

FOR SALE

FORMER THEATER | TAYLOR, MICHIGAN



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PROPERTY INFORMATION

Property Address	22265 Eureka Road
City/Township	Taylor
Property Size	7.17 AC
Building Size	60,000 SF
Asking price	Contact Broker
Zoning	B-2 (Regional Business District)
Parking	Ample

AREA TENANTS



DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 589,103 PEOPLE	 MEDIAN AGE 39.1 YEARS OLD
 HOUSEHOLDS 230,596	 CONSUMER SPENDING \$6.5 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$75,245/ANNUALLY	 DAYTIME EMPLOYEES 204,163 EMPLOYEES

PROPERTY HIGHLIGHTS

- This site is situated in the heart of Taylor’s retail trade area and just off Eureka Road which is traveled by over 46,000 vehicles per day.
- Favorable zoning allows for many different uses producing tremendous value add potential at a low price per square foot.
- This site provides ample parking and conveniently located next to the new 300,000 square foot Taylor Menards.
- Affluent demographic with over 211,000 people living in a 5-mile radius, which have a average yearly income of over \$75,000.
- The site is located across the street from the Southland Central Center Mall which is the only regional mall in the Detroit suburbs south of I-94, and it is less than one-quarter mile from I-75, which ties into Detroit’s extensive freeway network.





TAYLOR Ford

GMC MORAN

TAYLOR CHEVROLET
We Say Yes!

AutoZone

meijer

Starbucks
Wendy's
DAVID'S
AT&T
SALLY BEAUTY

SOUTHLAND CENTER

BOB'S FURNITURE
KOHL'S

BEST BUY

DISCOUNT TIRE

Calver's

3 EAST COAST SUBS

LA Z BOY

tropical CAFE
SMOOTHIE

HOOTERS

THE HOME DEPOT

EUREKA ROAD

RACHO BLVD

EUREKA ROAD

MEN'S WEARHOUSE

GARDNER WHITE

SITE

JOANN
HOBBY LOBBY
VCF
five BELOW
DOLLAR TREE
Walgreens
Famous Dave's
Tim Hortons

OptimEyes
Lea's
CONCRETE
ISLAND
EST. 1982

Bubba's
33

PETSMART
Party City
Panera BREAD
GameStop
McDonald's
FedEx Express
DICK'S SPORTING GOODS
CHIPOTLE MEXICAN GRILL
BIG LOTS!

Burlington

MENARDS

BJ's

MENARDS

RACHO BLVD



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	21,926	209,939	573,457
2023 Population	22,515	211,426	589,103
2028 Population Projection	22,952	214,738	600,638
Annual Growth 2010-2022	0.20%	0.10%	0.20%
Annual Growth 2022-2027	0.40%	0.30%	0.40%
Median Age	40.7	40.1	39.1
Bachelor's Degree or Higher	14%	17%	19%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	16,914	180,099	467,904
Black	3,542	19,476	86,015
American Indian/Alaskan Native	127	1,383	3,780
Asian	1,294	5,174	12,691
Hawaiian & Pacific Islander	0	19	83
Two or More Races	638	5,276	18,631
Hispanic Origin	1,831	18,305	53,647

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	8,911	84,340	223,986
2023 Households	9,198	84,942	230,596
2028 Household Projection	9,386	86,289	235,253
Owner Occupied Households	5,987	62,750	166,401
Renter Occupied Households	3,399	23,539	68,852
Avg Household Income	65,775	75,536	75,245
Median Household Income	50,795	61,987	58,860

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	2,474	18,743	52,341
\$50,000 - 75,000	1,809	18,146	46,103
\$75,000 - 100,000	1,095	11,747	28,833
\$100,000 - 125,000	762	9,056	22,213
\$125,000 - 150,000	488	5,283	13,478
\$150,000 - 200,000	276	4,093	12,183
\$200,000+	241	2,826	9,335

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	12,667	1,211	10	60,947	6,950	9	174,625	18,849	9
Trade Transportation & Utilities	4,162	273	15	13,546	1,202	11	33,030	3,064	11
Information	454	25	18	1,125	104	11	2,396	268	9
Financial Activities	582	108	5	4,215	772	5	13,038	1,969	7
Professional & Business Services	1,570	143	11	5,822	778	7	22,113	2,044	11
Education & Health Services	2,686	415	6	17,904	2,432	7	52,306	7,199	7
Leisure & Hospitality	2,229	115	19	10,686	680	16	31,368	1,792	18
Other Services	834	122	7	4,916	832	6	11,833	2,053	6
Public Administration	150	10	15	2,733	150	18	8,541	460	19
Goods-Producing Industries	981	86	11	7,590	607	13	29,538	1,469	20
Natural Resources & Mining	0	0	-	79	7	11	311	32	10
Construction	431	57	8	2,502	385	6	6,023	867	7
Manufacturing	550	29	19	5,009	215	23	23,204	570	41
Total	13,648	1,297	11	68,537	7,557	9	204,163	20,318	10

EXCLUSIVELY LISTED BY:

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Transactions*



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& Site Evaluations*



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Solutions*



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