

21321 TELEGRAPH RD

21321 Telegraph Rd, Southfield, MI 48033



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 21321 Telegraph Rd | Southfield, MI 48033



PROPERTY OVERVIEW

A 125,000 SF mixed use self storage/multi-tenant retail building for lease on Telegraph Rd in Southfield.

OFFERING SUMMARY

Lease Rate: \$25 SF/yr (NNN)
Building Size: 125,000 SF
Available SF: 1,000 - 7,000 SF
Year Built: 2024
Zoning: L-1

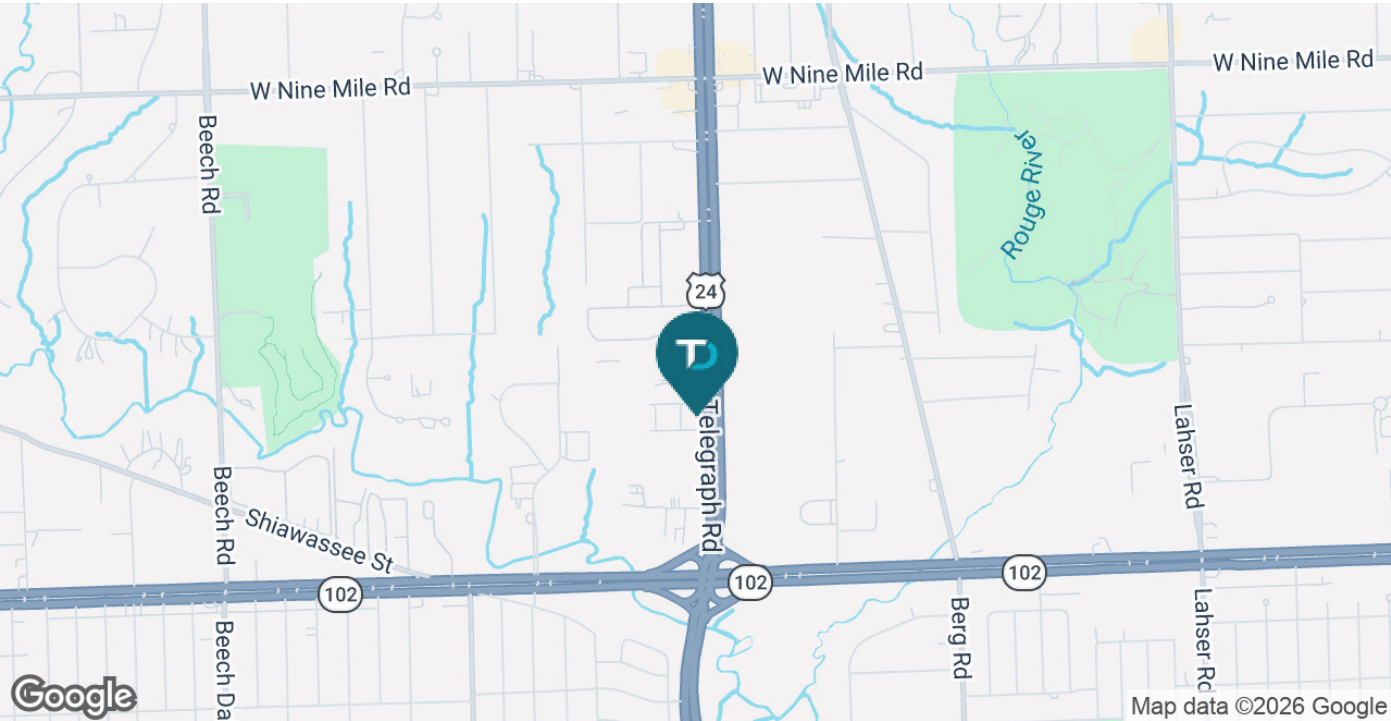
PROPERTY HIGHLIGHTS

- Brand New Construction- 125,000 square foot mixed use storage/multi-tenant retail building on highly trafficked Telegraph Road
- Flexible layout allowing for suites as small as 1,000 square feet up to 7,000 square feet
- The center features over 500 climate controlled storage units, providing "built-in" customers to the property

BUILDING/PROPERTY INFORMATION:
21321 Telegraph Rd | Southfield, MI 48033

BUILDING INFORMATION		PROPERTY INFORMATION	
Price/SF:	\$25.00/SF NNN	Property Type:	Retail
Building Size:	125,000 SF	Property Subtype:	Strip Center
Year Built:	2024	Zoning	L-1
Number of Floors:	3	Traffic Count:	52,346 Vehicles/Day (Costar, 2023)
Utilities:	City water and sewer	Legal Description:	Available upon request
		APN:	24-32-400-031

LOCATION INFORMATION
 Located on the west side of Telegraph Rd, just north of 8 Mile Rd.



ADDITIONAL PHOTOS: 21321 Telegraph Rd | Southfield, MI 48033



LEASE SPACES: 21321 Telegraph Rd | Southfield, MI 48033



LEASE INFORMATION

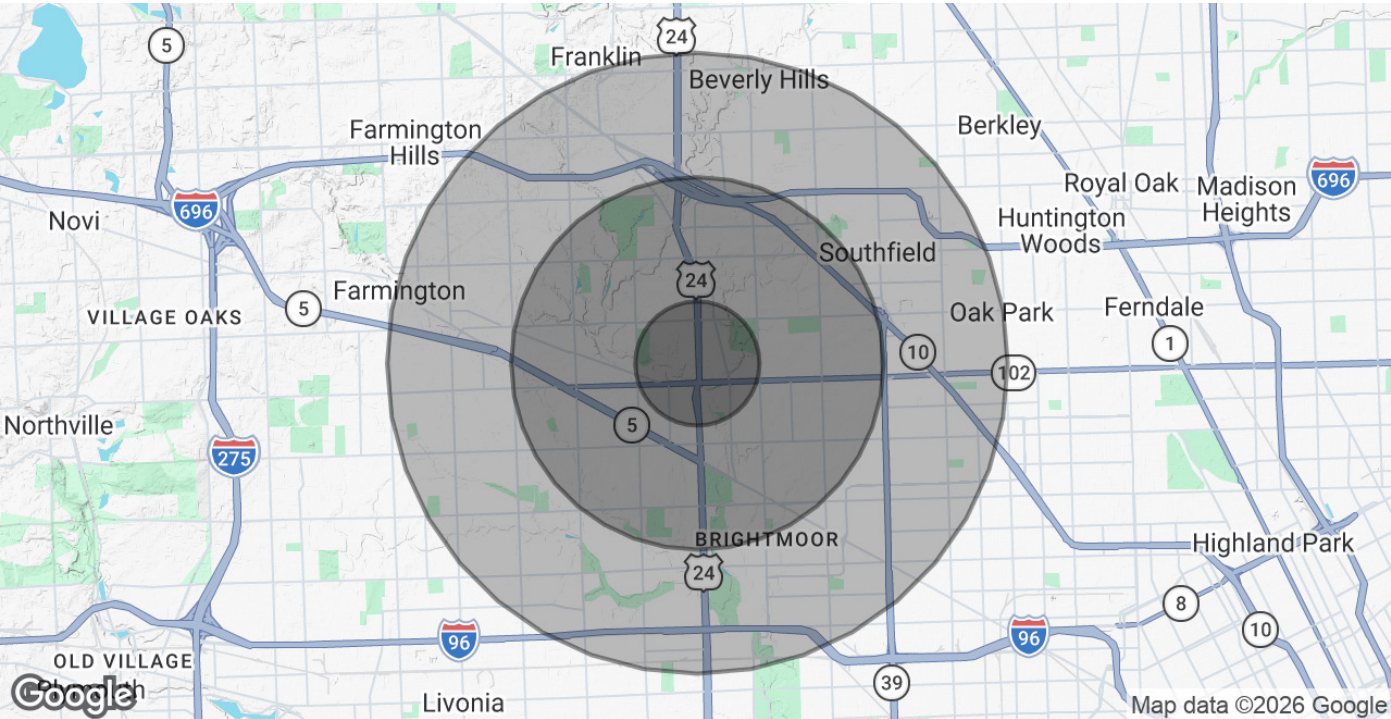
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 7,000 SF	Lease Rate:	\$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
101	Available	1,000 - 7,000 SF	NNN	\$25.00 SF/yr
102	Available	1,000 - 7,000 SF	NNN	\$25.00 SF/yr
103	Available	1,000 - 7,000 SF	NNN	\$25.00 SF/yr
104	Available	1,000 - 7,000 SF	NNN	\$25.00 SF/yr
105	Available	1,000 - 7,000 SF	NNN	\$25.00 SF/yr
106	Available	1,000 - 7,000 SF	NNN	\$25.00 SF/yr
107	Available	1,000 - 7,000 SF	NNN	\$25.00 SF/yr

DEMOGRAPHICS MAP & REPORT:

21321 Telegraph Rd | Southfield, MI 48033



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,246	92,753	291,758
Average Age	41	41	42
Average Age (Male)	39	40	40
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,870	39,734	122,779
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$61,131	\$69,157	\$81,344
Average House Value	\$150,558	\$157,451	\$192,776
2020 American Community Survey (ACS)			