

Land Lease / Replacement Building Over 75,700 vehicles pass your business daily! 24640 Telegraph Road • Southfield, MI





Nearby Businesses:

Fast Food

- Dunkin' Donuts
- Baskin-Robbins
- Pizza Hut
- McDonald's
- 4 Happy's Pizza
- Tim Hortons
- **6** Little Caesars
- Burger King
- **6** Kentucky Fried Chicken
- Taco Bell
- White Castle

Banking

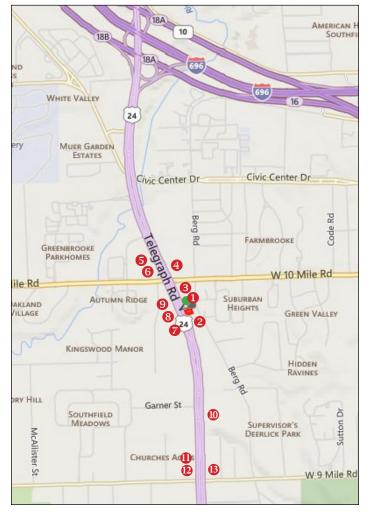
- **6** Comerica Bank
- **6** Charter One
- Bank of America

Auto Related

- Budget Rental
- 8 Enterprise Rent-A-Car

Foodservice Distributor

• Gordon Food Service Marketplace





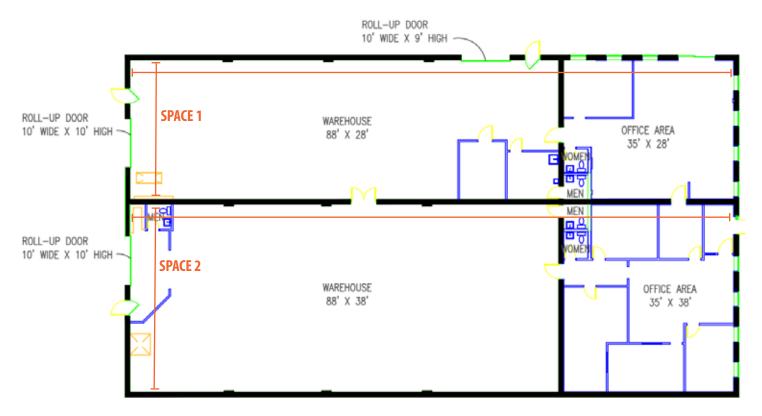




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Building Specifications Land Lease or Replacement Building Available

Space 1

Area Calculations:

Office & Warehouse: 3,610 Sq. Ft.

Space 2

Area Calculations:

Office & Warehouse: 4,837 Sq. Ft.

Building Total:

Office & Warehouse: 8,447 Sq. Ft.

Call **248.626.8890** for Pricing Information.

Year Built: 1969

Number of Floors: 1

Parking: Ample/Surface

Average Traffic Flow Per Day*:

37,930 Southbound

37,780 Northbound

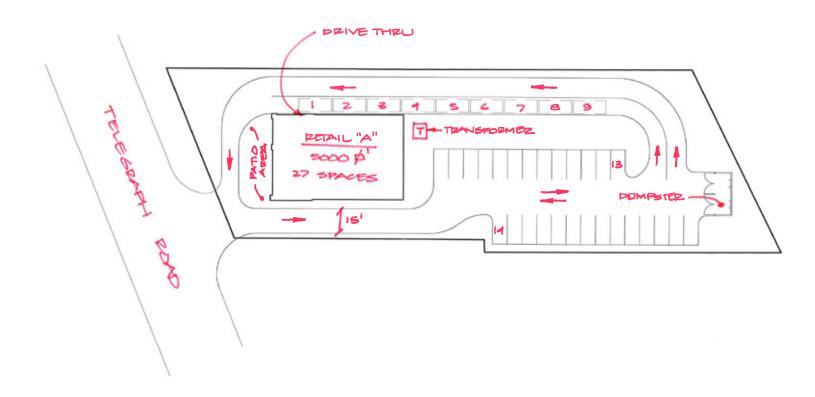
*Source: SEMCOG, 2011 count.





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Drive-Thru Site Plan

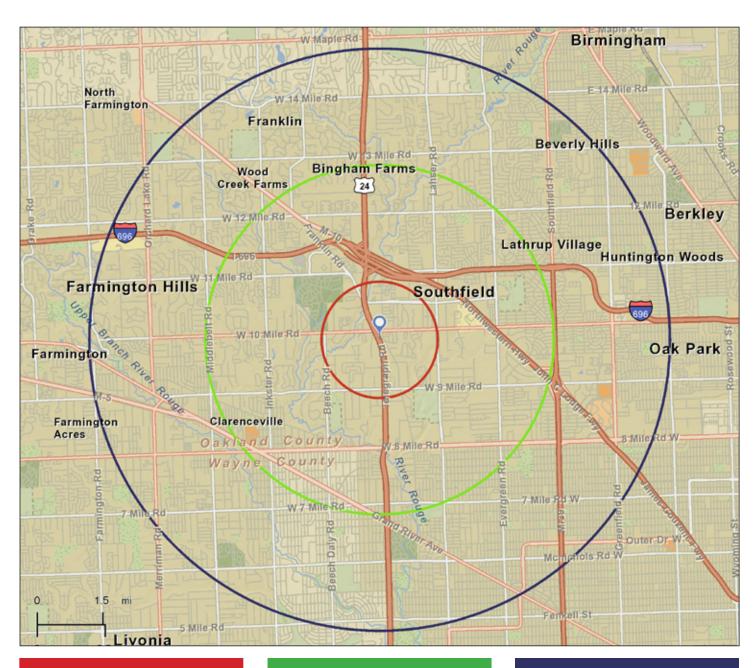






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1 Mile Radius

Population: 7,581

Households: 3,811

3 Mile Radius

Population: 78,216

Households: 33,956

5 Mile Radius

Population: 255,704

Households: 105,645

Source: ESRI®, U.S. Census Bureau, 2010.





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24640 Telegraph Road • Southfield, MI MANUFACTURERS NATIONAL BANK OF DETROIT HOPTH LINE OF SECTION PLOENER OF SECTION 28 RIDE, CITY OF TOUTHFIELD LAND CO., MICHIGAN SCALE I IN . - 30 FT ROAD BERG OAK! W.LINE OF SECTION s. 2°02'10" W. -- 712.82 FT E.LINE OF SECTION CENTER LINE OF BERG ROAD NORTH LINE OF SECTION 29
NECESTION 29
TIN, SEC., STROKE OUTWISELD
OAKLAND CO., WICHIGAN 000 DESCRIBED PARCEL H STERET LINE 25 5 t tri 46 3 30 N.87 55 30 W. 55 87 z Land in the City of Southfield, Oakland County, Michigan, described as: PARCEL 1 2.00 2 19.20,00 Part of the N. E. 1/4 of Section 29 and part of the N. W. 1/4 of Section 28, T. 1 N., R. 10 E., Southfield Twp., Oakland County, Section 29 distant S. 2°02 10" W. 712.82 ft. H DESCR. PARCEL 51

150

3

87,33,00

7

1.601

Nº 24620

Section 29 distant S. 2 02-10 W. 112.32 ft. and S. 20*58'20" E. 45.52 ft. from the N. E. Section corner: thence N. 87*55'30" W. 171.01 ft; thence S. 19*50'07" E. 118.31 ft. thence S. 87*55'30" E. 180.57 ft.; thence 23*58'20" W. 122.29 ft. to the point of beginning. PARCEL 11 ALSO -

Part of the NE. 1/4 of N. E. 1/4, T 1 N., R. 10 E. Section 29, beginning at a point distant S. 2*10' W. 712.82 ft. and N. 87*55'30" 7. 167.46 ft. and S. 19*50'07" 44.04 ft. from the N. E. section corner; thence N. 87°23' W. 150.51 ft. to Easterly line of Telegraph Road; thence Southerly along said Easterly line 125 ft; thence S. 87°33 €.153.02 ft.; thence N. 10°50'07" W. 125.92 ft. to the point of beginning.

Subject to the rights of the public and any governmental unit in any part thereof taken, used of deeded for street, road or highway purposes.

M-251200 Owner: Reid Manufacturing Company

December 9, 1969



SO

204 FT. WD

81.4CK 7073

ROAD