



**FOR SALE OR LEASE**

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248.476.3700

LISTED BY:

**Eric Szerlag**

*Vice President*  
eszerlag@thomasduke.com

**Frank Rakipi**

*Vice President*  
frakipi@thomasduke.com

# FOR SALE OR LEASE

20318 Van Born Road

Dearborn Heights, MI 48125



Sale Price: \$385,000.00  
Lease Rate: \$12.50/SF, NNN

## DESCRIPTION

Retail/Warehouse Building in Dearborn Heights.

## PROPERTY HIGHLIGHTS

- Excellent Retail/Warehouse Building.
- Great Retail presence.
- Ample parking.
- Close proximity to the Southfield Freeway and I-94.



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### BUILDING INFORMATION

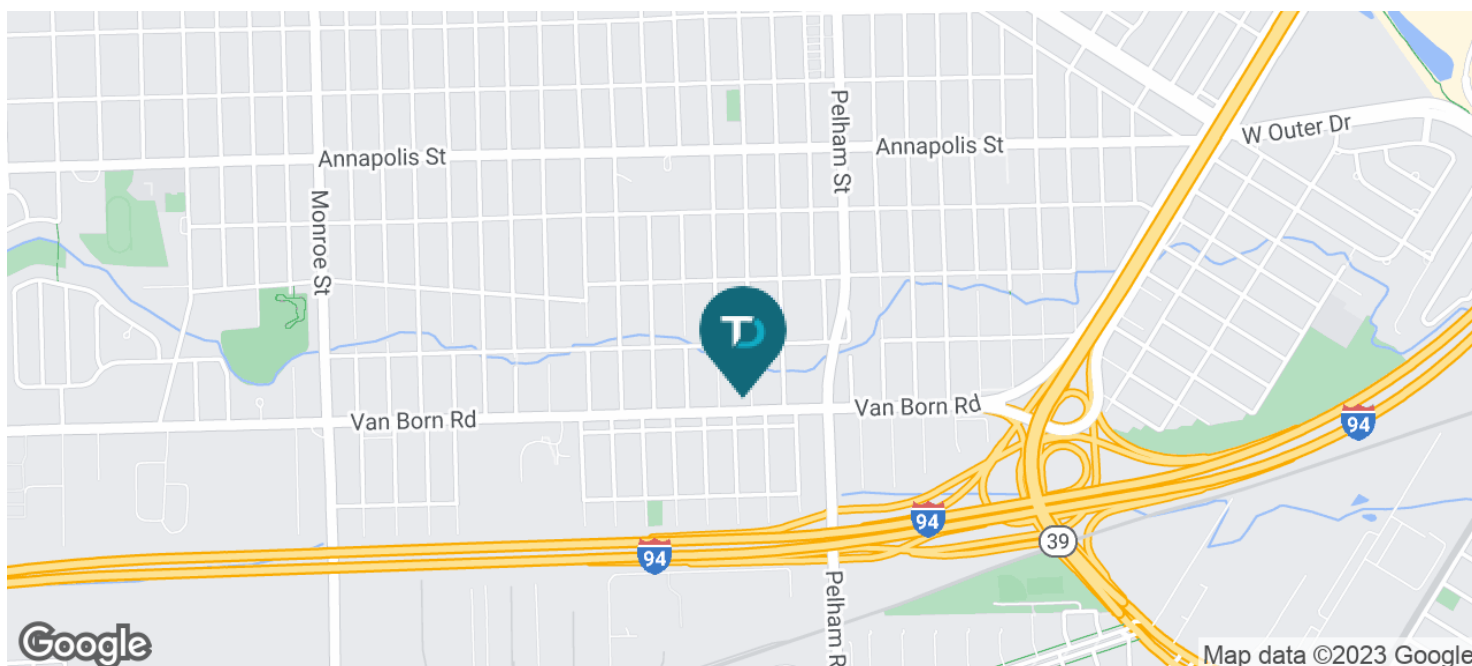
Price/SF:	\$121.26
Building Size:	3,175 SF
Available Space:	3,175 SF
Year Built:	1951
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	7
2021 Taxes:	Winter - \$2,547.21 Summer - \$4,987.38

### PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Free Standing Building
2020 Traffic Count:	Van Born Rd - 26,860 Pelham Rd - 24,428
Legal Description:	34N659A 660A N 83 FT OF LOT 659 ALSO LOT 660 EXC THE SLY 27.0 FT THEREOF ALSO S 1/2 ADJ VAC ALLEY DEARBORN HOMES SUB NO. 4 T2S R10E L45 P2 WCR COMBINED ON 05/23/2003 FROM 33 052 02 0659 301, 33 052 02 0660 303;
APN:	33-052-02-0659-302

### LOCATION INFORMATION

Located on Van Born Road between Telegraph and Southfield Freeway.



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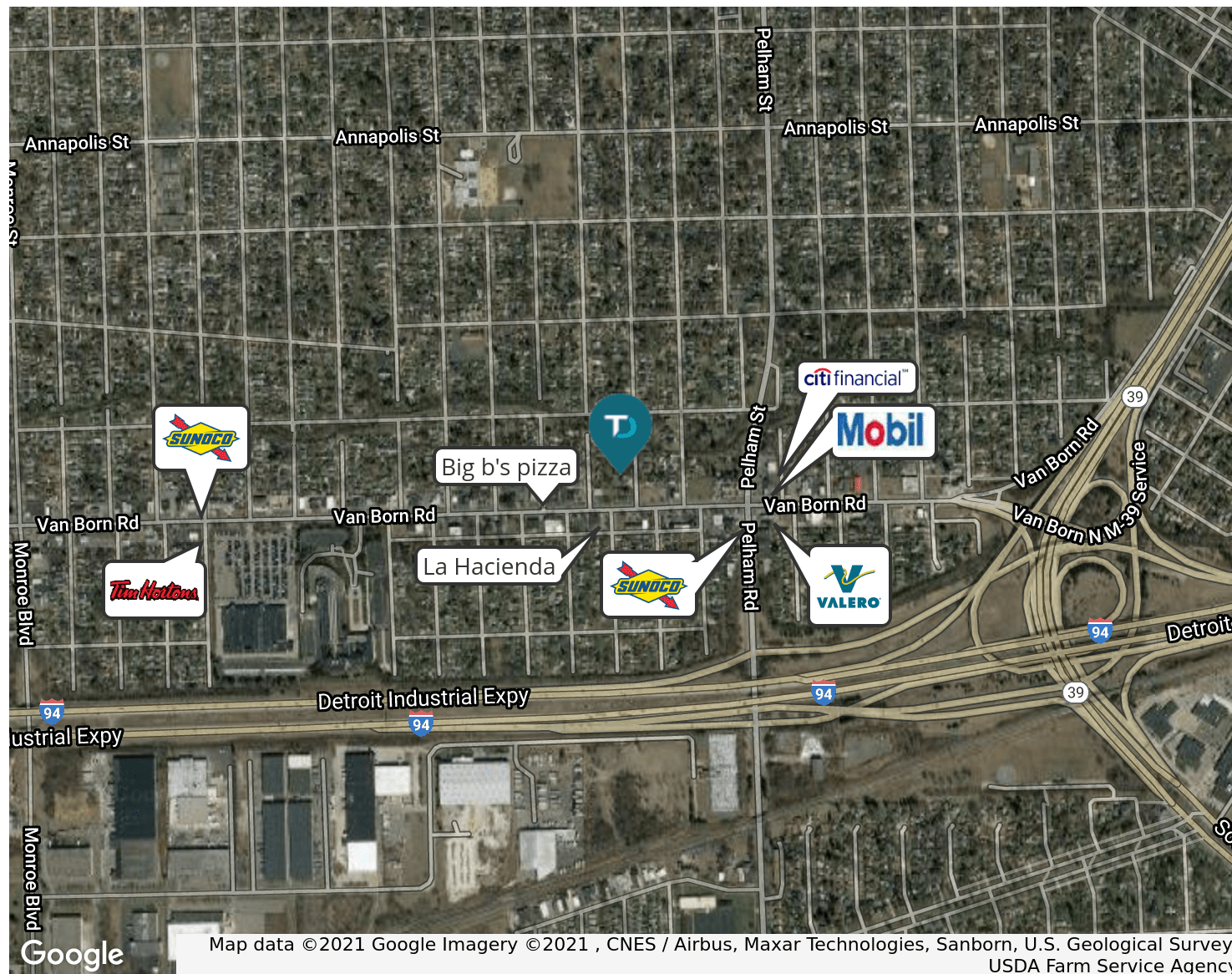




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DEMOGRAPHIC INFORMATION	1 MILE	2 MILES	3 MILES
Total population	16,073	55,796	117,066
Median age	37.8	39.0	39.5
Total households	5,926	21,415	46,424
Average HH income	\$56,685	\$60,966	\$61,901
Average house value	\$120,750	\$131,611	\$143,654