

**RETAIL PROPERTY // FOR SALE / LEASE**

# 1,659 SF RETAIL/OFFICE/MEDICAL BUILDING ON TELEGRAPH RD IN PONTIAC

22 N TELEGRAPH RD

PONTIAC, MI 48341



- High-profile building for sale & lease
- Competitive lease rate of \$2,500 p/m
- Ample parking for staff & visitors
- Highly visible location on Telegraph Rd.
- Well-maintained building
- High traffic count of 23,400+ vehicles per day
- Ideal Choice for Urgent Care or Retail

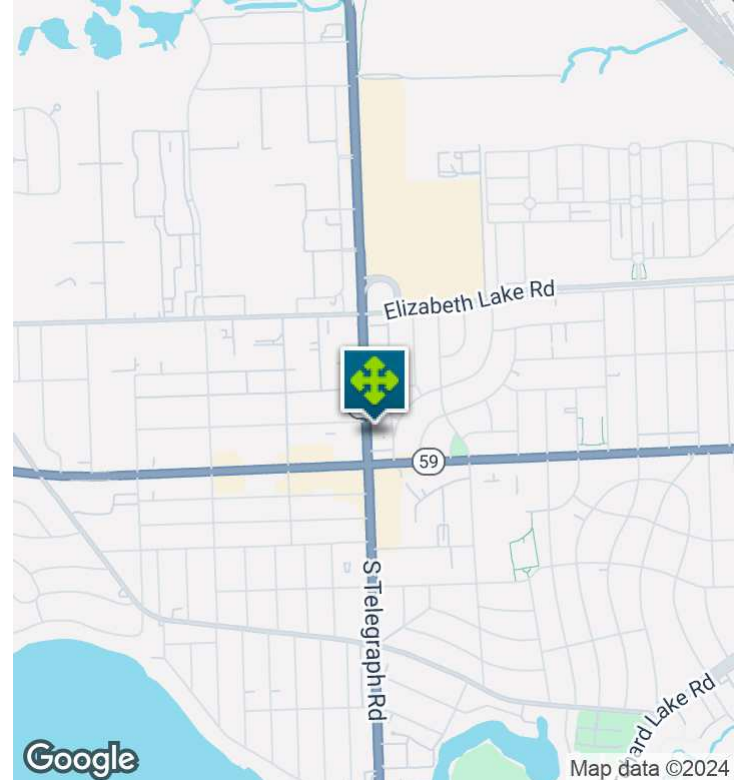
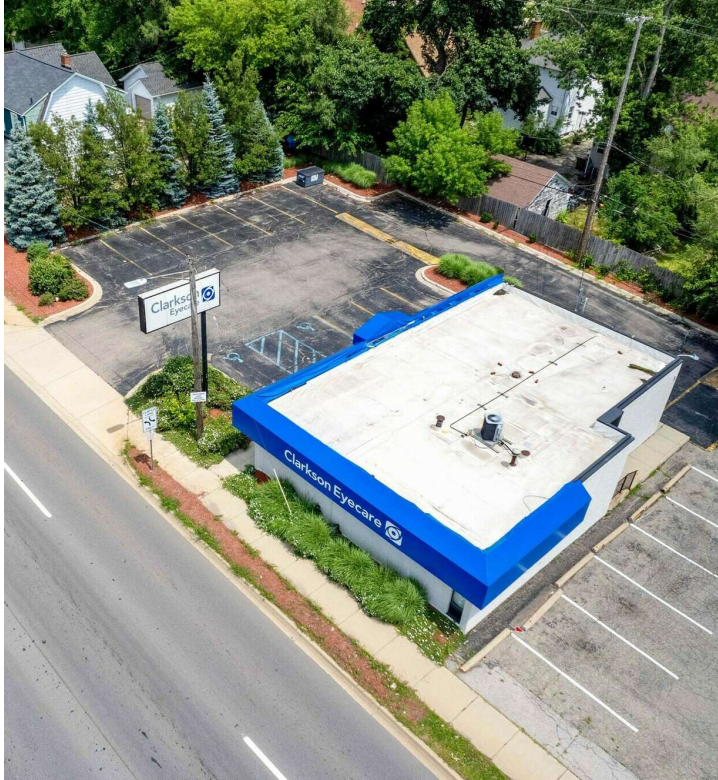


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## EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$375,000</b>
<b>Lease Rate</b>	<b>\$2,500.00 PER MONTH (NNN)</b>

## OFFERING SUMMARY

<b>Building Size:</b>	1,659 SF
<b>Available SF:</b>	1,659 SF
<b>Lot Size:</b>	0.32 Acres
<b>Number of Units:</b>	1
<b>Price / SF:</b>	\$226.04
<b>Year Built:</b>	1973
<b>Zoning:</b>	BI Retail
<b>Market:</b>	Detroit
<b>Submarket:</b>	Lakes Area
<b>Traffic Count:</b>	23,428

## PROPERTY OVERVIEW

The retail/office/medical building on Telegraph Road offers a high-profile facility, that can be used for various retail, medical, office, restaurant, bakery, bank, veterinary, learning center, funeral home, etc. The property has ample parking facilities, providing convenience for both tenants and employees. Due to its prime location on Telegraph Road, this building is an ideal choice for businesses looking for a well-equipped and accessible space.

## LOCATION OVERVIEW

Telegraph Road is the primary north-south road in this area and is located near M-59 (Huron), which is the major east-west road. It is also close to retail and residential areas. Nearby, tenants and investors will find St. Joseph Mercy Oakland Hospital and Oakland University, offering a steady flow of skilled professionals and potential clientele. The location is also surrounded by a variety of dining, shopping, and entertainment options, providing an attractive setting for businesses and medical practices alike.



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## PROPERTY DETAILS

Sale Price	\$375,000
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Lease Rate	\$2,500.00 PER MONTH
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### LOCATION INFORMATION

Building Name	22 N Telegraph Rd
Street Address	22 N Telegraph Rd
City, State, Zip	Pontiac, MI 48341
County	Oakland
Market	Detroit
Sub-market	Lakes Area
Cross-Streets	Telegraph Rd & Huron Rd
Side of the Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75

### BUILDING INFORMATION

Building Size	1,659 SF
Building Class	C
Tenancy	Single
Number of Floors	1
Average Floor Size	1,659 SF
Year Built	1973

### PROPERTY INFORMATION

Property Type	Office/Medical/Retail
Property Subtype	Medical
Zoning	BI Retail
Lot Size	0.32 Acres
APN #	14-30-351-039
Lot Depth	1,140 ft
Traffic Count	23428
Traffic Count Street	W Huron St

### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	17

### UTILITIES & AMENITIES

Central HVAC	Yes
Restrooms	Yes



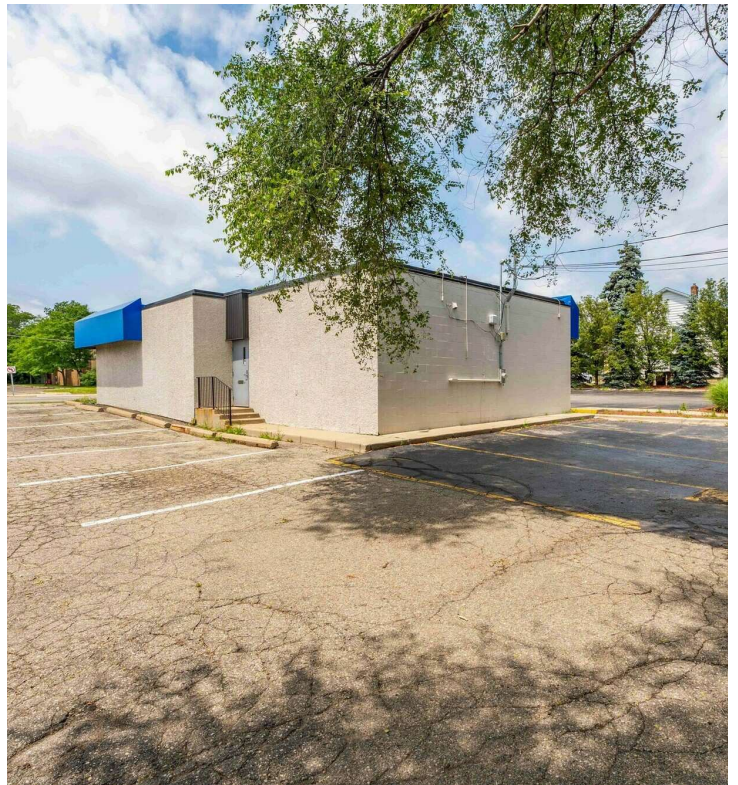
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ADDITIONAL PHOTOS



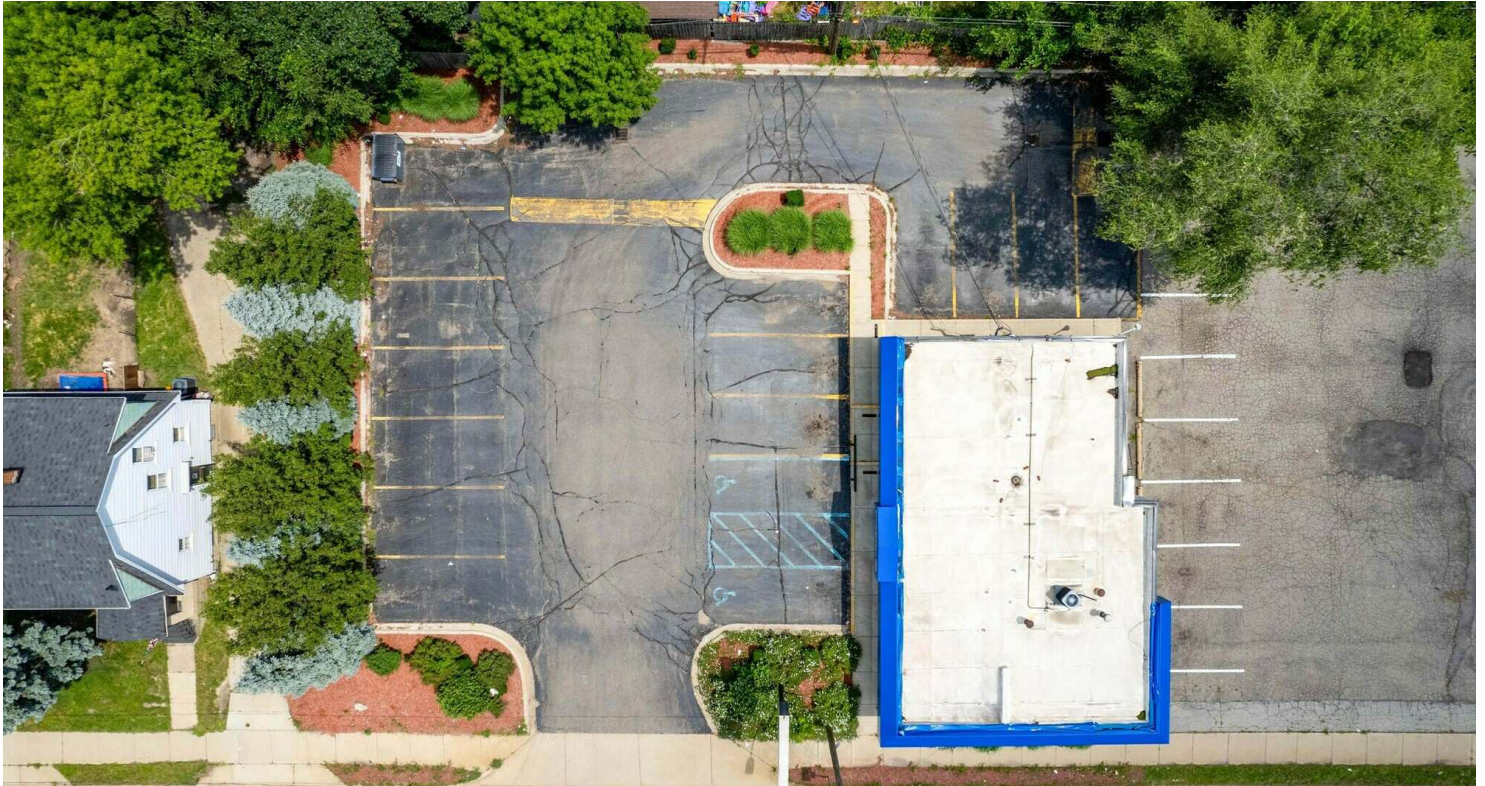
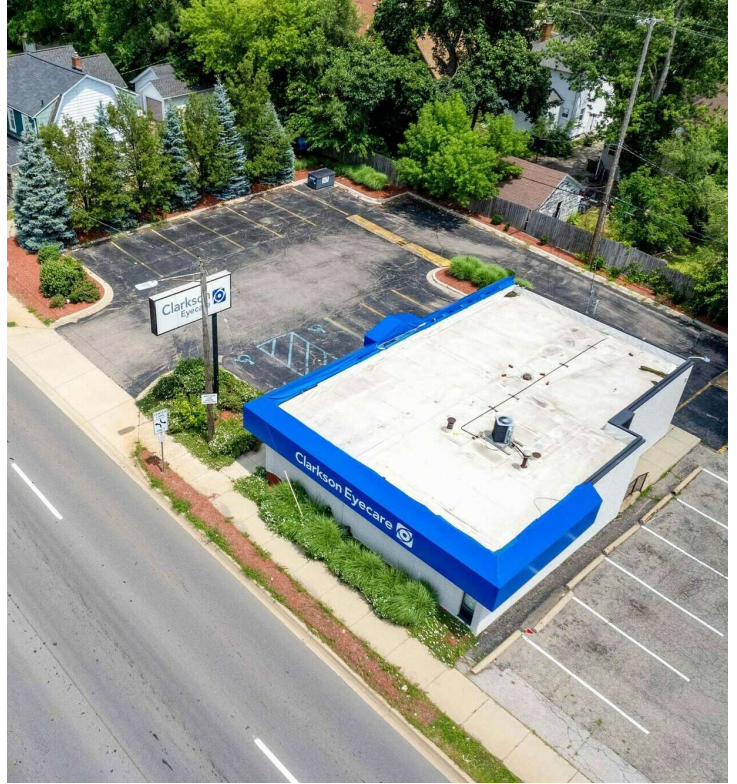
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# ADDITIONAL PHOTOS



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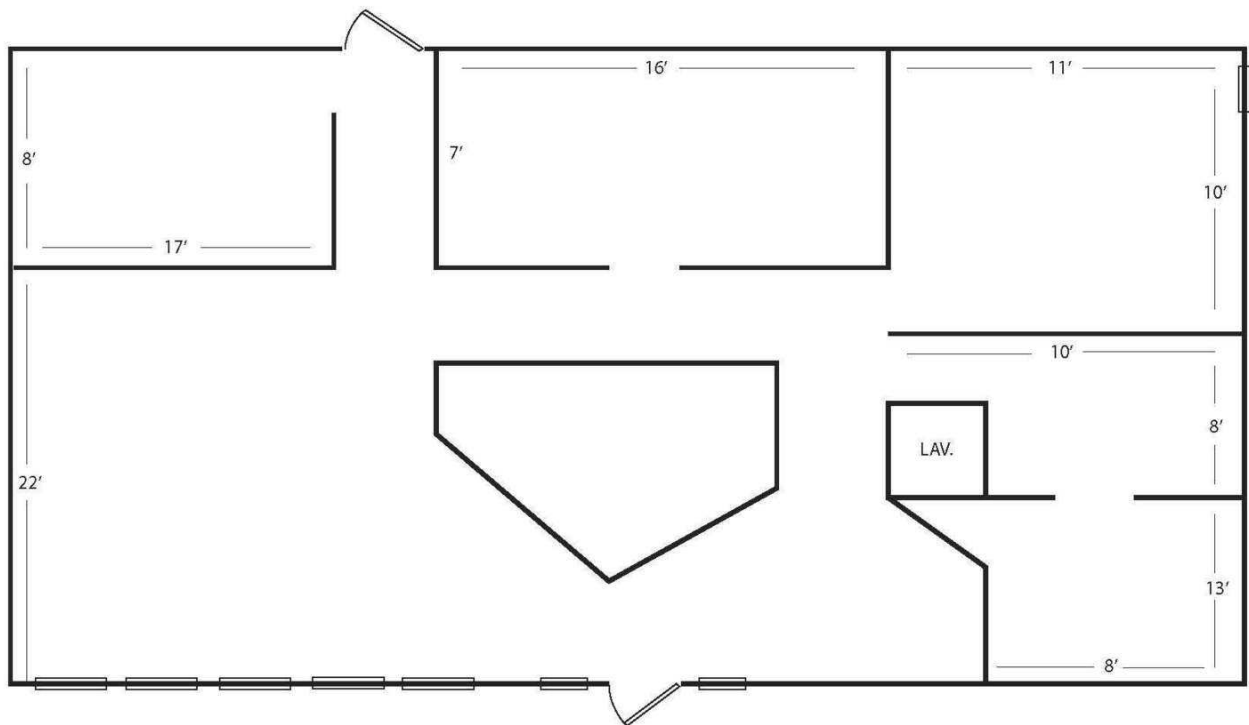
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FLOOR PLANS





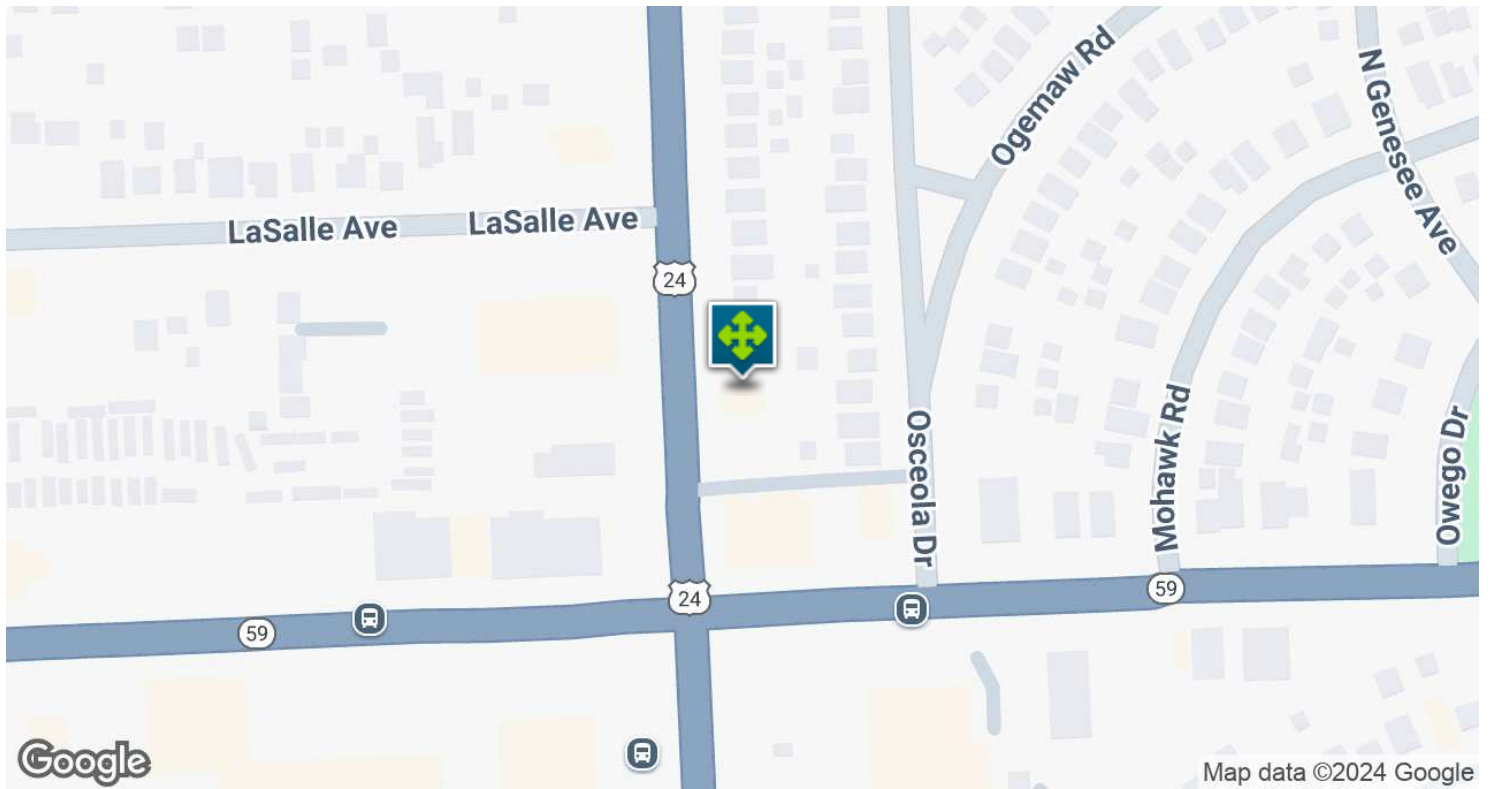
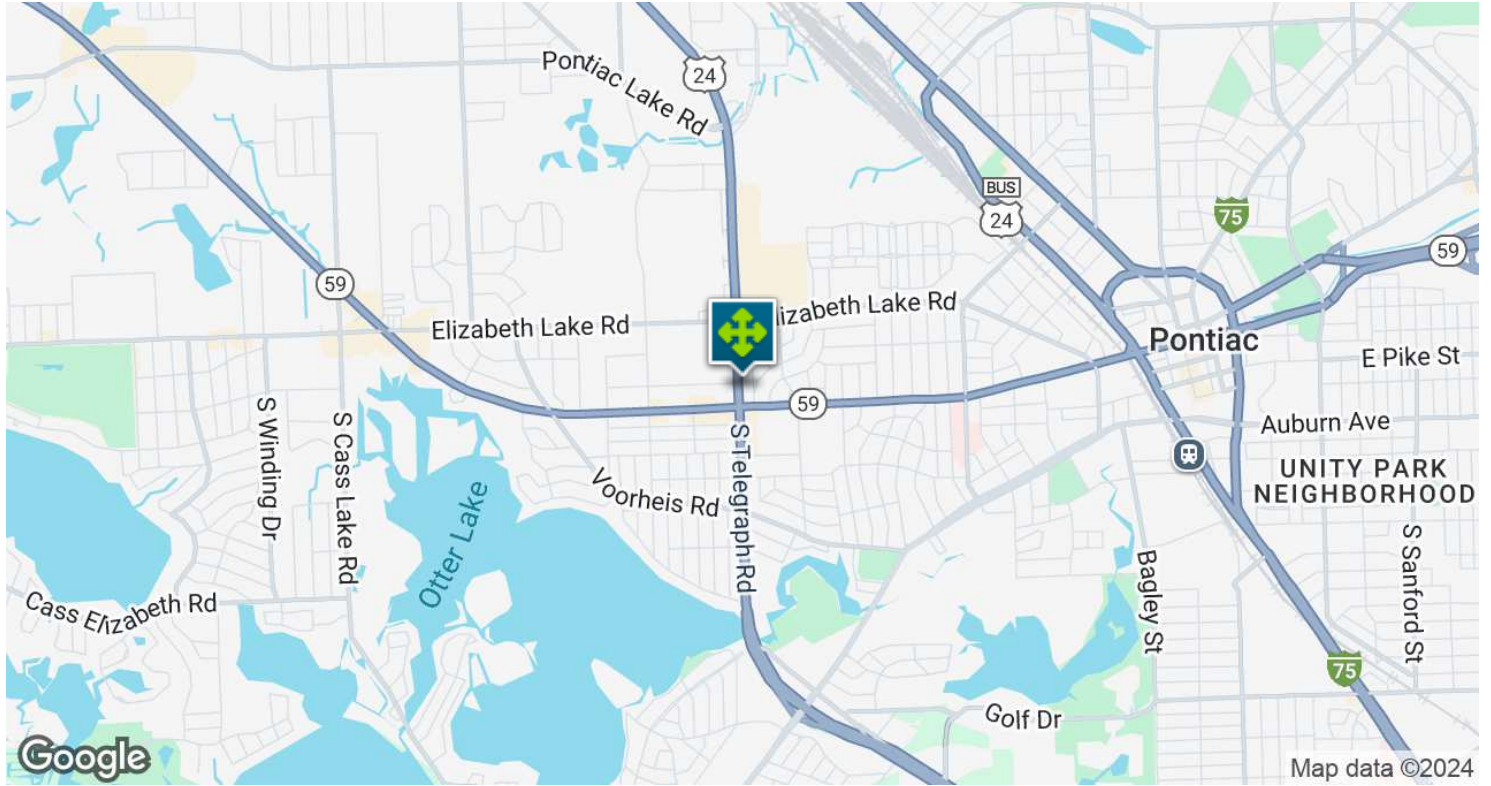
# RETAILER MAP





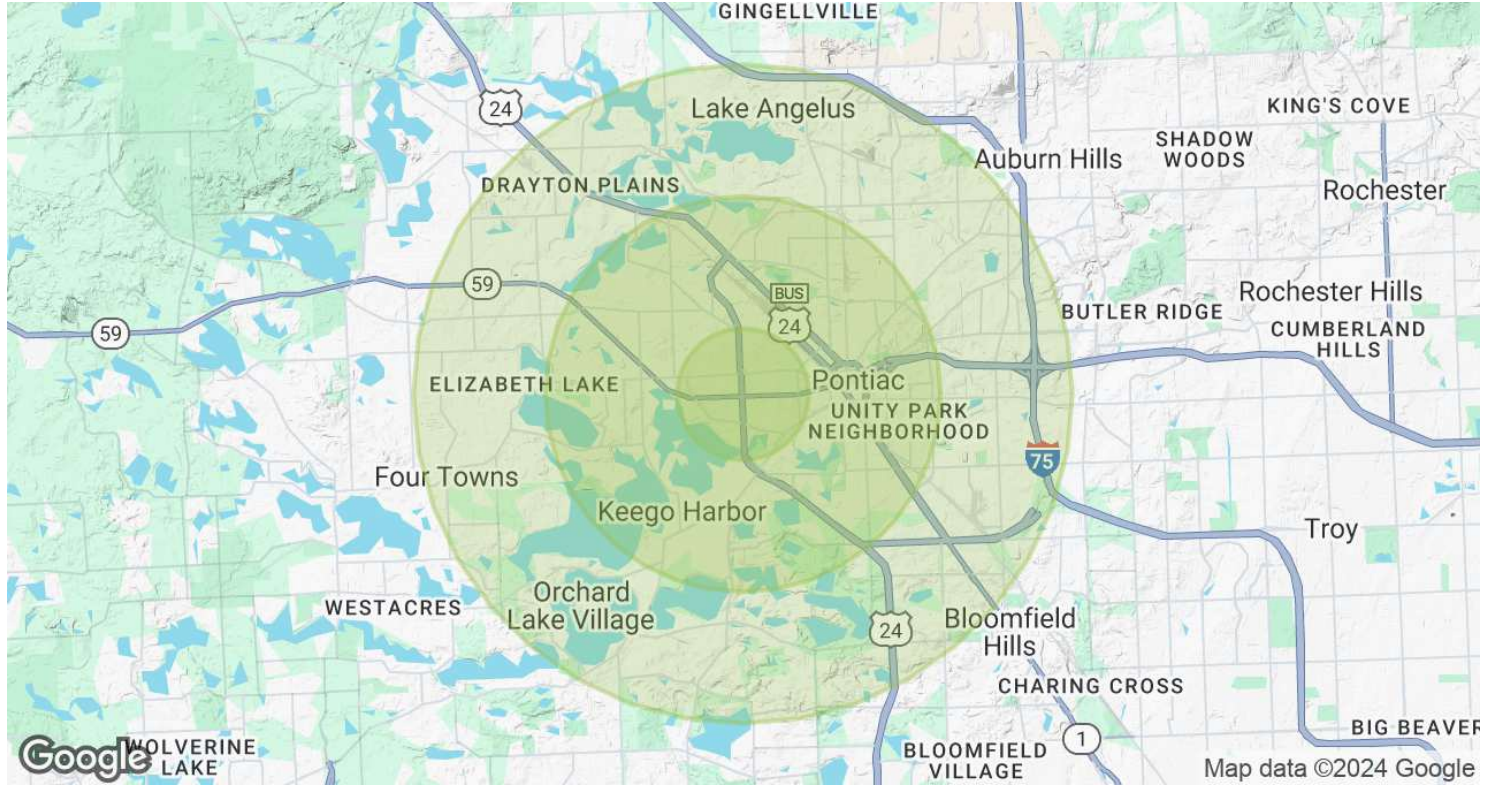
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# LOCATION MAP





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**DEMOGRAPHICS MAP & REPORT**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,357	77,252	160,538
Average Age	39.7	38.4	40.3
Average Age (Male)	38.1	37.5	38.9
Average Age (Female)	40.7	38.7	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,191	35,044	72,126
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$56,999	\$63,405	\$80,819
Average House Value	\$131,349	\$153,775	\$209,357

2020 American Community Survey (ACS)



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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