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PROPERTY INFORMATION

Property Address	25239 – 25293 Telegraph Road
City/Township	Southfield
Shopping Center Size	70,000 SF
Space Available	7,326 SF
Minimum Available	1,760 SF
Maximum Available	3,300 SF
Asking Rental Rate	\$20.00 PSF
Estimated NNN's	\$5.00 PSF
Parking	800 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 242,408 PEOPLE	 MEDIAN AGE 41.4 YEARS OLD
 HOUSEHOLDS 100,554	 CONSUMER SPENDING \$2.8 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$81,169/ANNUALLY	 DAYTIME EMPLOYEES 141,858 EMPLOYEES

JOIN

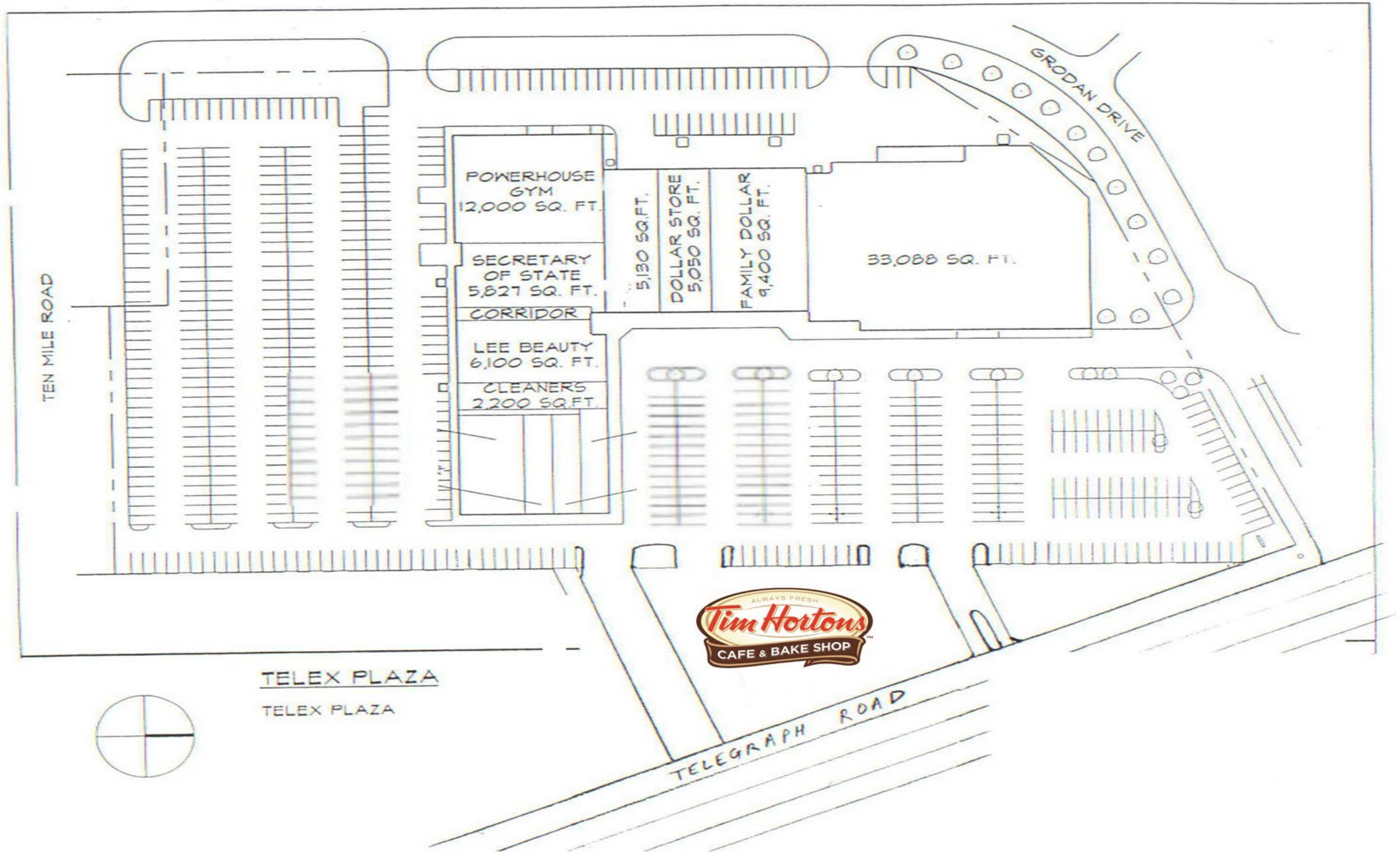


AREA TENANTS & EMPLOYERS









PROPERTY HIGHLIGHTS

- Join Powerhouse Gym, Secretary of State and Family dollar in this Grocery anchored shopping center.
- Tel-Ex Plaza is located on the heavily traveled Telegraph Road, on the NWQ of Telegraph and Ten Mile Roads.
- Shopping center offers a great tenant mix for service retailers and restaurants to take advantage of.
- Site is easily accessible with multiple access points from both Telegraph and Ten Mile Roads.
- Vacant unit available on the end-cap, landlord can demise.





	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Crazy Crab</p>	<p>Dollar Village</p>		<p>Nail Salon & Spa</p>		
						
<p>Corridor</p>						
<p>Lee Beauty Supply</p>						
<p>2,266 SF Available</p>						
<p>Available 3,300 SF (Divisible)</p>	<p>1,760 SF Available</p>					
	<p>T-Shirt Center</p>					
						
	<p>Southfield Chicken & Fish</p>					

** Plan is not to scale*



AutoZone

Tim Hortons

SECRETARY OF STATE
POWER HOUSE GYM
FAMILY DOLLAR

Shield's
EST. 1964
RESTAURANT • PIZZA • PASTRY

LA Insurance

Little Caesars

KFC

HAPPY'S PIZZA
PIZZA • CHICKEN • SEAFOOD

W 10 Mile Road

Telegraph Road

MIDAS

Tubby's
Steak 'n' Cheese
1988

Comerica

Pizza Hut
NO ONE OUTRIGAS THE HUT

DUNKIN' DONUTS



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	7,239	71,681	242,277
2023 Population	8,134	74,605	242,408
2028 Population Projection	8,285	75,198	243,260
Annual Growth 2010-2022	1.00%	0.30%	0.00%
Annual Growth 2022-2027	0.40%	0.20%	0.10%
Median Age	45.6	42.1	41.4
Bachelor's Degree or Higher	34%	34%	34%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	1,877	23,821	104,695
Black	5,864	45,817	121,803
American Indian/Alaskan Native	30	252	697
Asian	157	2,653	8,970
Hawaiian & Pacific Islander	3	18	65
Two or More Races	203	2,043	6,178
Hispanic Origin	142	1,627	5,580

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,812	31,146	100,410
2023 Households	4,264	32,443	100,554
2028 Household Projection	4,338	32,705	100,908
Owner Occupied Households	1,400	17,878	63,790
Renter Occupied Households	2,938	14,827	37,118
Avg Household Income	67,258	80,415	81,169
Median Household Income	55,087	59,792	60,237

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,253	7,139	21,454
\$50,000 - 75,000	845	6,550	19,519
\$75,000 - 100,000	658	3,835	12,098
\$100,000 - 125,000	352	3,087	9,485
\$125,000 - 150,000	222	1,660	5,241
\$150,000 - 200,000	199	1,747	6,052
\$200,000+	58	2,037	6,354

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	9,012	468	19	65,366	6,488	10	130,435	16,209	8
Trade Transportation & Utilities	1,218	56	22	7,953	527	15	17,200	1,673	10
Information	402	14	29	3,749	156	24	6,248	338	18
Financial Activities	1,471	72	20	11,788	835	14	18,288	1,905	10
Professional & Business Services	1,584	83	19	15,234	1,307	12	25,761	2,944	9
Education & Health Services	3,259	153	21	17,255	2,834	6	38,252	6,944	6
Leisure & Hospitality	758	43	18	4,546	327	14	11,650	851	14
Other Services	304	45	7	3,097	440	7	9,173	1,418	6
Public Administration	16	2	8	1,744	62	28	3,863	136	28
Goods-Producing Industries	768	38	20	7,071	321	22	11,423	871	13
Natural Resources & Mining	0	0	-	37	6	6	61	15	4
Construction	232	24	10	1,599	168	10	4,169	533	8
Manufacturing	536	14	38	5,435	147	37	7,193	323	22
Total	9,780	506	19	72,437	6,809	11	141,858	17,080	8

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RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

STNL & Multi-Tenant, Multi-Family, Carwashes, etc.



ACQUISITIONS/DISPOSITIONS

Single & Full Portfolio Transactions



MARKET ANALYSIS

Market Research & Site Evaluations



NATIONAL RELATIONSHIPS

Retailers & Investors across the U.S.



TEAMWORK

Innovative Solutions



SHARED DATABASE

Retailers & Investors across the U.S.