

# NEW DEVELOPMENT

22575 TELEGRAPH RD, SOUTHFIELD, MI 48033

2,000- 10,000 SF WITH DRIVE-THRU AVAILABLE | DELIVERY FEBRUARY 2026

FOR SALE OR LEASE



**KATHLEEN GARMO**

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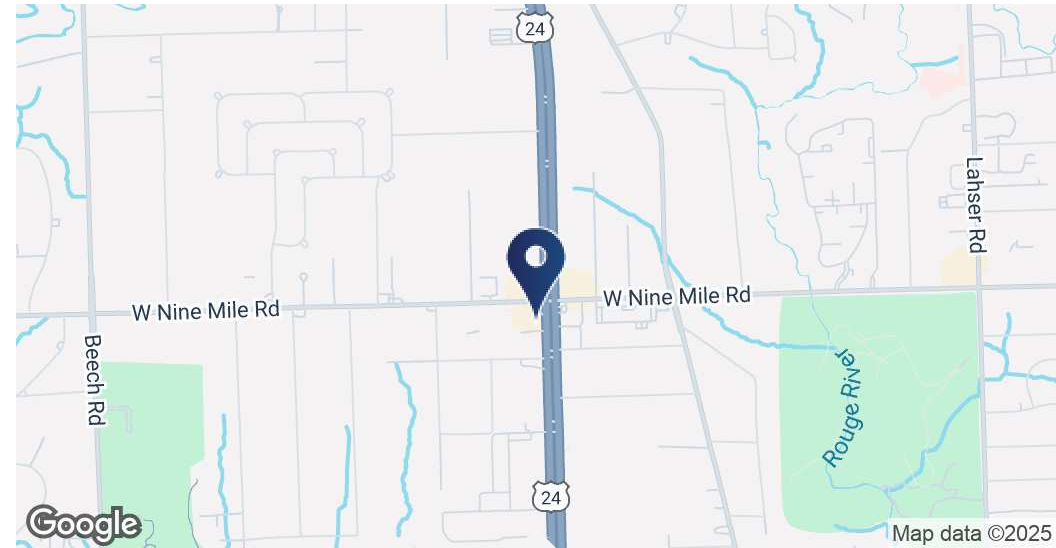
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## PROPERTY DETAILS & HIGHLIGHTS

Building Name	New Development
Property Type	Drive Thru
Property Subtype	Street Retail
APN	2432226036
Lot Size	0.95 Acres

This prime commercial property offers outstanding visibility and access along a high-traffic corridor. Spanning nearly one acre, this new development offers 2,000- 10,000 SF equipped with a drive-thru, abundant parking, and dual access points from Telegraph Road and Nine Mile Road. Backed by robust area demographics and convenient public transportation, this site is a strategic advantage for investors and businesses seeking a high-potential location.



- 2,000- 10,000 SF on 0.95 Acres
- New Development- Delivery February 2026
- Drive- Thru
- Abundant Parking
- Dual Access from Telegraph Road and Nine Mile Road

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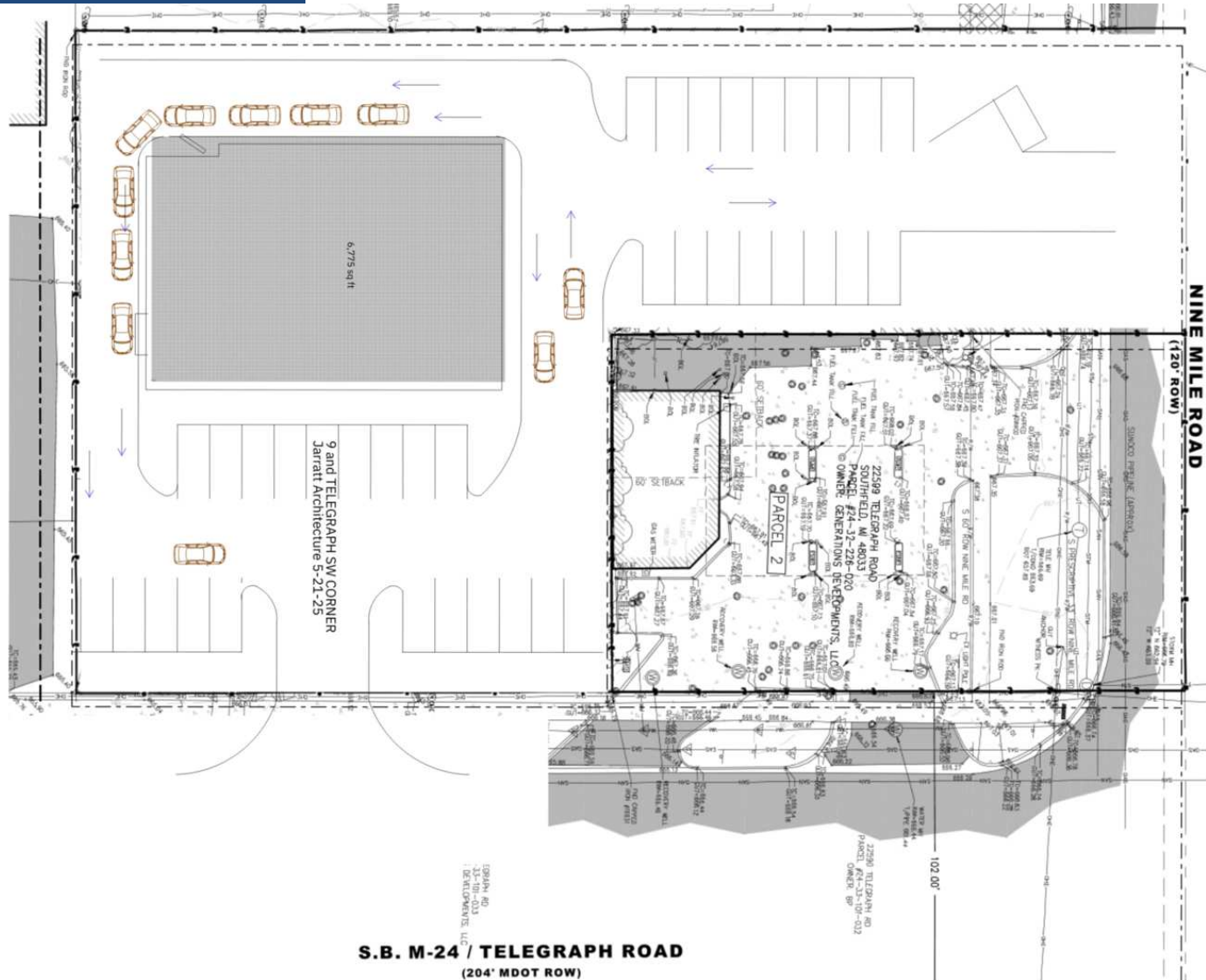
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## PROPOSED SITE PLAN



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TRADE AERIAL



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## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,005	89,713	291,056
Average Age	43	42	42
Average Age (Male)	41	40	40
Average Age (Female)	44	43	44

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,727	39,079	123,484
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$78,407	\$75,069	\$86,516
Average House Value	\$209,712	\$178,778	\$210,228

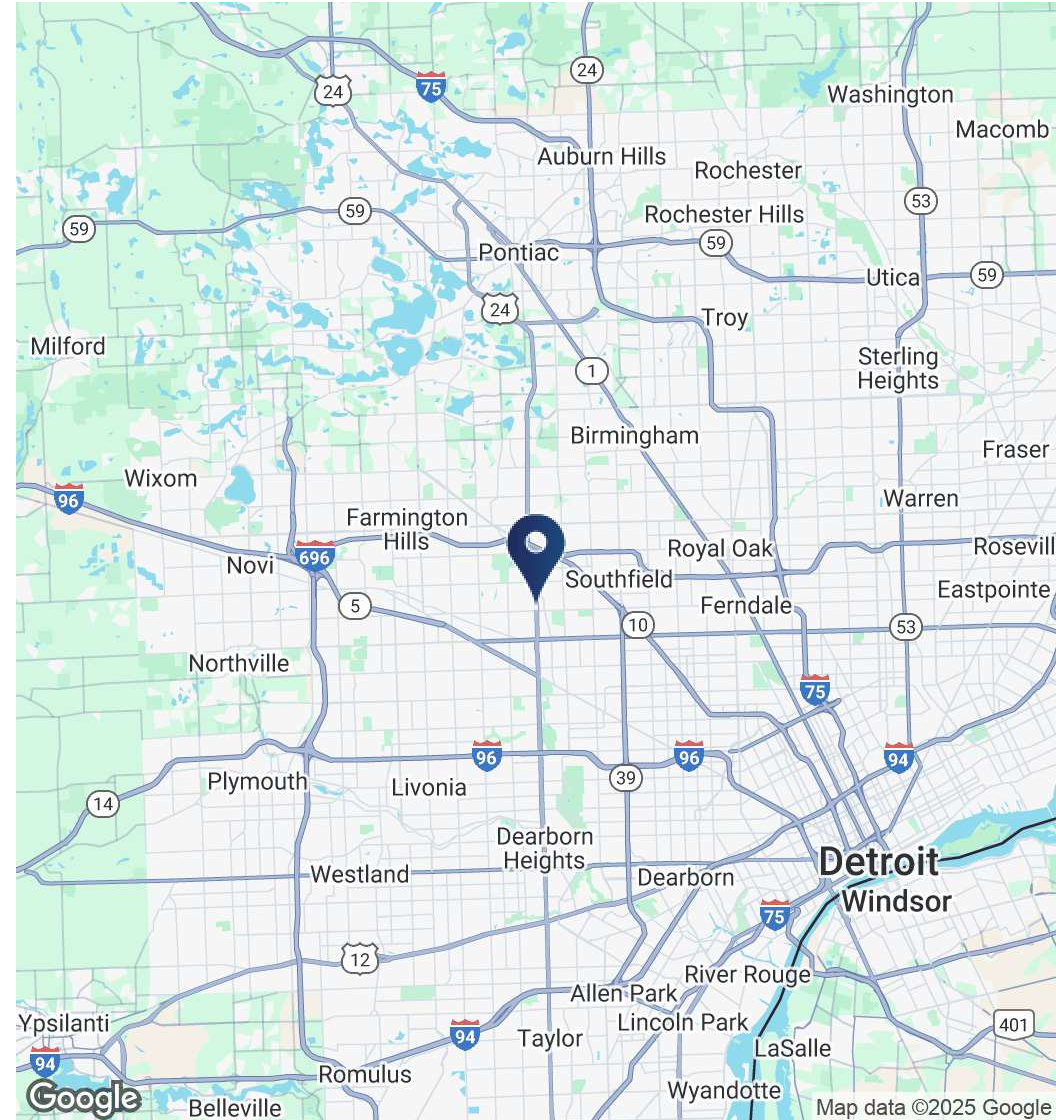
### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	822	20,287	88,848
Total Population - Black	4,814	61,611	175,472
Total Population - Asian	71	1,546	7,506
Total Population - Hawaiian	2	41	65
Total Population - American Indian	12	271	756
Total Population - Other	41	1,340	3,737

### TRAFFIC COUNTS

Telegraph Road	55,896+ VPD
W Nine Mile Road	15,028+ VPD

Demographics data derived from AlphaMap



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**B R O K E R**



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