

# 6895 TELEGRAPH ROAD

6895 TELEGRAPH ROAD | BLOOMFIELD HILLS, MI 48301

**Office Building For Lease**



## PROPERTY HIGHLIGHTS

- Entire first floor available - 4,395 RSF
- Under new ownership
- Coming Soon: Renovated Lobby & Entry Way, New Roof, New High Efficiency HVAC, New Windows, Refreshed Landscaping, Parking Lot Resurfacing, & More
- Great location near numerous retailers and restaurants
- Multiple points of ingress and egress
- Visible to over 66,000 vehicles per day on Telegraph Road



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Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



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## OFFERING SUMMARY

|                |                               |
|----------------|-------------------------------|
| Lease Rate:    | Contact Broker                |
| Zoning:        | O-1, Office Building District |
| Building Size: | 10,105 SF                     |
| Parking:       | +/- 35                        |

## AVAILABLE SPACE      SIZE (RSF)

|              |           |
|--------------|-----------|
| First Floor: | 4,395 RSF |
|--------------|-----------|

## PROPERTY DESCRIPTION

Entire first floor available - 4,395 RSF. Under new ownership. Coming soon: renovated lobby & entry way, new roof, new high efficiency HVAC, new windows, refreshed landscaping, parking lot resurfacing, & more. Great location near numerous retailers and restaurants. Multiple points of ingress and egress. Visible to over 66,000 vehicles per day on Telegraph Road.

## LOCATION DESCRIPTION

Located on the east side of Telegraph Road, just south of W. Maple Road.

## CURRENT OCCUPANCY

Pinnacle Hospitality

## SURROUNDING BUSINESSES

CVS, Trader Joe's, Nino Salvaggio, Kumon, Zao Jun New Asian & Sushi, Dairy Queen, Steve's Deli, Planet Fitness, Andiamo, Einstein Bagels, Leo's Coney Island, MEX, Beyond Juice, Dunkin Donuts, Starbucks, Beau's, 2941 Street Food, Burger King, Tim Hortons, Jet's Pizza, Birmingham Athletic Club, Oakland Hills Country Club, Comerica Bank, Jersey Mike's, and more.

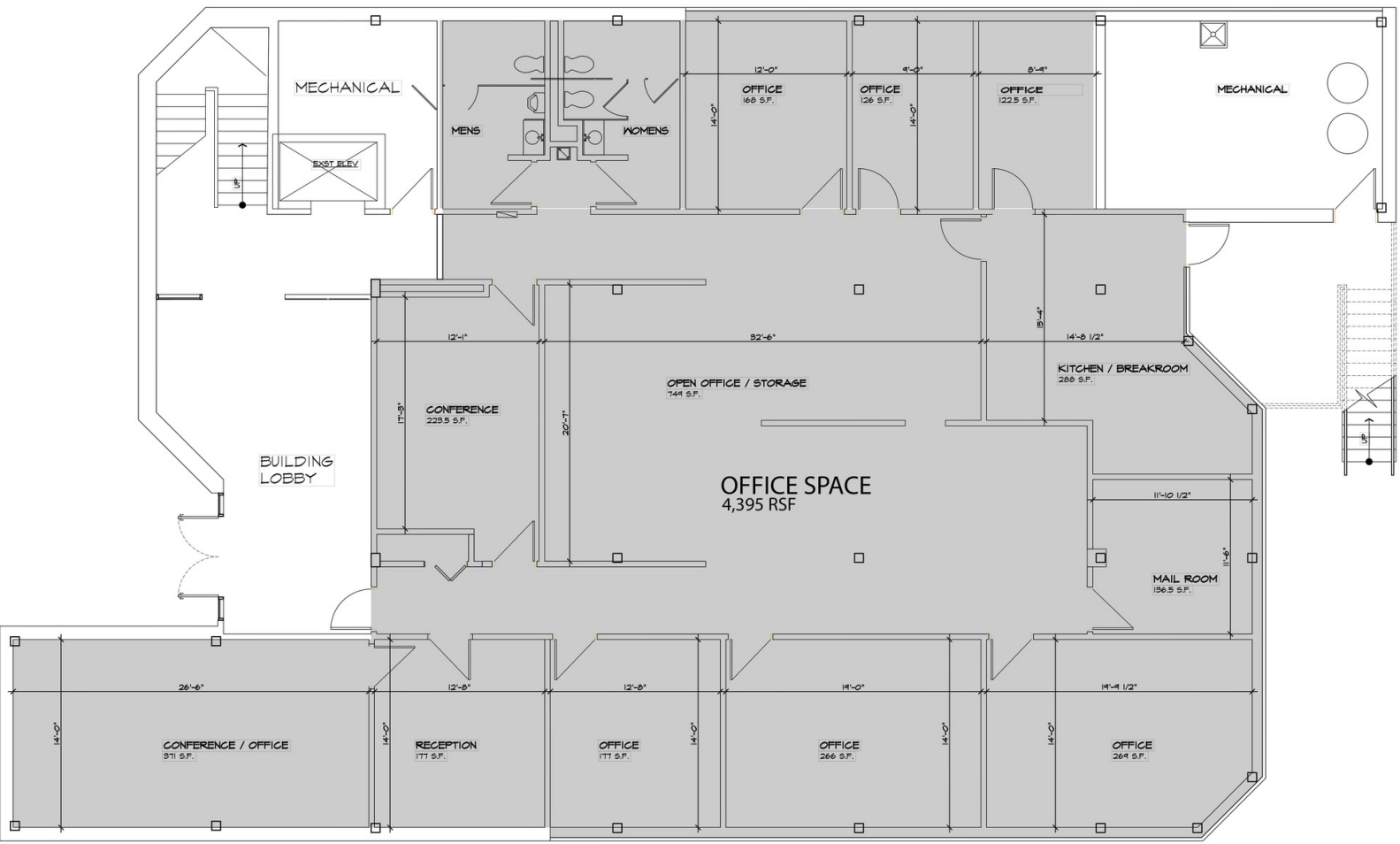
## TRAFFIC

|                        |        |
|------------------------|--------|
| Telegraph Road         | 66,186 |
| (2WAY/ADT/CoStar 2022) |        |

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1ST LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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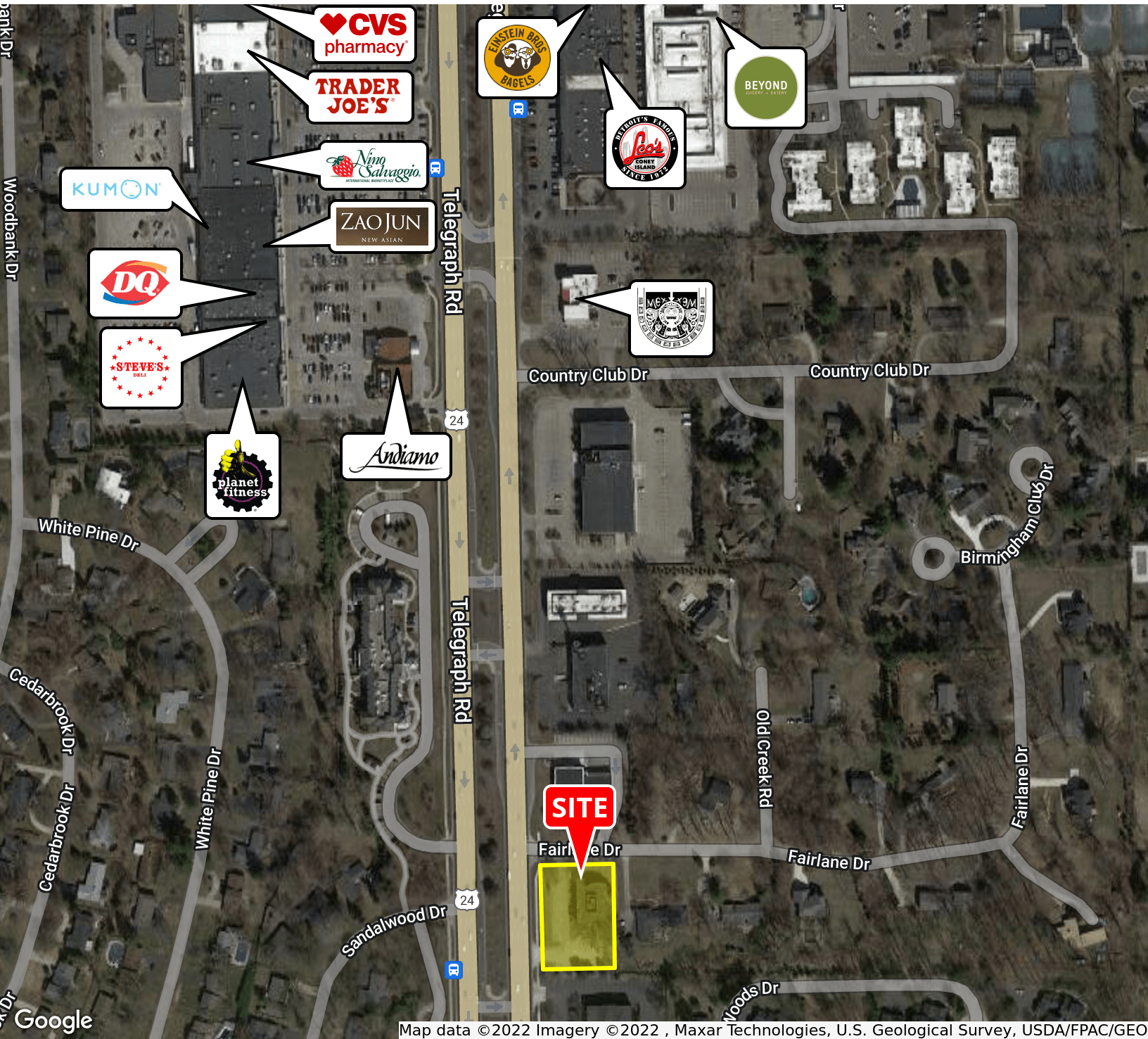
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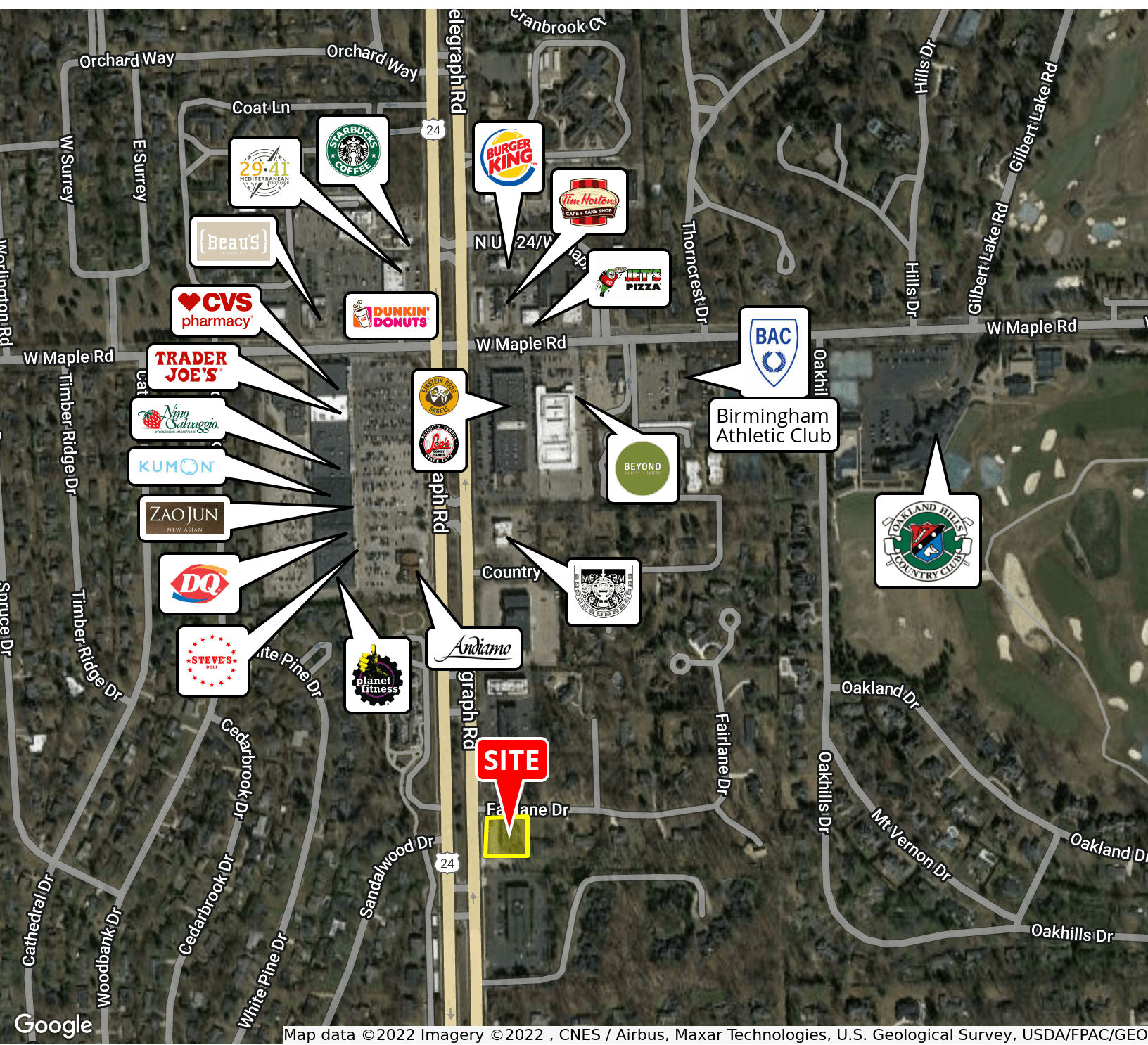




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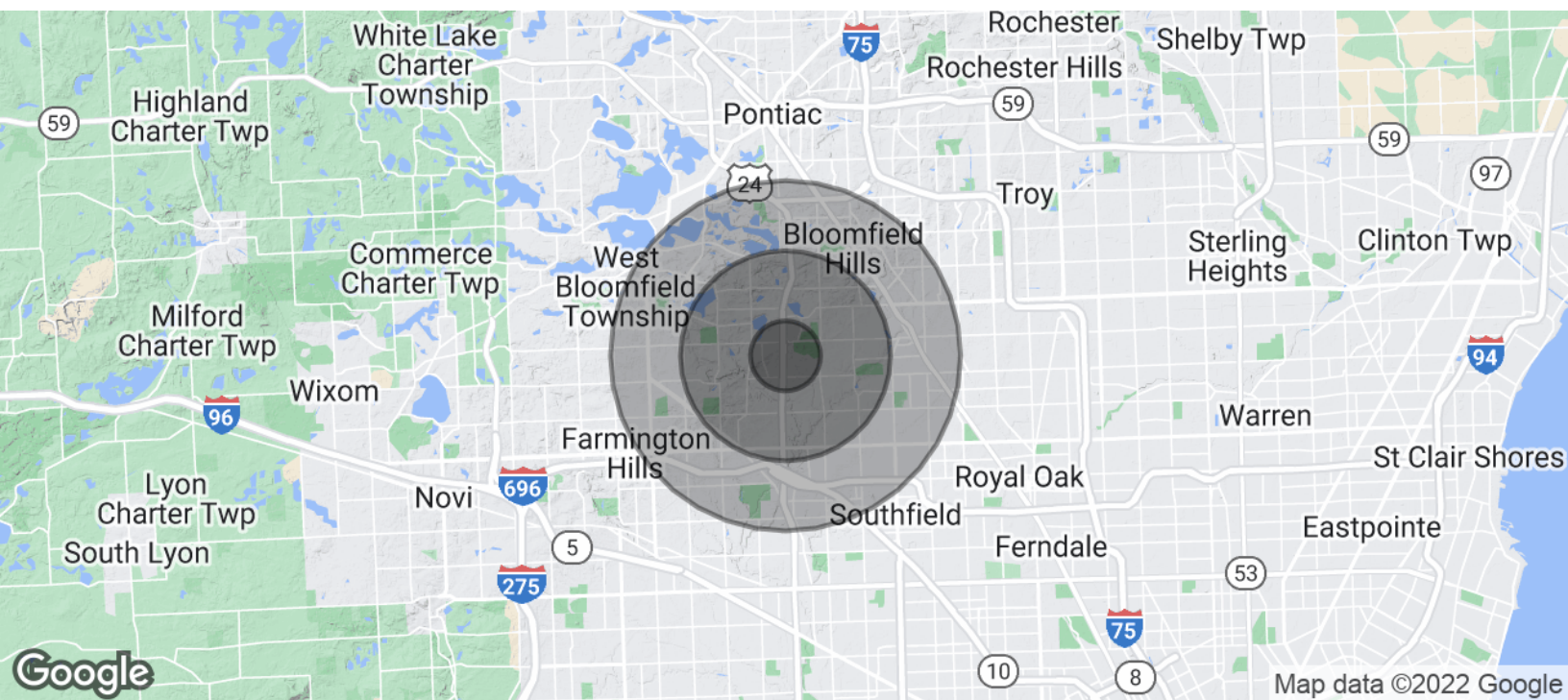




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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 4,473  | 47,199  | 151,695 |
| Average Age          | 46.2   | 45.9    | 45.0    |
| Average Age (Male)   | 45.7   | 45.6    | 43.9    |
| Average Age (Female) | 47.3   | 46.2    | 45.6    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,778     | 18,675    | 62,632    |
| # of Persons per HH | 2.5       | 2.5       | 2.4       |
| Average HH Income   | \$161,146 | \$161,712 | \$131,578 |
| Average House Value | \$499,741 | \$497,044 | \$431,263 |

\* Demographic data derived from 2020 ACS - US Census



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