

1400-1412 EUREKA RD FOR LEASE

1400 Eureka Rd, Wyandotte, MI 48192



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

FRANK RAKIPI

Vice President

frakipi@thomasduke.com

OFFERING SUMMARY: 1400 Eureka Rd | Wyandotte, MI 48192



PROPERTY OVERVIEW

Multi-tenant retail strip center for lease in Wyandotte, MI.

OFFERING SUMMARY

Lease Rate: \$12.00 SF/yr (Plus Utilities)
Building Size: 11,400 SF
Available SF: 2,500 - 3,800 SF
Year Built: 1923
Renovated: 2006
Zoning: B-2 General Business

PROPERTY HIGHLIGHTS

- 3,800 SF outlot - building signage offered
- 2,500 SF in-line retail space available - former physical therapy office
- Corner lot with heavy traffic counts
- Opportunity for prominent building and monument signage
- Ample on-site and street parking



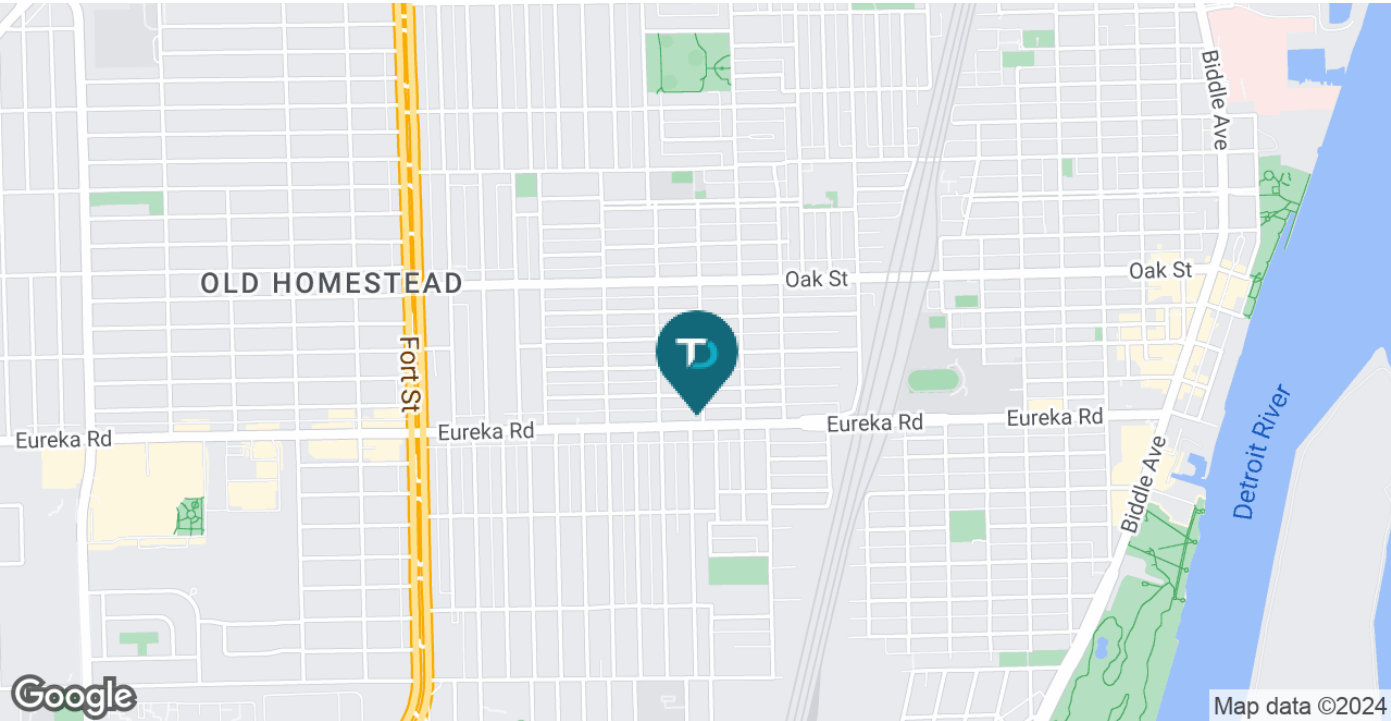
BUILDING/PROPERTY INFORMATION:

1400 Eureka Rd | Wyandotte, MI 48192

BUILDING INFORMATION		PROPERTY INFORMATION	
Price/SF:	\$12.00/SF + Utilities	Property Type:	Retail
Building Size:	11,400 SF	Property Subtype:	Strip Center
Year Built:	1923	Zoning	B-2 General Business
Last Renovated:	2006	Traffic Count:	20,549 Vehicles/Day (Costar, 2022)
Number of Floors:	1	Legal Description:	Available upon request
Utilities:	City water and sewer	APN:	57-017-16-0289-300
Parking Spaces:	38		

LOCATION INFORMATION

Located on the north side of Eureka Rd, just east of Fort St in Wyandotte.



LEASE SPACES: 1400 Eureka Rd | Wyandotte, MI 48192



LEASE INFORMATION

Lease Type:	Plus Utilities	Lease Term:	Negotiable
Total Space:	2,500 - 3,800 SF	Lease Rate:	\$12.00 SF/yr

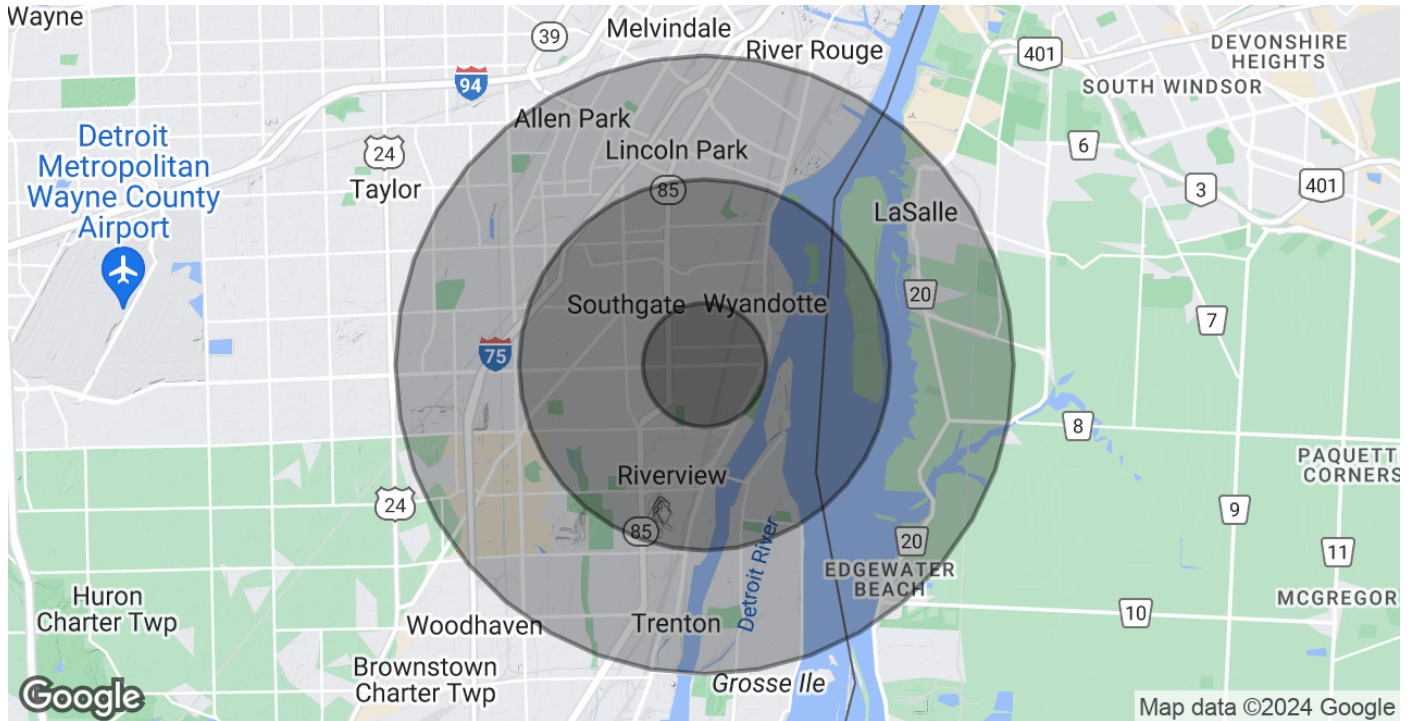
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1400	Available	3,800 SF	Plus Utilities	\$12.00 SF/yr	Freestanding outlot - medical/office/retail
1410	Available	2,500 SF	Plus Utilities	\$12.00 SF/yr	In-line retail/office - former physical therapy office

RETAILER MAP: 1400 Eureka Rd | Wyandotte, MI 48192



DEMOGRAPHICS MAP & REPORT: 1400 Eureka Rd | Wyandotte, MI 48192



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,000	86,577	183,281
Average Age	40.4	40.8	41.7
Average Age (Male)	40.8	39.5	39.9
Average Age (Female)	40.4	42.2	43.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,070	38,906	82,510
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$65,816	\$68,088	\$68,043
Average House Value	\$123,589	\$125,297	\$123,719

2020 American Community Survey (ACS)