

10867 W. JEFFERSON AVE  
RIVER ROUGE, MICHIGAN



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

RETAIL FOR SALE OR LEASE  
7,261 Square Feet Available

HIGHLY VISIBLE CORNER LOCATION



## PROPERTY FEATURES

- 7,261 square feet available
- Ideal for many retail uses
- New 7.5-ton HVAC unit
- 3-year rubber coating recently applied to roof
- Kitchen area has hood system and 3-compartment sink, two full walls of coolers in the retail area and a walk-in-cooler/freezer
- Second level storage/office adds 1,800 square feet to the usable space
- City is pro-business so they are open to many users
- New bridge opening has the potential to bring a lot of new traffic
- City is working on new housing developments
- Lease Rate: \$8.00/sq. ft. NNN
- Sale Price: \$295,000 (\$40.63/sq. ft.)

For more information, please contact:

**JUSTIN GAFFREY**

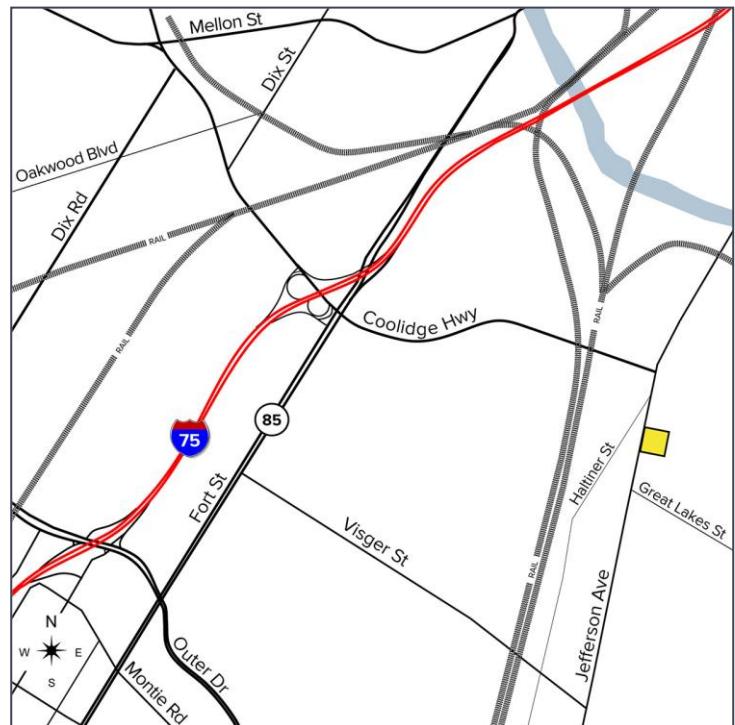
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# 10867 W. Jefferson Avenue – River Rouge, Michigan

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## Site Plan



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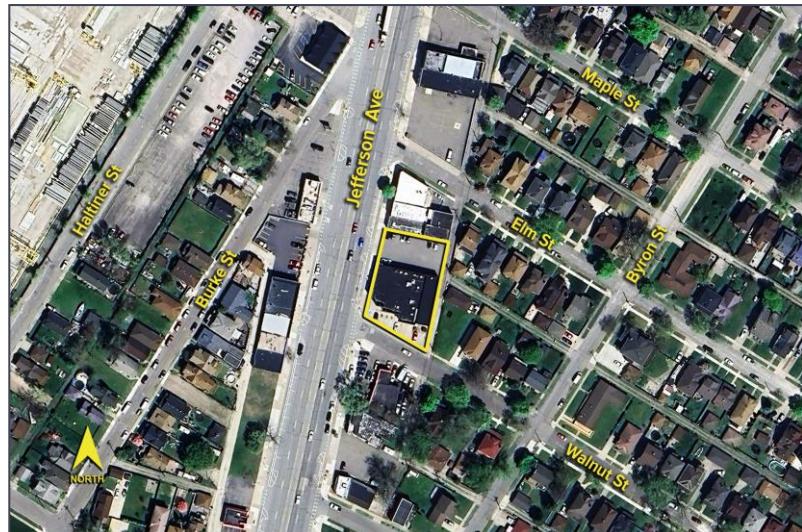
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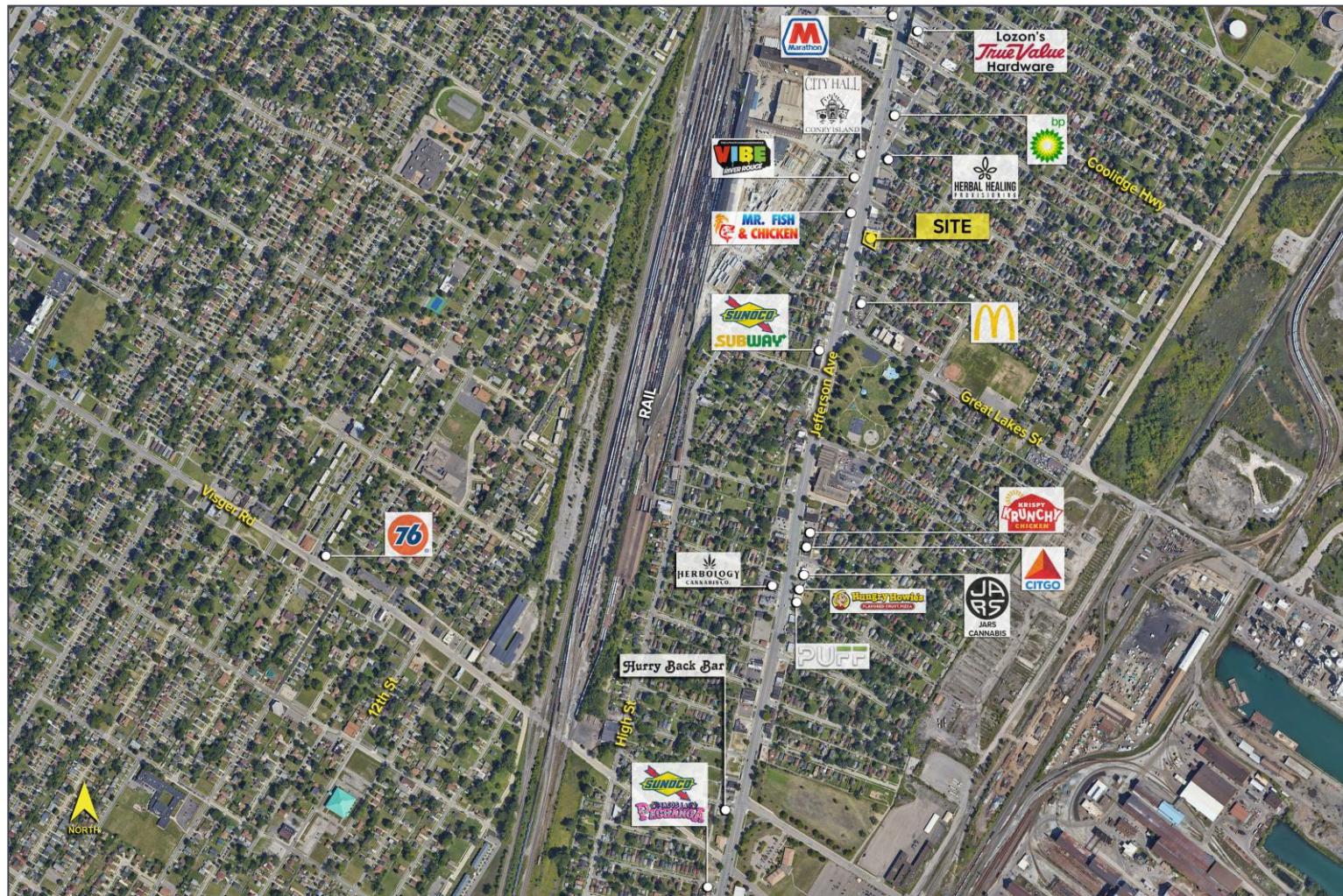


### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	11,363	\$43,601
3 MILE	72,086	\$52,908
5 MILE	215,142	\$60,168

### TRAFFIC COUNTS (TWO-WAY)

5,791	Jefferson Ave. N of Coolidge Hwy.
7,489	Jefferson Ave. S of Coolidge Hwy
8,237	Coolidge Hwy. W. of Jefferson Ave.



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