

23250 VAN BORN ROAD  
DEARBORN HEIGHTS, MICHIGAN

RETAIL FOR LEASE  
5,000 Square Feet Available



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## PROPERTY FEATURES

- 29,476 total building square footage
- 5,000 available square feet
- Zoned C-3
- Over 150 asphalt parking spaces
- Built in 1956, Remodeled in 1997
- Signage available

**Comments:** Excellent opportunity to lease prime retail space along Van Born Road. Site has 155' of retail frontage and almost 19,000 cars passing by daily.

**Major Tenants:** O'Reilly Auto Parts and Family Dollar



For more information, please contact:

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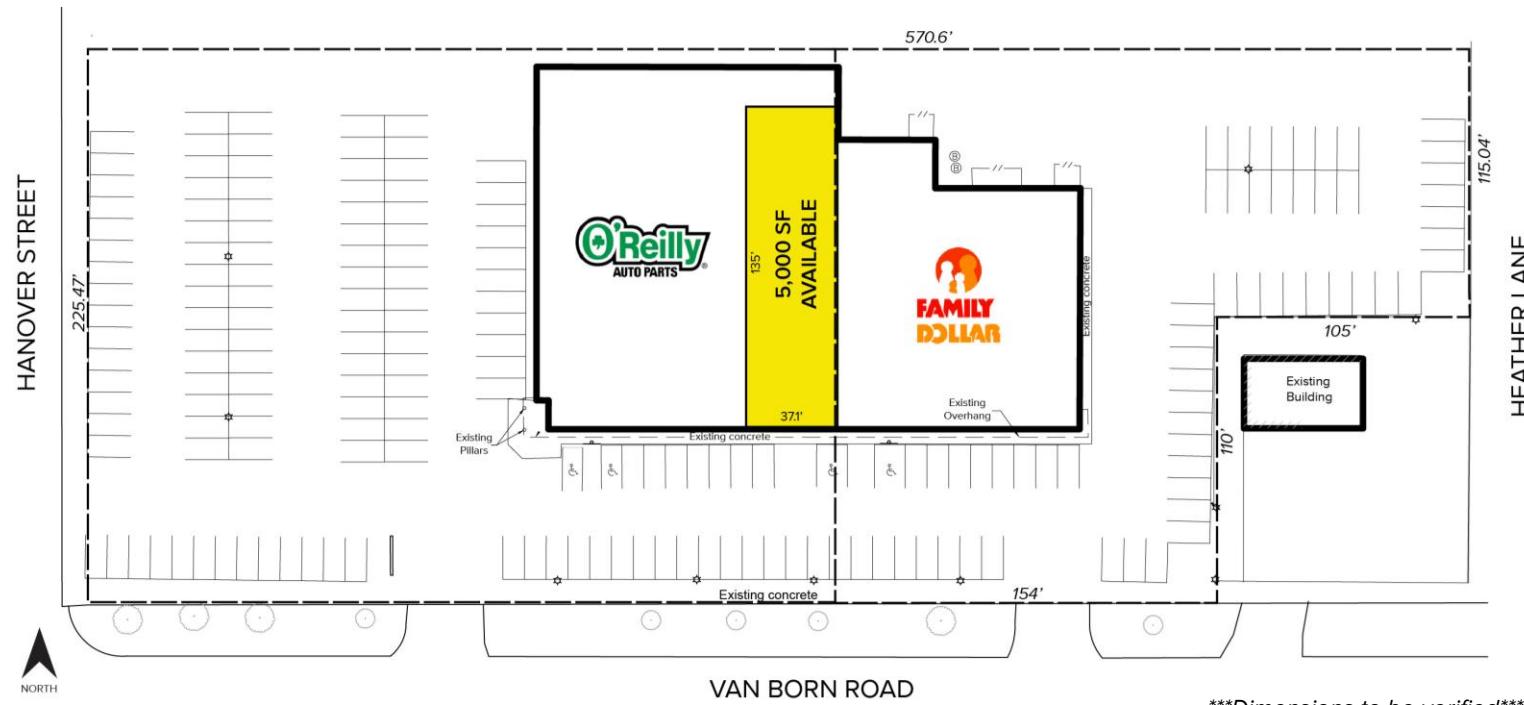
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# 23250 Van Born Road – Dearborn Heights, MI

Retail For Lease

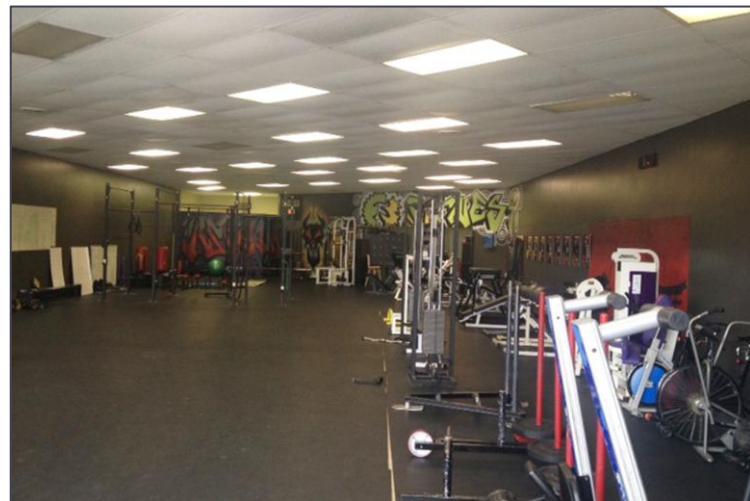
5,000  
Square Feet  
AVAILABLE

## Site Plan



\*\*\*Dimensions to be verified\*\*\*

## Additional Photos



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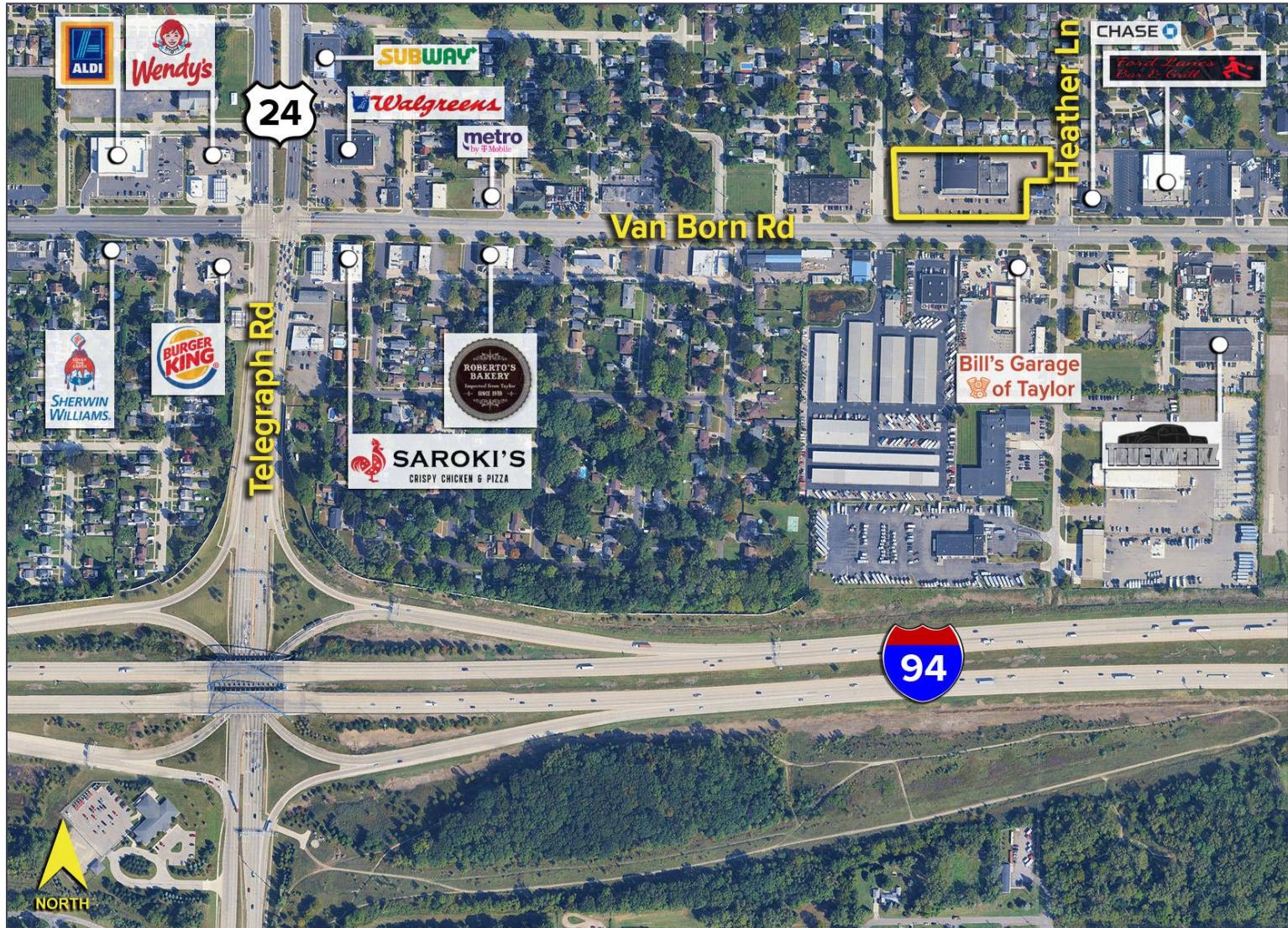
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### Aerial



#### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	12,031	\$63,468
3 MILE	109,179	\$69,504
5 MILE	273,946	\$66,833

#### TRAFFIC COUNTS (TWO-WAY)

18,871	Van Born Rd east of Telegraph Rd
53,875	Telegraph Rd north of Van Born Rd
156,699	I-94 east of Telegraph Rd
58,057	Telegraph Rd south of I-94

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