

# FOR LEASE

Big Box Retail – Bloomfield Hills

**Insite**  
COMMERCIAL  
Established 2001

2019 Township Drive  
Suite 104  
Commerce, MI 48390



2050 Telegraph Road  
Bloomfield Hills, MI

EXCLUSIVELY LISTED BY:

MOJAHED ABUBARS, CCIM

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**PROPERTY OVERVIEW**

Rare big box opportunity in Bloomfield, this former LA Fitness gym is located north of Square Lake Rd, across from Costco and the Henry Ford Medical Center, adjacent to Carl’s Golfland, along heavily traveled Telegraph Rd. Building consists of two-stories with Basketball Court, Pool, Racquetball Courts, and Day Care Center. B-3 zoning allows for a vast amount of uses, see attached Zoning Ordinance information.

<b>OFFERING SUMMARY</b>	
<b>Lease Rate:</b>	<b>Contact Broker</b>
<b>Building Size:</b>	<b>\$44,372 SF</b>
<b>Lot Size:</b>	<b>4 Acres</b>
<b>Zoning:</b>	<b>B-3 General Business</b>
<b>Annual Property Tax:</b>	<b>\$124,347</b>

**DEMOGRAPHICS (5-Mile Radius)**

- **Population:** 162,567 People
- **Households:** 65,564 Homes
- **Avg. HH Income:** \$145,416 Annually
- **Traffic Counts:** 89,000 VPD on Telegraph





RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS

2023 JUL 13 AM 11:59

075863 Liber 58733 Page 868 thru 873  
7/13/2023 12:06:14 PM Receipt #000057394  
\$21.00 Misc Recording  
\$4.00 Remonumentation  
\$5.00 Automation  
\$0.00 Transfer Tax  
UCC #  
PAID RECORDED - Oakland County, MI  
Lisa Brown, Clerk/Register of Deeds

**THIRD AMENDED AND RESTATED PARKING EASEMENT AGREEMENT**

**THIS THIRD AMENDED AND RESTATED PARKING EASEMENT AGREEMENT** (this "Agreement") is made and entered into as of the 28<sup>th</sup> day of June, 2023, by and between Rosakers LLC, a Michigan limited liability company ("Rosakers"), with offices at 1976 S. Telegraph Road, Bloomfield Hills, Michigan, and C. Rose Properties, L.L.C., a Michigan limited liability company ("Rose"), with offices at 1976 S. Telegraph Road, Bloomfield Hills, Michigan.

**WITNESSETH:**

6P

**WHEREAS**, Rosakers is the owner of certain real property (the "Rosakers Property"), commonly known as 2050 S. Telegraph Road, located in the Township of Bloomfield, County of Oakland, State of Michigan, and is described as follows:

PART OF THE SOUTHWEST ¼ OF SECTION 5, T2N, R10E, BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED DISTANT S 87°40'20" E, 486.10 FEET & S 46°23'20" E, 339.26 FEET FROM THE WEST ¼ CORNER OF SAID SECTION 5; THENCE S 46°23'20" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF TELEGRAPH ROAD, 628.59 FEET; THENCE S 42°54'51" W, 16.52 FEET; THENCE N 87°43'18" W, 680.00 FEET; THENCE N 02°16'42" E, 211.31 FEET; THENCE N 47°32'39" E, 307.66 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 3.99 ACRES OF LAND.

Tax ID #19-05-351-079

**WHEREAS**, Rose is the owner of certain real property (the "Rose Property"), abutting the Rosakers Property, commonly known as 1976 S. Telegraph Road, located in the Township of Bloomfield, County of Oakland, State of Michigan, and is described as follows:

PART OF THE SOUTHWEST ¼ OF SECTION 5, T2N, R10E, BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE WEST ¼ OF SAID SECTION 5; THENCE S 87°40'20" E, 266.33 FEET; THENCE S 46°14'20" E, 245.36 FEET; THENCE N 43°36'40" E, 146.00 FEET; THENCE S 46°23'20" E, 259.04 FEET; THENCE S 47°32'39" W, 307.66 FEET; THENCE S 02°16'42" W, 211.31 FEET; THENCE N 87°43'18" W TO THE WEST LINE OF SAID SECTION 5; THENCE NORTHERLY, ALONG SAID WEST SECTION LINE TO THE POINT OF BEGINNING. PARCEL CONTAINS 7.70 ACRES OF LAND.

Tax ID #19-05-351-078

OK-

**WHEREAS**, the parties entered into a Reciprocal Easement Agreement on November 1, 2007 as recorded in Liber 39720 Page 575 Oakland County Records ("REA"), which provided for, among other things, the perpetual easement rights of ingress and egress over and across each other's parking areas as indicated on the site plan attached to the REA; and

**WHEREAS**, the parties entered into a Parking Easement Agreement on March 5, 2010 as recorded in Liber 41887 Page 416 Oakland County Records ("PEA"), which provided for, among other things, the perpetual easement rights for the use of up to one hundred seventy-five (175) parking spaces located on the Rosakers Property subject to the conditions set forth in the PEA; and

**WHEREAS**, the parties entered into an Amended and Restated Parking Easement Agreement on March 8, 2013 as recorded in Liber 45477 Page 493 Oakland County Records, which provided for, among other things, the perpetual easement rights for the use of three (3) specific parking spaces, as indicated on the Site Plan attached hereto as Exhibit A and incorporated herein by reference ("Site Plan"), located on the Rosakers Property that are subject to the PEA designated and dedicated as a loading zone for the benefit of the Rose Property ("Loading Zone Spaces"); and

**WHEREAS**, the parties entered into a Second Amended and Restated Parking Easement Agreement on June 17, 2013 as recorded in Liber 45938 Page 540 Oakland County Records, which provided for, among other things, the restriction against Rose locating a retail entrance in the area designated as "7,785 S.F. Addition" on the Site Plan to which the parties are now removing.

**NOW, THEREFORE**, for and in consideration of One (\$1.00) Dollar, receipt and sufficiency of which are hereby acknowledged, and in consideration of the premises, the covenants and agreements hereinafter set forth, it is agreed as follows:

1. **EASEMENT/DEDICATION FOR LOADING ZONE**

Rosakers hereby grants to Rose and the successors and assigns of Rose, for the use and benefit of the owners and occupiers of the Rose Property and their agents, invitees, and customers, the perpetual exclusive right, privilege and easement to the Loading Zone Spaces.

2. **EASEMENT FOR ACCESS, INGRESS AND EGRESS TO LOADING ZONE**

In addition to the rights Rosakers granted Rose under the REA, Rosakers hereby grants to Rose and the successors and assigns of Rose, for the benefit of the Rose Property, the perpetual non-exclusive right, privilege and easement for use of and access to the driveway and parking areas located on the Rosakers Property and depicted as "Cross Access Drive" on the Site Plan ("Cross Access Drive") for the purpose of providing ingress and egress to drive motor vehicles from the Loading Zone Spaces to the existing public street known as Telegraph Road and/or to the Rose Property, both of which are located adjacent to the Rosakers Property. This Easement may be utilized for vehicular traffic and to permit employees, agents, customers, tenants, contractors, occupants, visitors, guests, licensees and invitees of Rose (collectively, "Rose Permittees") to use same in common with Rosakers and its respective successors, assigns, and all persons claiming by or through them, for the purpose of ingress to and egress from Telegraph Road or the Rose Property over the Cross Access Drive. Rosakers shall not obstruct or interfere with the free flow of pedestrian and vehicular traffic over the Cross Access Drive except to the extent reasonably necessary for repair and maintenance, traffic regulation and control, and to

prevent a dedication thereof or the accrual of any rights to any other person therein. Rose hereby agrees to indemnify, defend and save harmless Rosakers from all loss, damage, liability, expense or claims whatsoever arising out of use by Rose and the Rose Permittees of the Cross Access Drive, including any lien or claim of lien for such work, services or materials performed or supplied which may be filed against the Rosakers Property.

**3. MAINTENANCE OF CROSS ACCESS DRIVE**

Rose shall be responsible for paying the costs and expenses incurred in the use of the Cross Access Drive. Rose shall, when reasonably necessary, reseal, repair and/or replace the Cross Access Drive in order to maintain the Cross Access Drive in a commercially reasonable condition.

**4. EASEMENT/DEDICATION FOR EXCLUSIVE ROSE PARKING**

Rosakers hereby grants to Rose and the successors and assigns of Rose, for the use and benefit of the owners and occupiers of the Rose Property and their agents, invitees, and customers, the perpetual exclusive right, privilege, and easement to all parking spaces (currently 43 spaces) located north of the Cross Access Drive ("Cross Access Drive Spaces").

**5. EASEMENT FOR OVERFLOW PARKING**

Rosakers hereby grants to Rose and the successors and assigns of Rose, for the use and benefit of the owners and occupiers of the Rose Property and their agents, invitees, and customers, the perpetual exclusive right, privilege and easement for use of up to 150 parking spaces (not including the Loading Zone Spaces or Cross Access Drive Spaces) in parking areas located on the Rosakers Property (the "Parking Area") for daily overflow parking, and up to 172 spaces (not including the Loading Zone Spaces) on Saturdays during "Demo Days" at Carl's Golfland, Inc. (the current Rose Property tenant) for customer and two other "One-Day Special Events" (provided that the tenant of the Rosakers Property receives reasonable prior written notice of any "One-Day Special Event") for customer and employee parking during any given calendar year. Rosakers agrees that it shall work cooperatively with Rose to resolve any and all parking issues which may arise in enforcing the terms of this easement. In the event either party reasonably determines, after attempting to resolve the parking issues that the parking issues are not being satisfactorily resolved, any issues relating to parking shall be resolved by a binding arbitration proceeding, before a single arbitrator to be mutually selected by both Rosakers and Rose, to be conducted in Southfield, Michigan, in accordance with the rules of the American Arbitration Association. The determination of the arbitrator shall be binding on the parties, shall not be subject to appeal, and judgment on the award rendered may be entered in any court having jurisdiction on the matter. The prevailing party (as determined by the arbitrator) shall be entitled to recover from the other party all reasonable costs and expenses (including but not limited to attorney fees) incurred in enforcing its rights under the arbitration process.

**6. MISCELLANEOUS**

**A. Construction and Interpretation.**

(1) Whenever required by the context of this Agreement, (i) the singular shall include the plural, and vice versa, and the masculine shall include the feminine and neuter genders, and vice versa and (ii) use of the words "including," "such as," or words of similar import, when following any general term, statement or matter shall not be construed to limit such statement,

term or matter to specific items, whether or not language of non-limitation, such as "without limitation," or "but not limited to," are used with reference thereto, but rather shall be deemed to refer to all other items or matters that could reasonably fall within the broadest scope of such statement, terms or matter.

(2) The captions preceding the text of each article and section are included only for convenience of reference. Captions shall be disregarded in the construction and interpretation of this Agreement. Capitalized terms are also selected only for convenience of reference and do not necessarily have any connection to the meaning that might otherwise be attached to such term in a context outside of this Agreement.

(3) Invalidation of any of the provisions contained in this Agreement, or of the application thereof to any person by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any other person and the same shall remain in full force and effect.

(4) This Agreement may be amended by, and only by, a written agreement signed by all of the then current parties and shall be effective only when recorded in Oakland County, Michigan.

(5) This Agreement may be executed in several counterparts, each of which shall be deemed an original. The signatures to this Agreement may be executed and notarized on separate pages, and when attached to this Agreement shall constitute one complete document.

B. **Not a Public Dedication.** Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Rosakers Property or of any property or portion thereof to the general public, or for any public use or purpose whatsoever. Except as herein specifically provided, no right, privileges or immunities of any party hereto shall inure to the benefit of any third-party person, nor shall any third-party person be deemed to be a beneficiary of any of the provisions contained herein.

C. **Interest in Real Property.** The Easement stated in this Agreement is to benefit the Rose Property and to burden the Rosakers Property. This Easement shall be deemed to be appurtenant to the Rose Property and run with the land

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized members as of the date first above written.

Rosakers, L.L.C.,  
a Michigan limited liability company

By: [Signature]  
Casey Baker, Manager-Member

C. Rose Enterprises, L.L.C.,  
a Michigan limited liability company

By: [Signature]  
Carl E. Rose, Manager

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )<sup>ss</sup>

The foregoing instrument was acknowledged before me on June 28, 2023, by Casey Baker, Manager-Member of Rosakers, L.L.C., a Michigan limited liability company, as his free act and deed.

**Bruce Michael Komisar**  
Notary Public  
Oakland County, Michigan  
commission expires 11/7/2023

[Signature]  
Bruce Michael Komisar  
Notary Public, Oakland County, Michigan  
Acting in Oakland County  
My Commission Expires: November 7, 2023

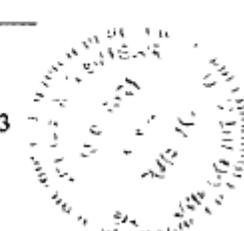


STATE OF MICHIGAN )  
COUNTY OF OAKLAND )<sup>ss</sup>

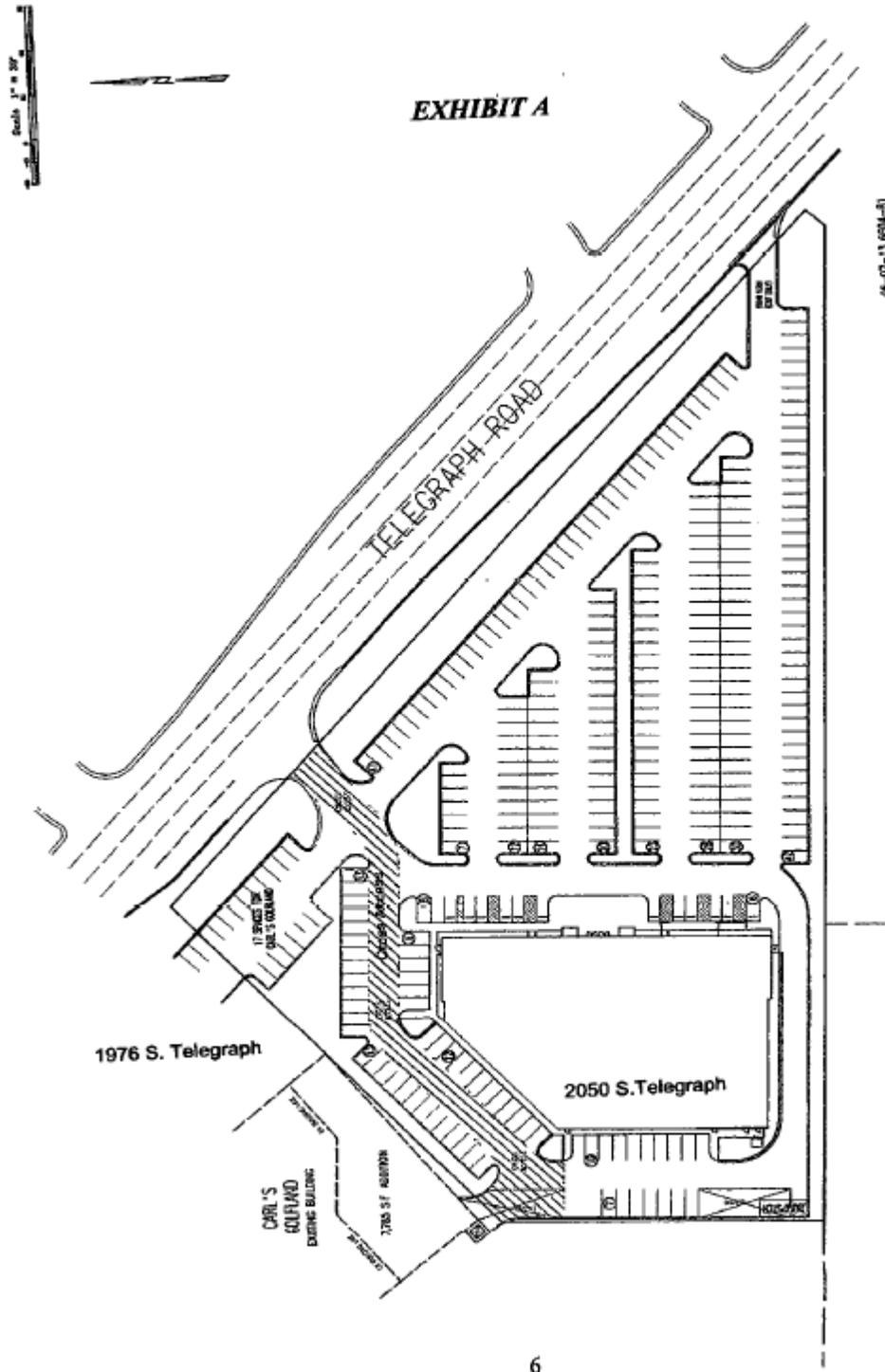
The foregoing instrument was acknowledged before me on June 28, 2023, by Carl E. Rose, manager of C. Rose Enterprises, L.L.C., a Michigan limited liability company, as his free act and deed.

**Bruce Michael Komisar**  
Notary Public  
Oakland County, Michigan  
commission expires 11/7/2023

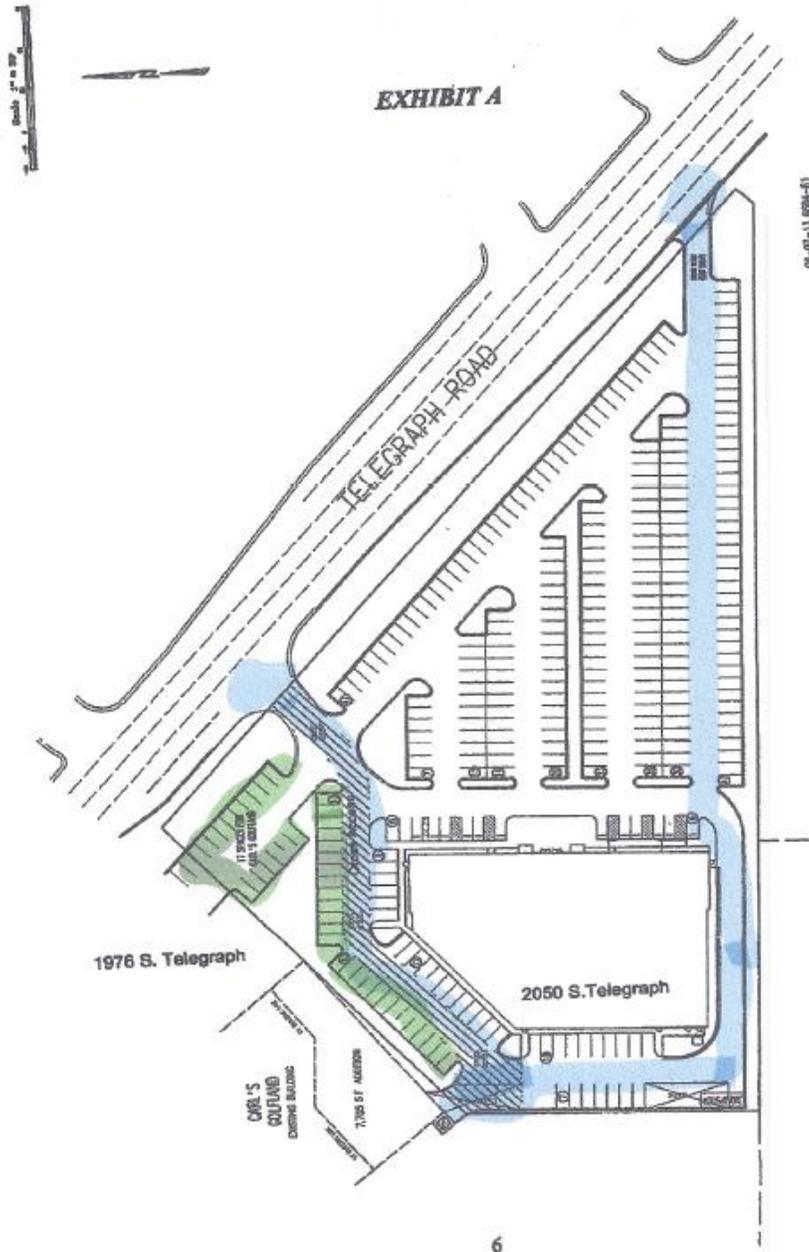
[Signature]  
Bruce Michael Komisar  
Notary Public, Oakland County, Michigan  
Acting in Oakland County  
My Commission Expires: November 7, 2023



Instrument drafted by and  
when recorded return to:  
Bruce M. Komisar, Esq.  
512 East Eleven Mile Road  
Royal Oak, Michigan 48067-2775



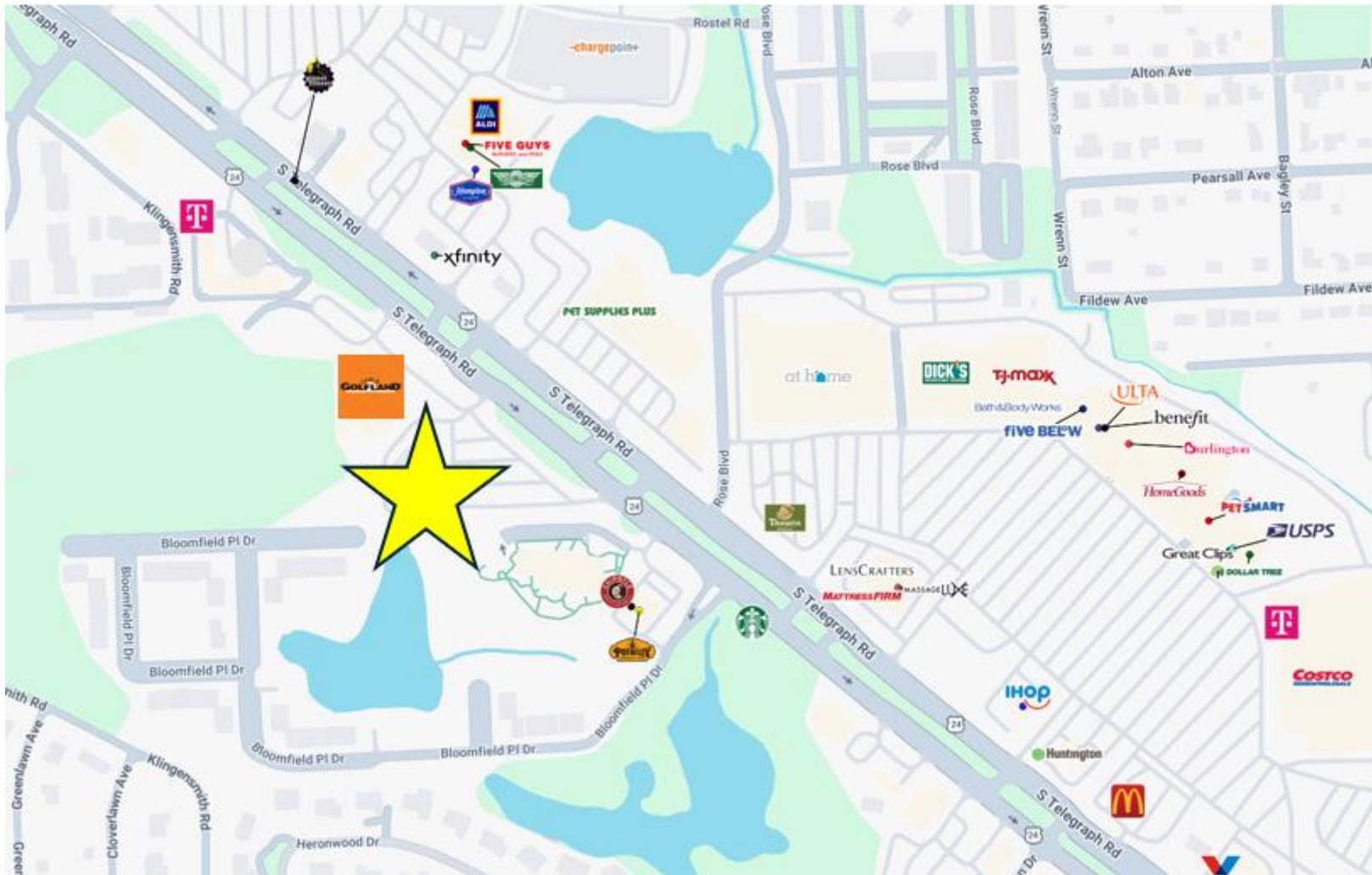
075863 Liber 58733 Page 873 thru 873



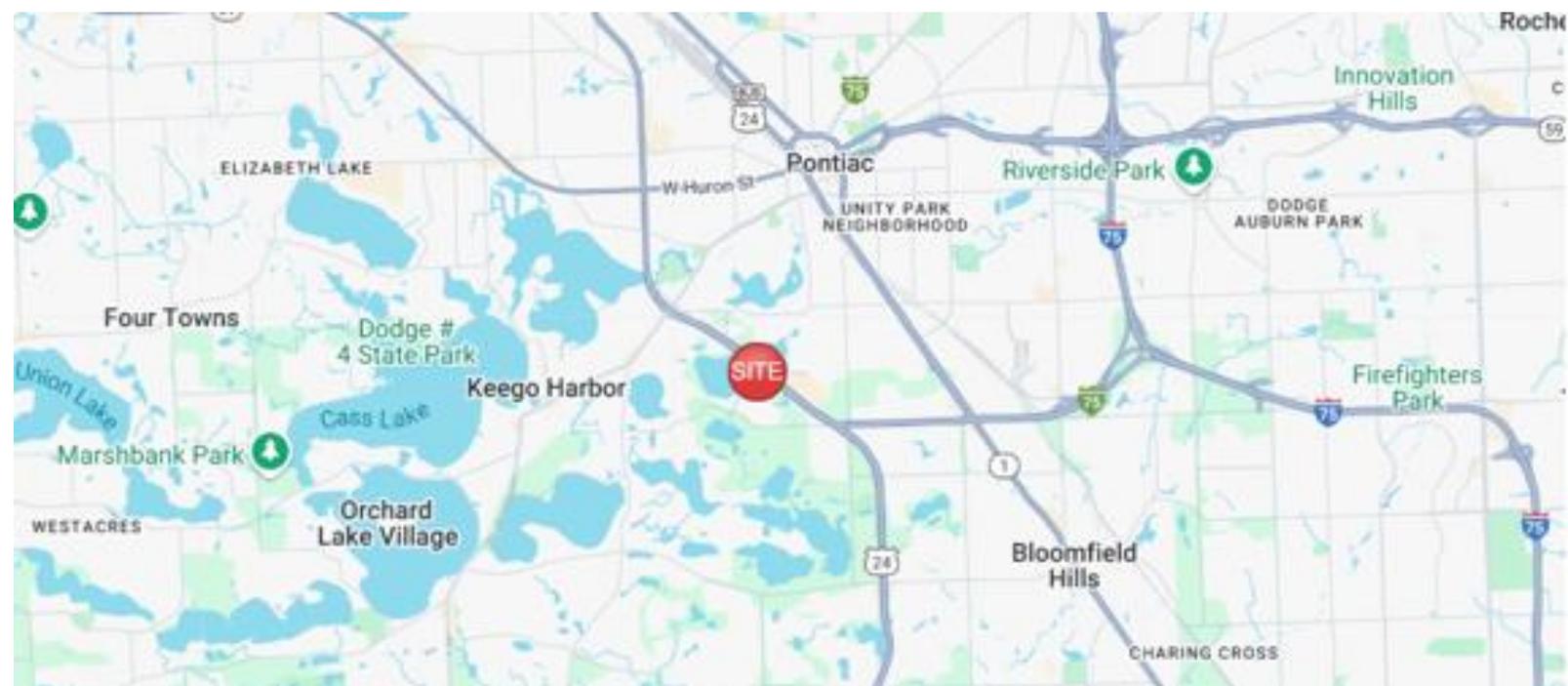
The parking area marked in green is exclusively for Carl's Golfland. Carl's Golfland has the right to use the driveway area marked in blue for ingress and egress of delivery vehicles, customers, etc. As for the remaining parking spaces, Golfland customers, employees, etc. have the right to use up to 150 parking spaces throughout the year (172 parking spaces on Saturdays during Demo Days and up to two "one-day" special events during the year).

# LOCATION INFORMATION

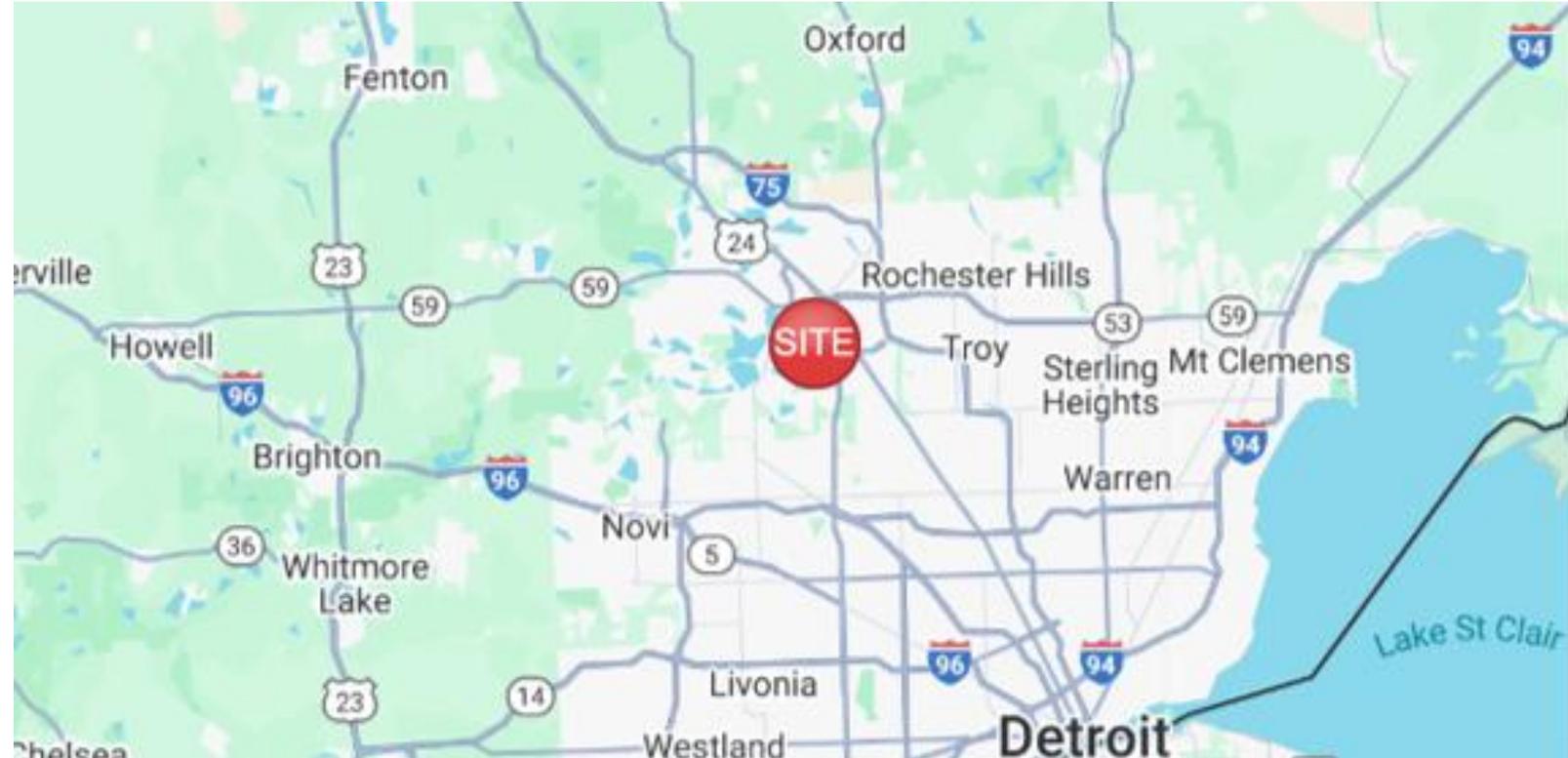
## Retailer Map



### LOCAL



### REGIONAL





2050 S Telegraph Rd Bloomfield Hills, MI 48302	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	6,046	62,417	162,567
2030 Projected Population	6,496	62,276	160,460
2020 Census Population	4,717	57,057	155,392
2010 Census Population	4,615	57,130	152,712
Projected Annual Growth 2025 to 2030	1.5%	-	-0.3%
Historical Annual Growth 2010 to 2025	2.1%	0.6%	0.4%
<b>Households</b>			
2025 Estimated Households	2,705	25,702	65,564
2030 Projected Households	2,971	26,119	65,887
2020 Census Households	2,079	23,690	62,769
2010 Census Households	1,957	22,729	59,881
Projected Annual Growth 2025 to 2030	2.0%	0.3%	-
Historical Annual Growth 2010 to 2025	2.6%	0.9%	0.6%
<b>Age</b>			
2025 Est. Population Under 10 Years	9.8%	10.9%	11.0%
2025 Est. Population 10 to 19 Years	11.1%	12.1%	12.1%
2025 Est. Population 20 to 29 Years	12.2%	12.2%	12.5%
2025 Est. Population 30 to 44 Years	17.5%	19.1%	19.4%
2025 Est. Population 45 to 59 Years	19.8%	19.9%	19.2%
2025 Est. Population 60 to 74 Years	19.6%	17.8%	17.5%
2025 Est. Population 75 Years or Over	9.9%	8.1%	8.2%
2025 Est. Median Age	43.0	41.0	40.8
<b>Marital Status &amp; Gender</b>			
2025 Est. Male Population	48.7%	49.7%	49.7%
2025 Est. Female Population	51.3%	50.3%	50.3%
2025 Est. Never Married	37.8%	38.1%	35.6%
2025 Est. Now Married	37.8%	41.0%	44.5%
2025 Est. Separated or Divorced	13.6%	15.0%	14.4%
2025 Est. Widowed	10.7%	5.8%	5.5%
<b>Income</b>			
2025 Est. HH Income \$200,000 or More	19.9%	19.2%	19.8%
2025 Est. HH Income \$150,000 to \$199,999	6.4%	6.3%	8.4%
2025 Est. HH Income \$100,000 to \$149,999	10.3%	13.2%	14.7%
2025 Est. HH Income \$75,000 to \$99,999	12.2%	11.4%	10.6%
2025 Est. HH Income \$50,000 to \$74,999	14.5%	13.4%	13.7%
2025 Est. HH Income \$35,000 to \$49,999	8.2%	10.0%	10.3%
2025 Est. HH Income \$25,000 to \$34,999	12.5%	9.5%	7.9%
2025 Est. HH Income \$15,000 to \$24,999	4.5%	5.8%	5.3%
2025 Est. HH Income Under \$15,000	11.6%	11.1%	9.3%
2025 Est. Average Household Income	\$145,323	\$135,121	\$145,416
2025 Est. Median Household Income	\$89,904	\$92,896	\$102,687
2025 Est. Per Capita Income	\$65,152	\$55,813	\$58,775
2025 Est. Total Businesses	495	3,619	7,471
2025 Est. Total Employees	5,156	33,819	90,687

2050 S Telegraph Rd Bloomfield Hills, MI 48302		1 mi radius	3 mi radius	5 mi radius
<b>Race</b>				
2025 Est. White		48.4%	54.7%	60.8%
2025 Est. Black		36.9%	28.9%	21.5%
2025 Est. Asian or Pacific Islander		8.4%	6.8%	7.6%
2025 Est. American Indian or Alaska Native		0.1%	0.3%	0.3%
2025 Est. Other Races		6.2%	9.3%	9.8%
<b>Hispanic</b>				
2025 Est. Hispanic Population		336	5,883	16,605
2025 Est. Hispanic Population		5.5%	9.4%	10.2%
2030 Proj. Hispanic Population		5.9%	9.1%	9.9%
2020 Hispanic Population		5.4%	9.8%	11.6%
<b>Education (Adults 25 &amp; Older)</b>				
2025 Est. Adult Population (25 Years or Over)		4,449	44,355	115,084
2025 Est. Elementary (Grade Level 0 to 8)		4.1%	3.9%	3.6%
2025 Est. Some High School (Grade Level 9 to 11)		5.2%	6.5%	5.6%
2025 Est. High School Graduate		17.4%	21.4%	21.0%
2025 Est. Some College		17.9%	19.3%	19.1%
2025 Est. Associate Degree Only		3.8%	6.7%	6.8%
2025 Est. Bachelor Degree Only		27.9%	22.2%	23.4%
2025 Est. Graduate Degree		23.8%	20.1%	20.6%
<b>Housing</b>				
2025 Est. Total Housing Units		2,855	27,183	68,961
2025 Est. Owner-Occupied		55.4%	58.6%	62.5%
2025 Est. Renter-Occupied		39.4%	36.0%	32.5%
2025 Est. Vacant Housing		5.2%	5.4%	4.9%
<b>Homes Built by Year</b>				
2025 Homes Built 2010 or later		3.9%	4.9%	4.7%
2025 Homes Built 2000 to 2009		5.5%	7.0%	6.4%
2025 Homes Built 1990 to 1999		15.5%	7.0%	8.5%
2025 Homes Built 1980 to 1989		6.5%	7.0%	9.2%
2025 Homes Built 1970 to 1979		19.3%	15.0%	16.3%
2025 Homes Built 1960 to 1969		13.8%	15.0%	16.6%
2025 Homes Built 1950 to 1959		17.4%	15.6%	16.7%
2025 Homes Built Before 1949		12.9%	23.0%	16.7%
<b>Home Values</b>				
2025 Home Value \$1,000,000 or More		11.5%	11.5%	9.9%
2025 Home Value \$500,000 to \$999,999		18.9%	20.2%	22.0%
2025 Home Value \$400,000 to \$499,999		11.7%	8.9%	10.1%
2025 Home Value \$300,000 to \$399,999		10.0%	13.2%	13.5%
2025 Home Value \$200,000 to \$299,999		11.8%	12.5%	14.9%
2025 Home Value \$150,000 to \$199,999		8.4%	9.3%	9.5%
2025 Home Value \$100,000 to \$149,999		9.4%	11.9%	8.4%
2025 Home Value \$50,000 to \$99,999		14.2%	8.6%	7.5%
2025 Home Value \$25,000 to \$49,999		2.9%	2.3%	2.1%
2025 Home Value Under \$25,000		1.3%	1.7%	2.1%
2025 Median Home Value		\$432,377	\$416,395	\$418,930
2025 Median Rent		\$1,092	\$1,063	\$1,081

# LOCATION INFORMATION

## Traffic Counts



1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

### 42-3.1.7

## B-3 General Business

#### A. PURPOSE AND INTENT

The B-3 General Business Districts as herein established are intended to furnish areas served typically by the Community Business Districts with a variety of automobile services and goods incompatible with the uses in such Community Business District, and not permitted therein. The General Business Districts are characterized by more diversified business types and are often located so as to serve the passerby traffic.

**i** **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards.

#### B. PRINCIPAL PERMITTED USES

- i. **Any retail business or service establishment permitted in B-2 districts** as a principal permitted use or special land use, subject to the applicable use standards of the B-2 district
- ii. Business schools or private schools operated for profit
- iii. Funeral homes
- iv. Auto laundries when completely enclosed within the building
- v. Bus passenger stations
- vi. Governmental office or other governmental use
- vii. Public utilities<sup>□</sup> offices, exchanges, transformer stations, pump stations, and service yards but not including outdoor storage
- viii. Clinics<sup>□</sup>
- ix. **Residential elder care facilities**
- x. Other uses similar to the above uses
- xi. Accessory uses<sup>□</sup> and accessory structures<sup>□</sup> customarily incidental to any of the above permitted uses

#### C. SPECIAL LAND USES

- i. **Outdoor sales space for exclusive sale of secondhand automobiles, or mobile homes**
- ii. **Motel**<sup>□</sup>
- iii. **Business in the character of a drive-in**<sup>□</sup> or so called open front store<sup>□</sup>
- iv. **Automobile service stations**<sup>□</sup>
- v. **Veterinary hospitals or clinics and related kennels**
- vi. **Open air uses**
- vii. **Recreational uses**
- viii. Theaters, assembly halls, concert halls or similar places of assembly when conducted within fully enclosed buildings
- ix. **Restaurants**<sup>□</sup> possessing a **Class C and/or Tavern License for the sale of beer, wine and/or spirits for consumption on the premises**
- x. **Cinemas with Class C and/or tavern license**
- xi. **Amusement device arcade**<sup>□</sup>
- xii. Vehicle dealership
- xiii. Fast food restaurant<sup>□</sup>
- xiv. Any use with hours of operation beginning earlier than 7:00 a.m. or ending later than 9:00 p.m.
- xv. Any use with more than 35,000 gross square feet of ground floor area
- xvi. **Accessory reception antenna and satellite dishes**



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