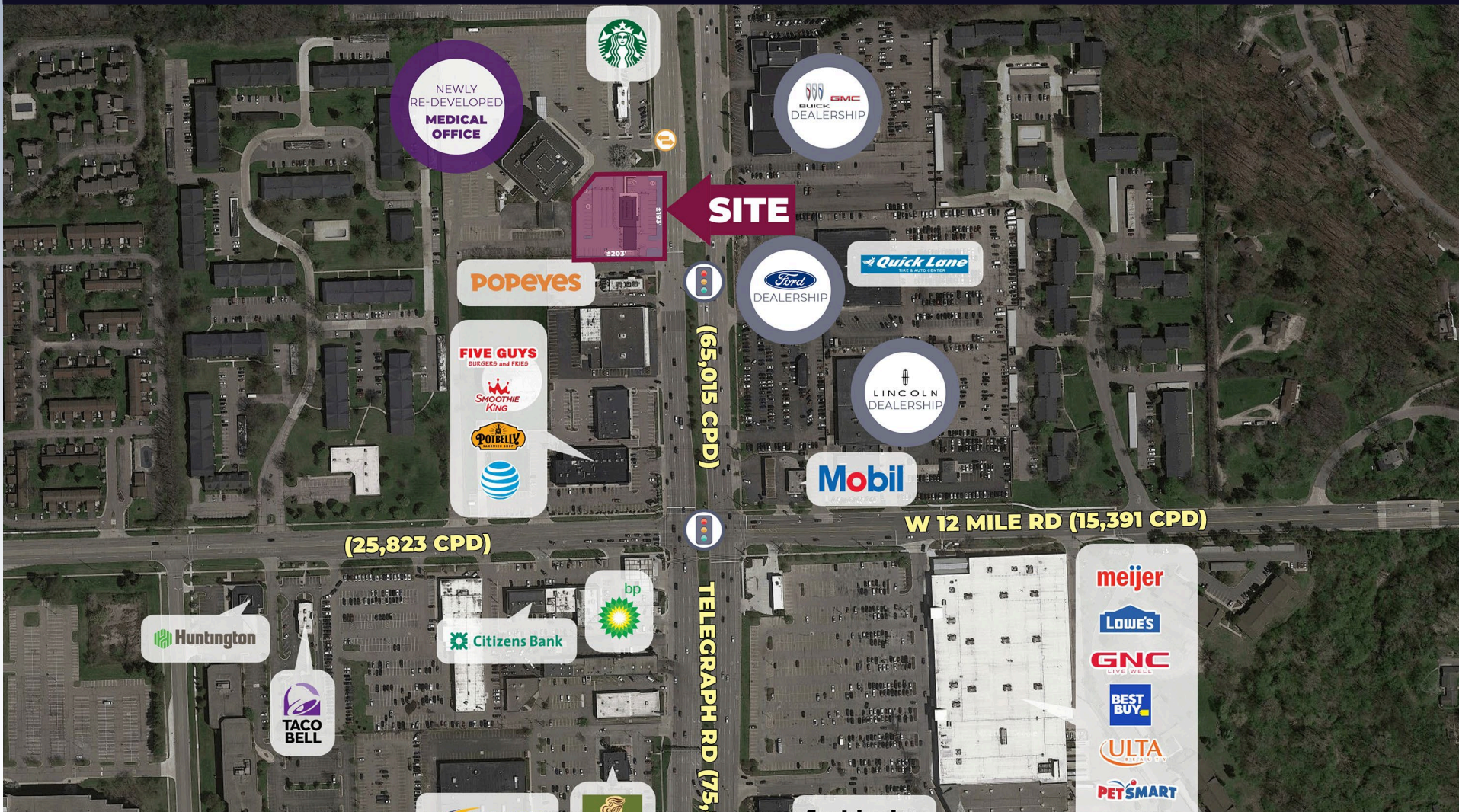


FOR SALE/LEASE
MEDICAL BUILDING OUTLOT
29201 TELEGRAPH RD, SOUTHFIELD, MI 48034



PROPERTY DETAILS

LOCATION:	29201 Telegraph Rd Southfield, MI 48034
PROPERTY TYPE:	Vacant Land
DATE AVAILABLE:	Immediately
SALES PRICE:	TBD
RENT:	TBD
NNN EXPENSE:	TBD
PROPERTY TAXES:	TBD
LOT SIZE:	0.9 AC
LOT DIMENSIONS:	193' x 203'
IMPROVEMENTS:	Vacant Pad for Ground Lease or BTS
TRAFFIC COUNT:	Telegraph Rd (65,013 PD) 12 Mile Rd (25,823 CPD)

EXCLUSIVELY LISTED BY:



**ANDREW C.
LUCKOFF**

Director
aluckoff@landmarkres.com
248 488 2620

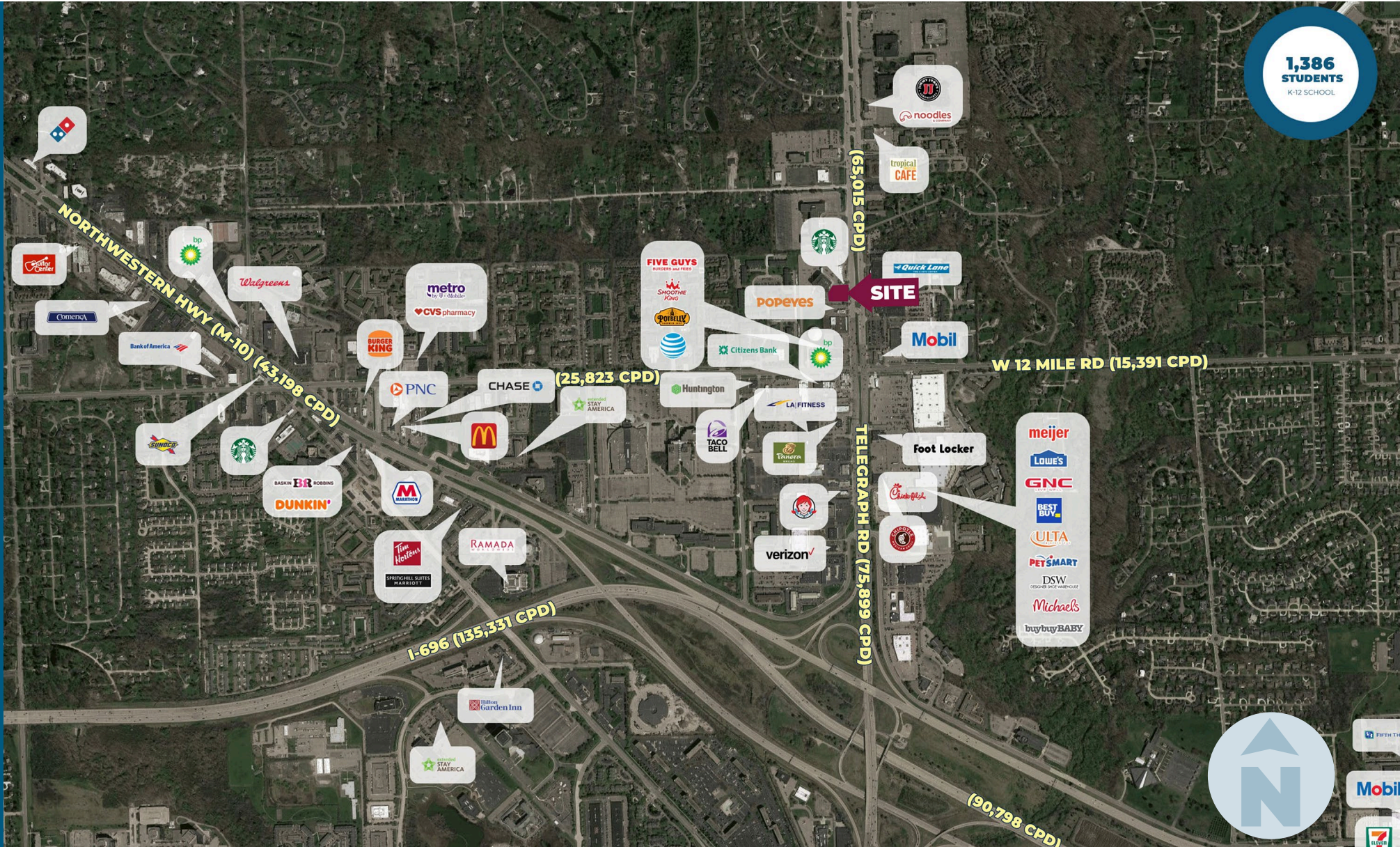
HIGHLIGHTS

- High Profile, Highly Desired Outlot
- Located on SE Michigan's Most Heavily Trafficked Intersection
- Strong Access and Visibility from Telegraph Rd at 12 Mile Rd
- Enjoy synergy with a Re-developed Medical Office Building and High Performing Starbucks
- For Sale, Lease, BTS, or RBTS

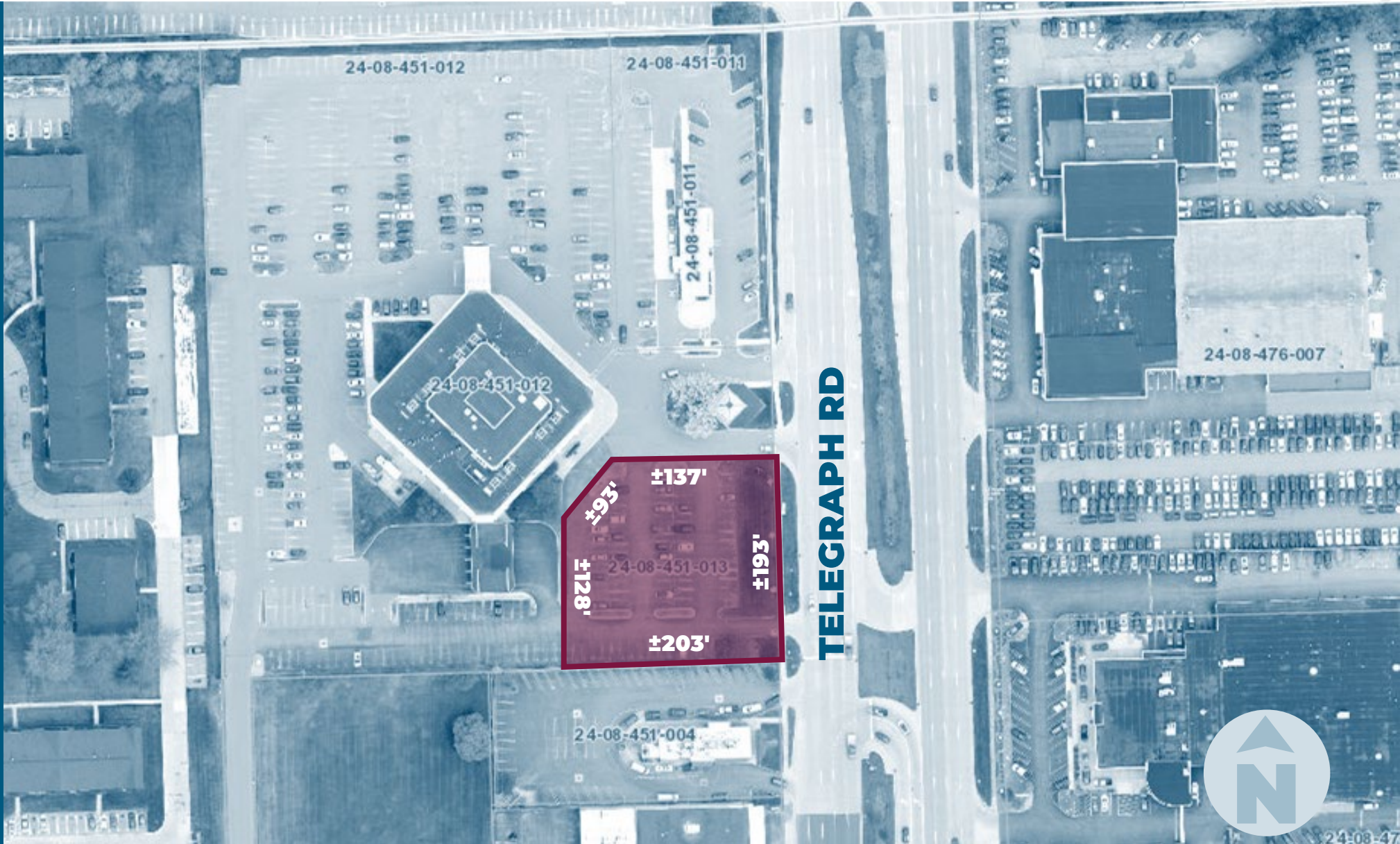
MICRO AERIAL



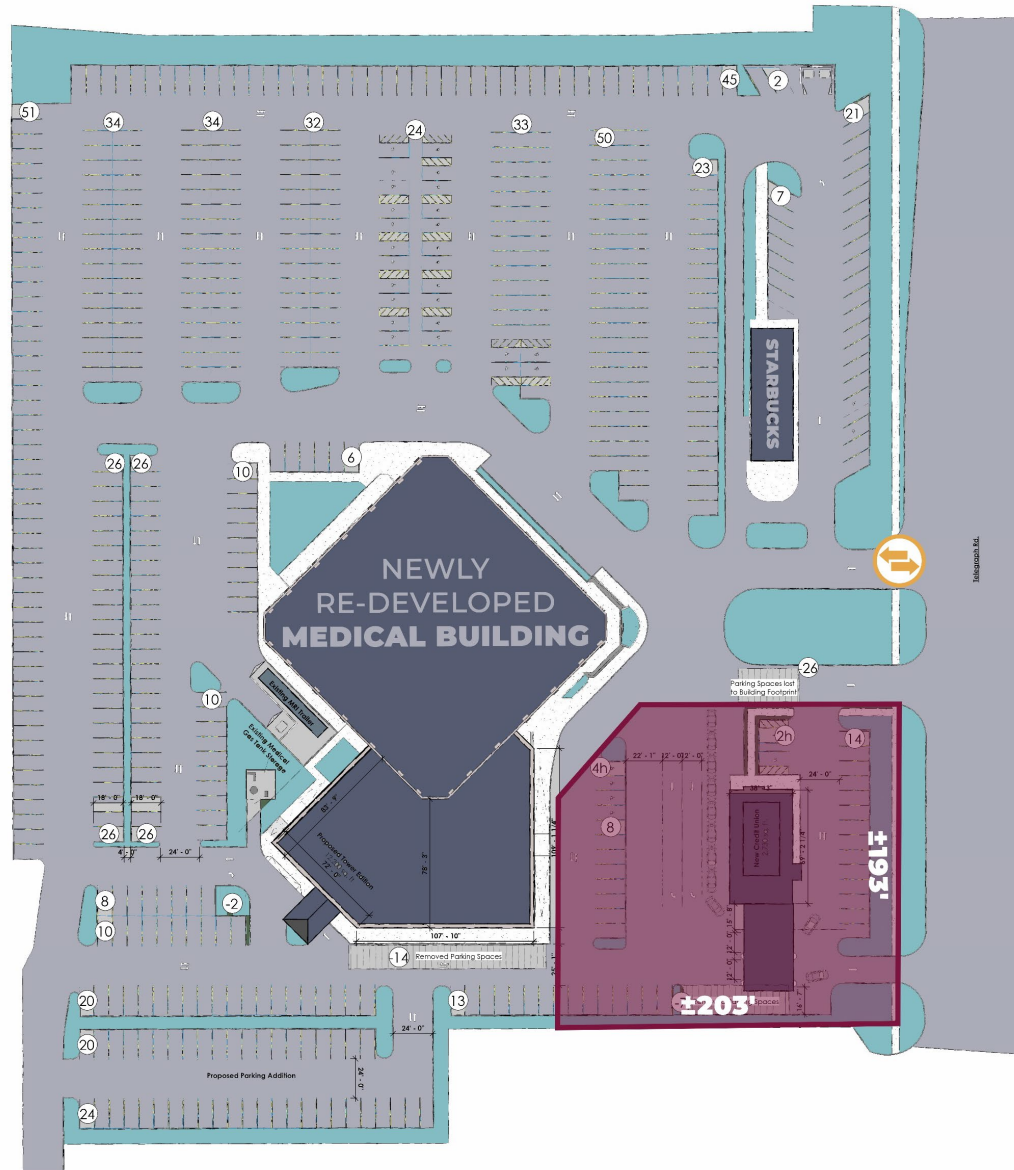
MACRO AERIAL



PLAT



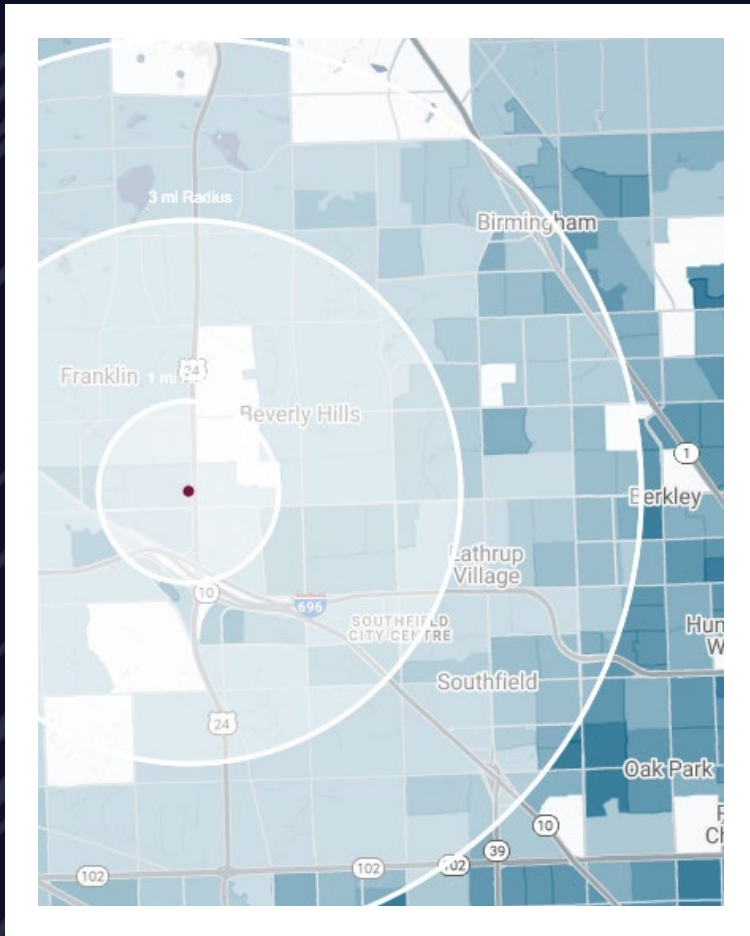
CONCEPT SITE PLAN



TELEGRAPH RD



DEMOGRAPHICS



MEDICAL BUILDING OUTLOT

29201 Telegraph Rd, Southfield, MI 48034

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2022 Estimated Population	7,425	59,697	210,294
2027 Projected Population	7,363	59,903	210,612
2020 Census Population	7,445	59,976	210,910
2010 Census Population	6,890	56,848	203,658
Projected Annual Growth 2022 to 2027	-0.2%	-	-
Historical Annual Growth 2010 to 2022			

HOUSEHOLDS

2022 Estimated Households	3,766	26,420	90,303
2027 Projected Households	3,729	26,481	90,353
2020 Census Households	3,739	26,355	90,021
2010 Census Households	3,381	24,599	85,740
Projected Annual Growth 2022 to 2027	-0.2%	-	-
Historical Annual Growth 2010 to 2022	1.0%	0.6%	0.4%

RACE

2022 Est. White	32.4%	41.9%	53.7%
2022 Est. Black	57.2%	48.3%	36.7%
2022 Est. Asian or Pacific Islander	6.6%	5.9%	5.2%
2022 Est. American Indian or Alaska Native	0.1%	0.1%	0.1%
2022 Est. Other Races	3.7%	3.7%	4.3%

INCOME

2022 Est. Average Household Income	\$99,228	\$116,882	\$118,519
2022 Est. Median Household Income	\$79,151	\$88,513	\$90,191
2022 Est. Per Capita Income	\$50,465	\$52,018	\$51,080

BUSINESS

2022 Est. Total Businesses	954	5,683	16,270
2022 Est. Total Employees	12,038	88,288	174,816

CONTACT US



**ANDREW C.
LUCKOFF**

Director

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