

FOR LEASE

FORMER LOMBARDI SPORTS GRILL | TAYLOR, MICHIGAN



NOAH THOMAS
ASSOCIATE

nthomas@cmprealestategroup.com

ERIK ELWELL
ASSOCIATE

eelwell@cmprealestategroup.com

JORDAN JABBORI
SENIOR DIRECTOR

jjabbori@cmprealestategroup.com

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	9015 Telegraph Road
City/Township	Taylor
Building Size	3,353 SF
Maximum Available	3,353 SF
Minimum Available	1,875 SF
Asking Rate	\$19.00 PSF
Estimated NNN's	\$6.00 PSF
Parking	25 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 238,787 PEOPLE	 MEDIAN AGE 40 YEARS OLD
 HOUSEHOLDS 98,880	 CONSUMER SPENDING \$995 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$71,216/ANNUALLY	 DAYTIME POPULATION 84,610 PEOPLE

AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Up to 3,353 SF available in a freestanding building on Telegraph road in Taylor, MI.
- Exceptional Opportunity for a drive-thru user to take along the Telegraph Road corridor and join national food users in the immediate area. (1,875 SF proposed)
- Option to Ground Lease available. (Contact Broker for Details)
- Situated down the street from Beaumont Hospital creating excellent synergies for any medical users.
- Pylon signage available along Telegraph Road which sees over 60,000 VPD.

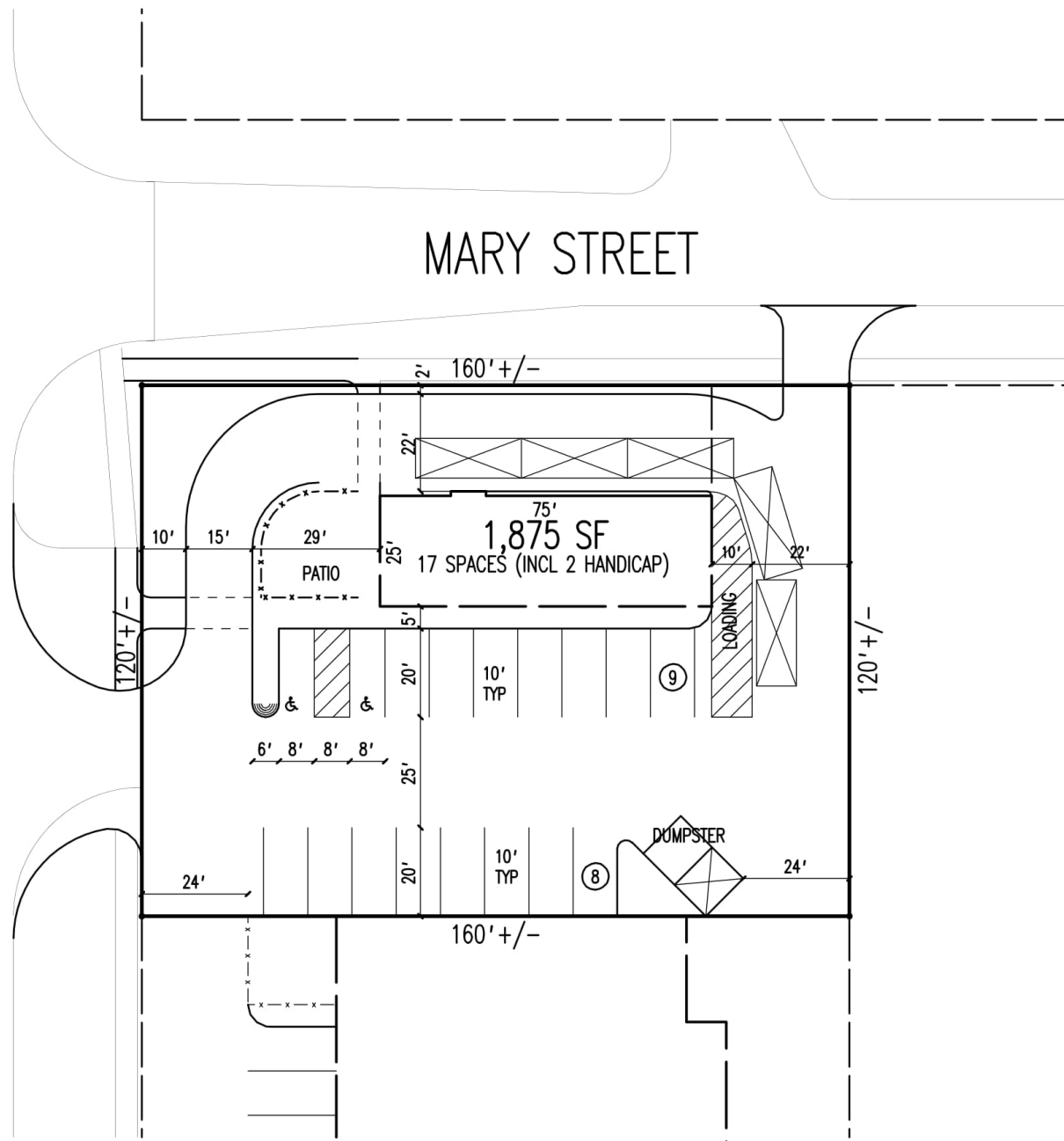


SCALE 1" = 30'



TELEGRAPH ROAD (US-24)

MARY STREET



SITE DATA

ADDRESS: 9015 TELEGRAPH ROAD, TAYLOR, MI
SITE SIZE/AREA - 160' +/- X 120' +/- OR 19,200 SF, 0.44 AC +/-
EXISTING BUILDING SIZE - 50' X 75' (3,750 SF +/-)
PROPOSED BUILDING SIZE - 25' X 75' (1,875 SF)

PARKING PROVIDED - 17 SPACES (INCL 2 HANDICAP)
DRIVE THRU WAITING SPACES PROVIDED - 5 (10' X 24')

9015 TELEGRAPH ROAD, TAYLOR, MICHIGAN

09-26-19 1993-01



PopPeyes CHICKEN & BISCUITS
GameStop
SALLY BEAUTY SUPPLY
Great Clips
Payless SHOESOURCE
metroPCS

GARDNER-WHITE FURNITURE
tropicalCAFE SMOOTHIE

Aaron's Furniture • Electronics • Appliances
CheckSmart Your Neighborhood Financial Services Center
DOLLAR TREE

Tim Hortons CAFE & BAKE SHOP

Beaumont HEALTH

Walgreens

SUBWAY

Sears
THE SALVATION ARMY
OLLIE'S OUTLET Bargain CONEY ISLAND GOOD STUFF CHEAP

Beaumont HEALTH

Walmart

AT&T
T-Mobile

Hungry Howie's FLAVORED CRUSTY PIZZA
verizon
Jackson Hewitt TAX SERVICE

Auto Zone
U-HAUL

RITE AID

BURGER KING

Leo's CONEY ISLAND SINCE 1942
Huntington
FIFTH THIRD BANK
ZAD ZONE FUN CENTER
Little Caesars

Tubby's grilled submarines

RAC APPLIANCES • ELECTRONICS • FURNITURE • COMPUTERS
VALUE WORLD
ACE Hardware
HAPPY'S PIZZA RIBS • CHICKEN • SEAFOOD
metroPCS
FAMILY DOLLAR

Telegraph Road

Wick Road

SITE



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	12,707	87,243	238,787
2023 Population	12,462	88,982	246,905
2028 Population Projection	12,592	90,596	252,027
Annual Growth 2010-2023	-0.1%	0.2%	0.3%
Annual Growth 2023-2028	0.2%	0.4%	0.4%
Median Age	40.5	40	39.4
Bachelor's Degree or Higher	12%	15%	17%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	10,613	75,021	193,653
Black	1,164	9,335	39,419
American Indian/Alaskan Native	88	600	1,549
Asian	248	1,647	5,024
Hawaiian & Pacific Islander	1	10	25
Two or More Races	348	2,370	7,235
Hispanic Origin	906	7,163	23,240

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	4,992	34,545	95,578
2023 Households	4,903	35,311	98,880
2028 Household Projection	4,955	35,971	100,965
Owner Occupied Households	3,722	26,826	73,467
Renter Occupied Households	1,233	9,142	27,498
Avg Household Income	\$71,888	\$72,653	\$71,216
Median Household Income	\$62,856	\$60,593	\$58,135

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,210	8,375	22,333
\$50,000 - 75,000	1,059	8,210	21,333
\$75,000 - 100,000	811	4,641	13,008
\$100,000 - 125,000	548	3,912	9,728
\$125,000 - 150,000	304	2,196	5,599
\$150,000 - 200,000	178	1,427	4,171
\$200,000+	77	824	2,773

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	3,545	448	8	21,864	2,449	9	77,025	8,416	9
Trade Transportation & Utilities	616	50	12	4,765	522	9	14,963	1,420	11
Information	25	6	4	349	40	9	1,258	119	11
Financial Activities	116	26	4	1,189	254	5	4,912	817	6
Professional & Business Services	180	32	6	2,906	297	10	8,703	920	9
Education & Health Services	1,781	242	7	6,356	739	9	21,592	3,290	7
Leisure & Hospitality	570	48	12	3,276	228	14	17,409	806	22
Other Services	257	44	6	1,780	327	5	4,987	902	6
Public Administration	0	0	-	1,243	42	30	3,201	142	23
Goods-Producing Industries	50	10	5	4,704	287	16	7,585	610	12
Natural Resources & Mining	12	1	12	12	1	12	56	4	14
Construction	20	6	3	1,315	169	8	2,582	370	7
Manufacturing	18	3	6	3,377	117	29	4,947	236	21
Total	3,595	458	8	26,568	2,736	10	84,610	9,026	9

EXCLUSIVELY LISTED BY:

NOAH THOMAS

ASSOCIATE

nthomas@cmprealestategroup.com

ERIK ELWELL

ASSOCIATE

eelwell@cmprealestategroup.com

JORDAN JABBORI

SENIOR DIRECTOR

jjabori@cmprealestategroup.com

CONTACT US:



6476 Orchard Lake Road, Suite A
West Bloomfield, Michigan 48322



(P): 248.538.2000
(F): 248.538.9905



Email: info@cmprealestategroup.com
Website: www.cmprealestategroup.com

The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC ("Broker") has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.



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.*