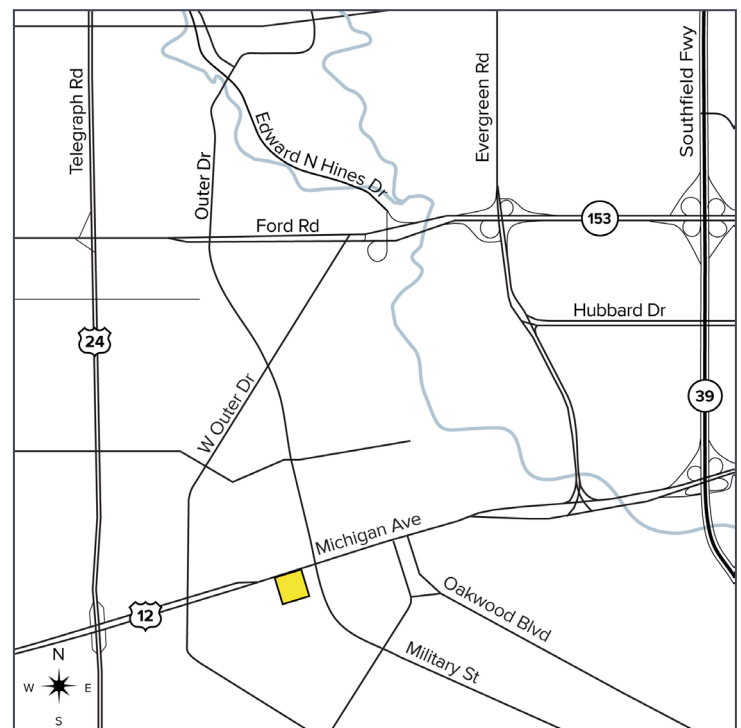
For Lease: 5,625-7,000 Square Feet



**PROPERTY FEATURES**

- 5,625-7,500 available square feet for lease
- 45,000 square feet building for sale
- Zoned General Retail
- Retrofit in 2010
- 270 parking spaces estimated
- Lease Rate: \$20.00/sq. ft. NNN
- Sale Price: \$8,900,000 (\$197.78/sq. ft.)

**Comments:** Great retail building located in the heart of West Dearborn. Currently in white box condition ready for a retail/commercial tenant to design per their requirement. Free rent and tenant improvement allowance possible. Next to La Pita restaurant, Dearborn Music, and several restaurants. Includes ACO.



For more information, please contact:

**JACK TOWNSEND**  
(248) 948 0115  
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**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
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# 22611-22633 Michigan Avenue – Dearborn, Michigan

Retail For Sale or Lease

For Lease –  
5,625-7,000 SF

For Sale –  
45,000 SF

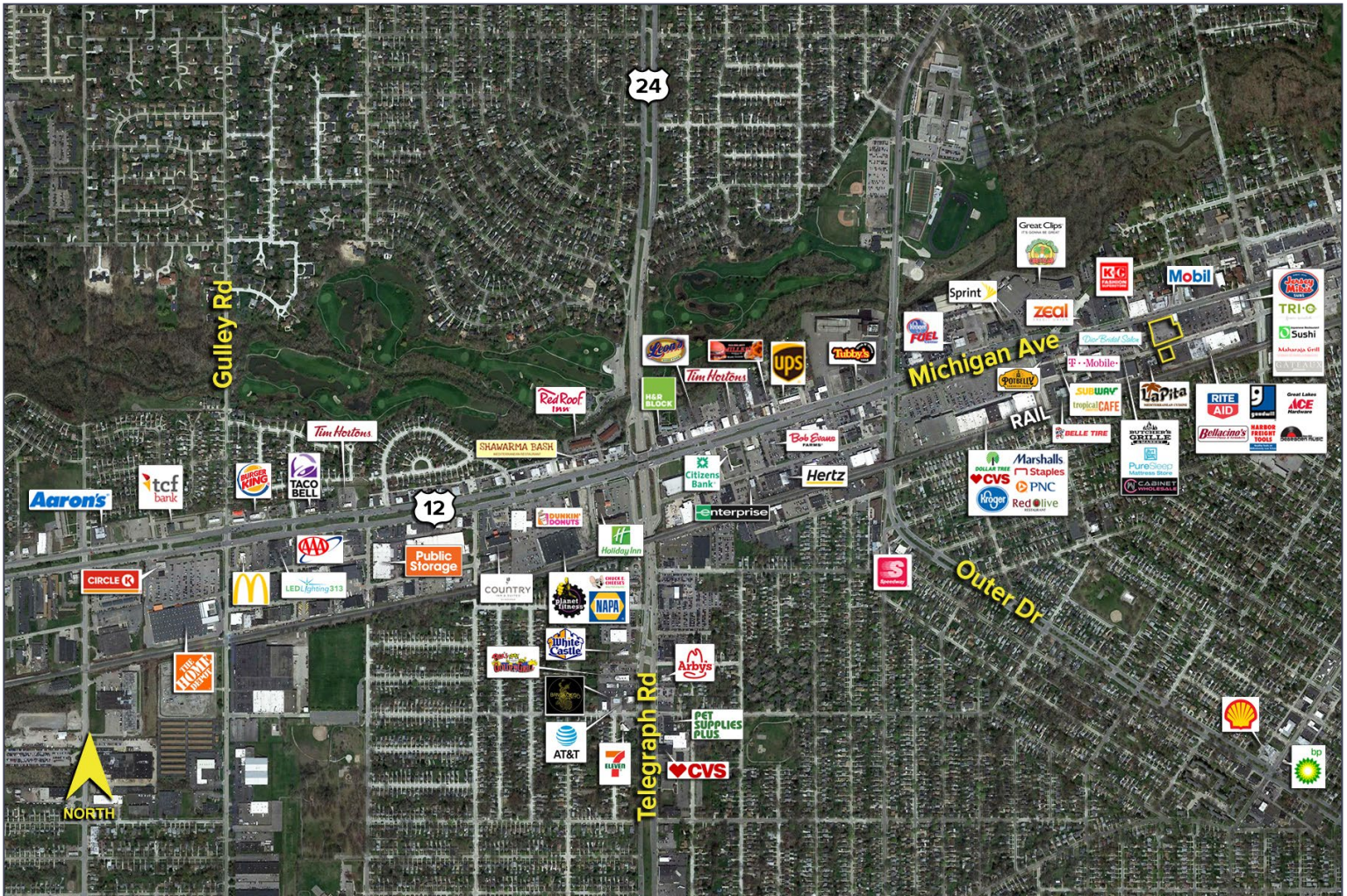


## DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	12,237	\$83,092
3 MILE	102,912	\$63,599
5 MILE	314,375	\$55,034

## TRAFFIC COUNTS (TWO-WAY)

32,818	Michigan Ave. E. of Outer Dr.
47,297	Michigan Ave. W. of Outer Dr.
26,326	Outer Dr. S. of Michigan Ave.
17,981	Outer Dr. N. of Michigan Ave.



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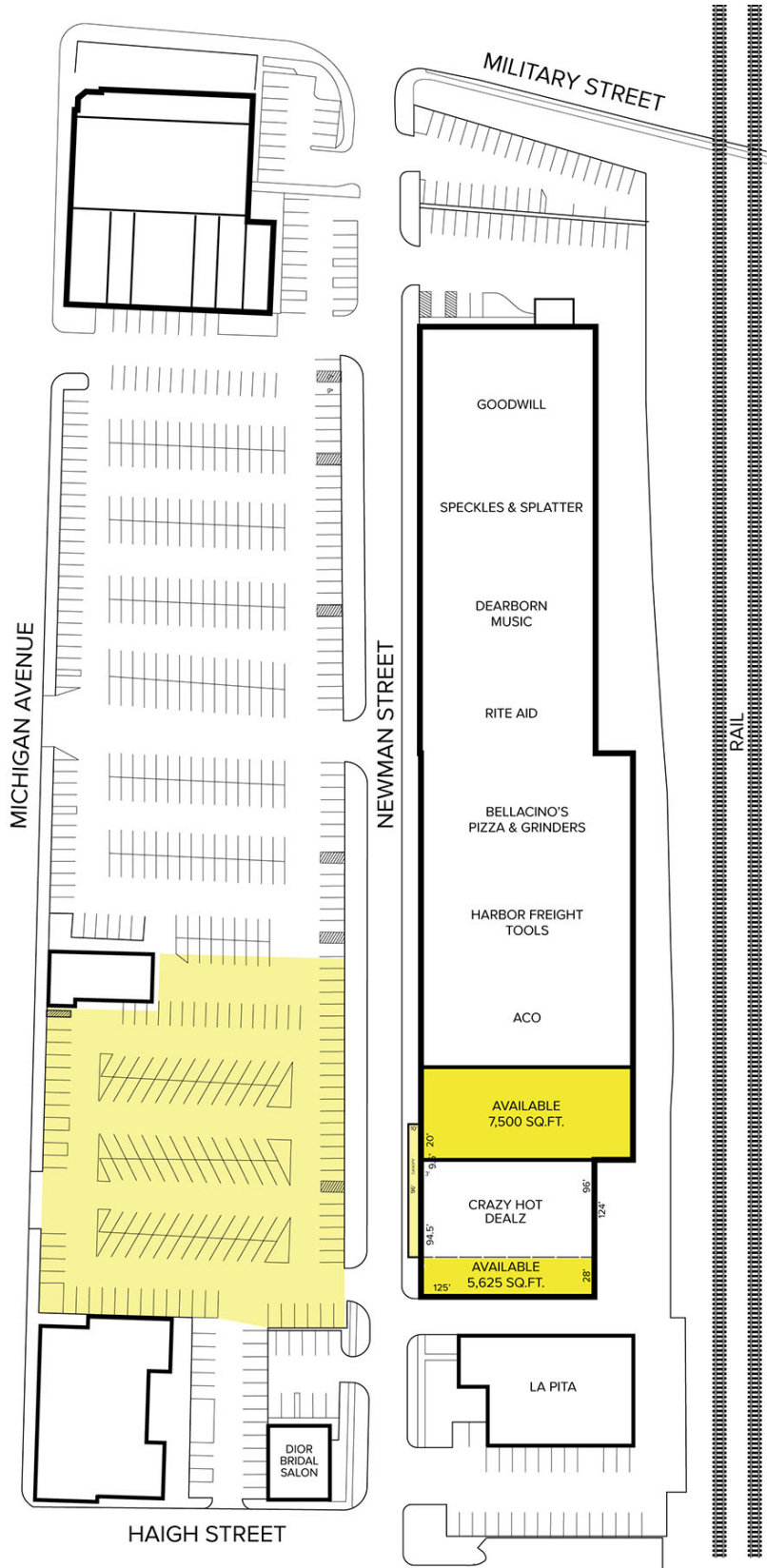
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## Site Plan



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