

FOR SALE OR GROUND LEASE

PROPOSED RETAIL DEVELOPMENT DRIVE THRU POSSIBLE



LAND



13115 Telegraph Road

Taylor, Michigan 48180

Property Highlights

- For Sale Or Ground Lease
- Parcel Approx., 9.198 Acres / Divisible
- B-2 Restaurant and Retail
- Excellent Frontage Along Telegraph Rd
- Close Proximity To I-94 & I-75
- High Visibility Parcel
- All Utilities At Site
- Traffic Light Controlled
- 2 Curb Cuts Ingress/Egress Off Telegraph Rd.,
- Strong Demographics - High Traffic
- Existing Church Building Not Included In Sale

OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	9.198 Acres
Traffic Count:	55606

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,797	27,974	82,994
Total Population	6,591	64,594	191,232
Average HH Income	\$59,973	\$62,817	\$66,037



Commercial Real Estate Services, Worldwide.

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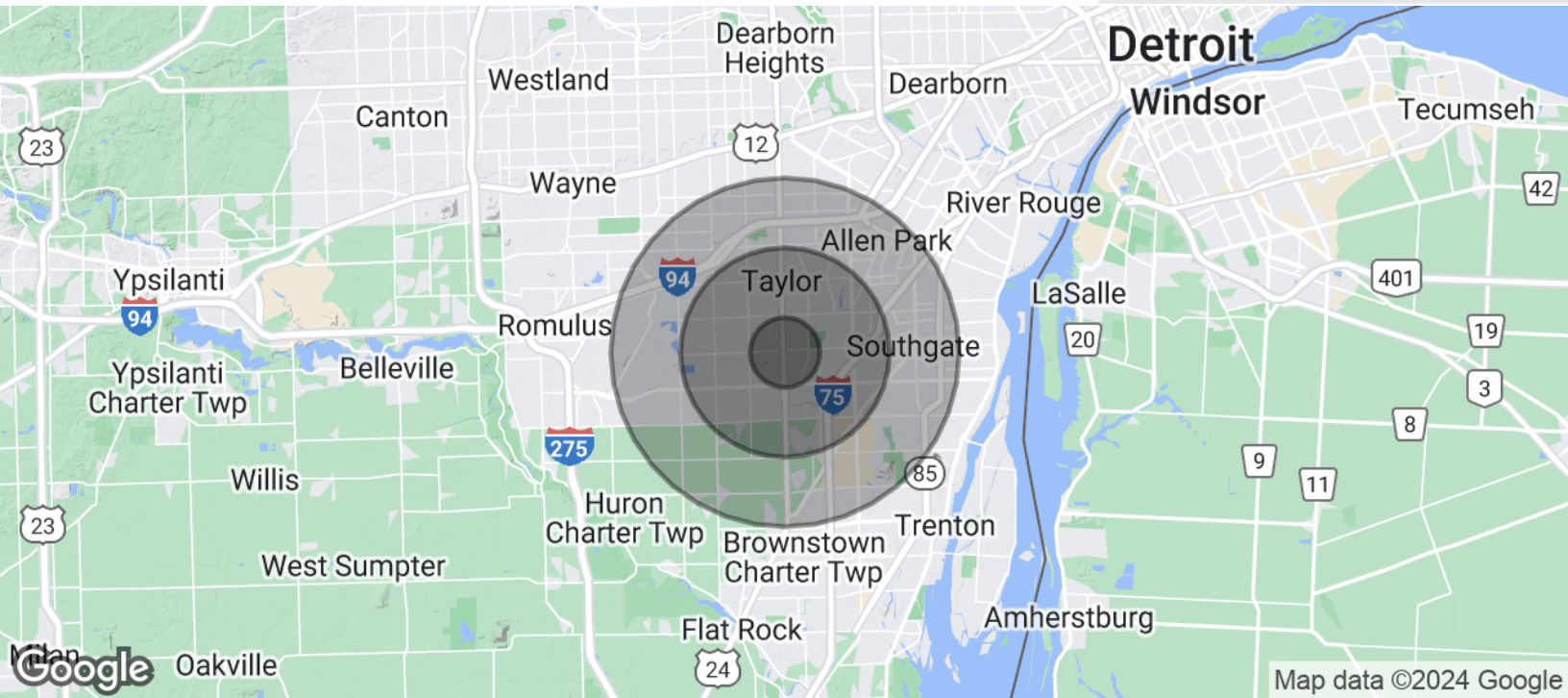
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,591	64,594	191,232
Average Age	44.2	39.9	40.7
Average Age (Male)	37.5	36.1	38.4
Average Age (Female)	50.4	42.8	42.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,797	27,974	82,994
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$59,973	\$62,817	\$66,037
Average House Value	\$122,559	\$121,616	\$119,029
TRAFFIC COUNTS			
Telegraph Rd (US 24) & Northline Rd	55,606/day		

* Demographic data derived from 2020 ACS - US Census