EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

EUREKA RETAIL CENTER FOR LEASE

16134 Eureka Rd, Southgate, MI 48195



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 16134 Eureka Rd | Southgate, MI 48195



PROPERTY OVERVIEW

14,238 SF retail center for lease on busy Eureka Rd in Southgate, MI

OFFERING SUMMARY

Lease Rate:	$12 SF/yr (NNN)
Building Size:	14,238 SF
Available SF:	2,672 SF
Year Built:	1963
Renovated:	2017
Zoning:	C-2

PROPERTY HIGHLIGHTS

- End cap space
- Signalized intersection
- High traffic corridor
- Many national and regional retailers nearby
- Tremendous visibility
- Pylon & building signage available

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 16134 Eureka Rd | Southgate, MI 48195

BUILDING INFORMATION

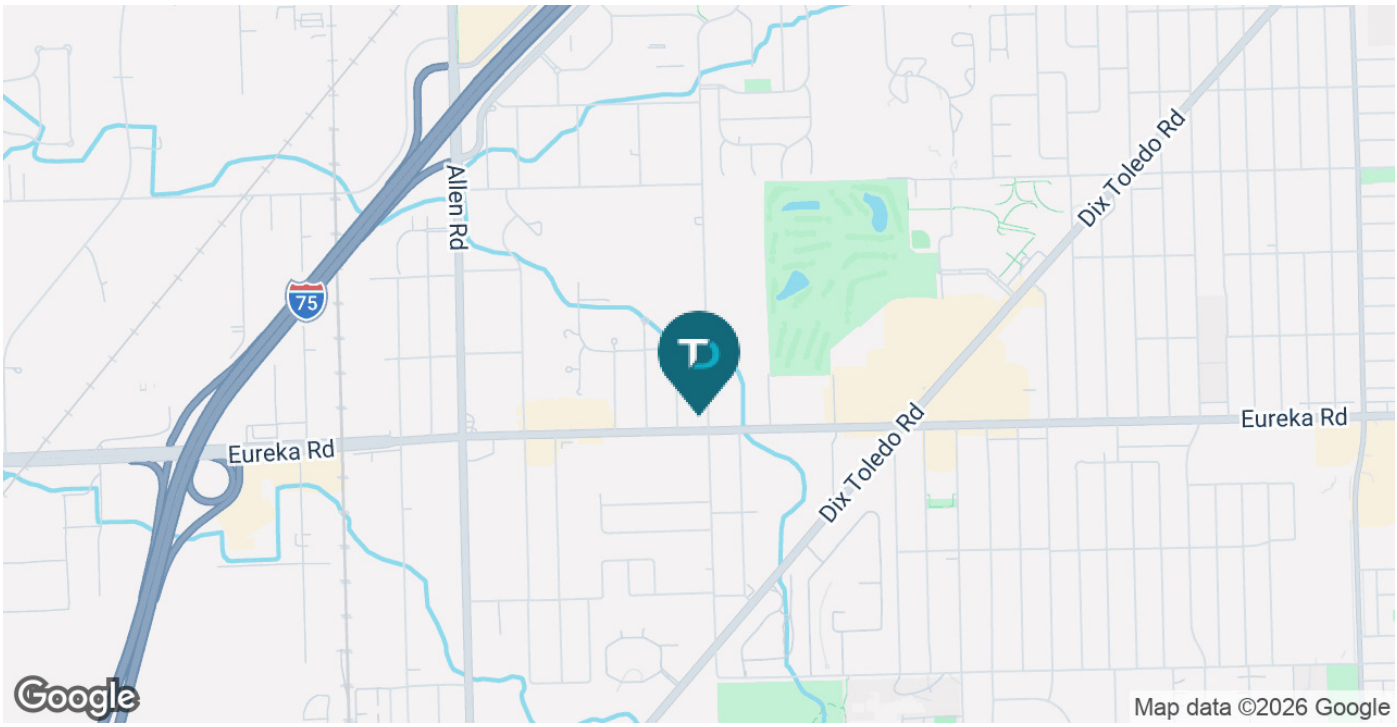
Price/SF:	$12.00/SF + NNN
Building Size:	14,238 SF
Number of Floors:	1
Utilities:	City water and sanitary sewer
Parking Spaces:	58
Parking Ratio:	4.07

PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Strip Center
Zoning	C-2
Traffic Count:	22,982 Vehicles/Day (Costar, 2026)
Legal Description:	Available upon request
APN:	53-015-01-0053-000

LOCATION INFORMATION

Located on the north side of Eureka Rd, between Dix & Allen Roads



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LEASE SPACES: 16134 Eureka Rd | Southgate, MI 48195



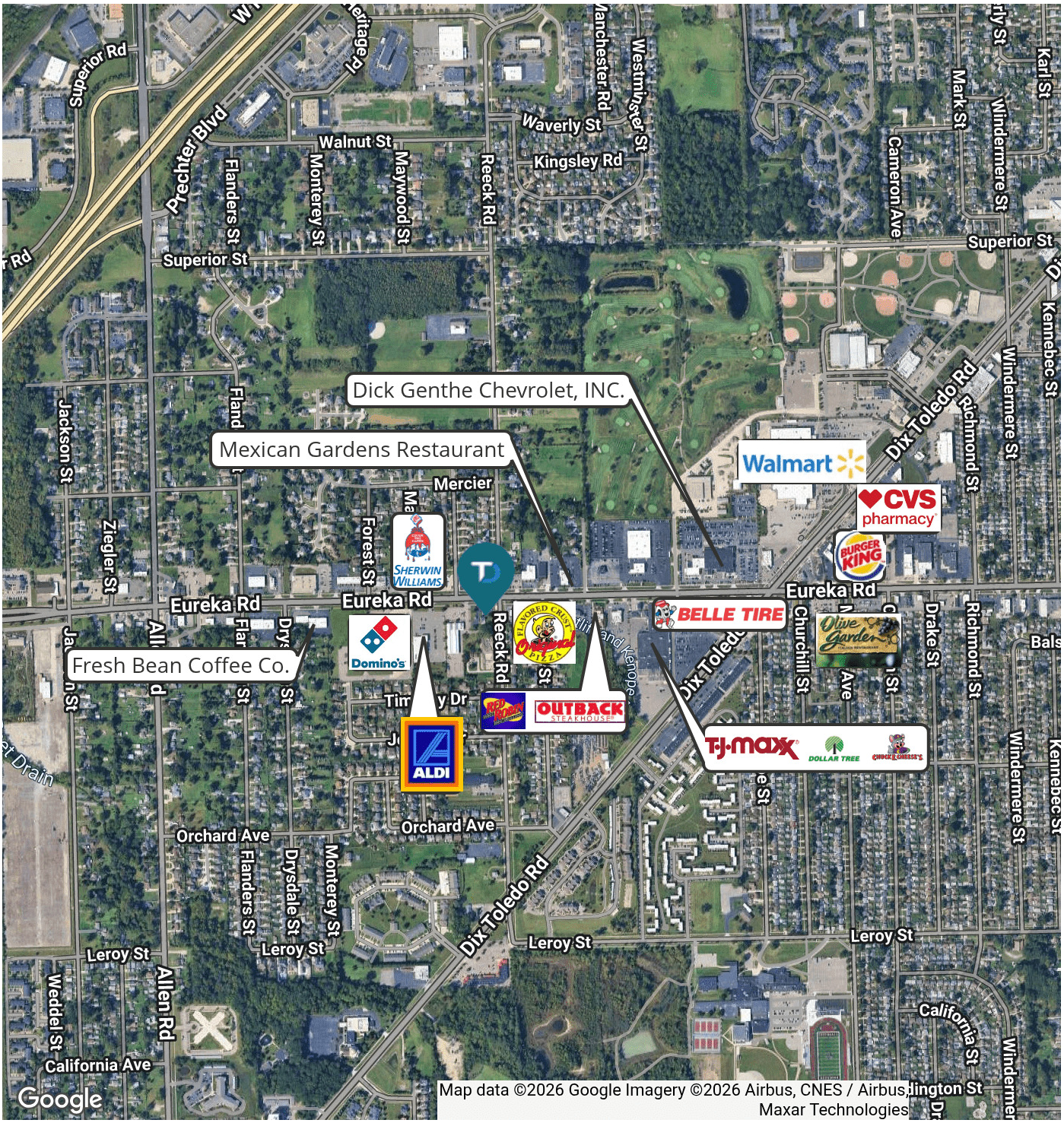
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,672 SF	Lease Rate:	$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1	Available	2,672 SF	NNN	$12.00 SF/yr

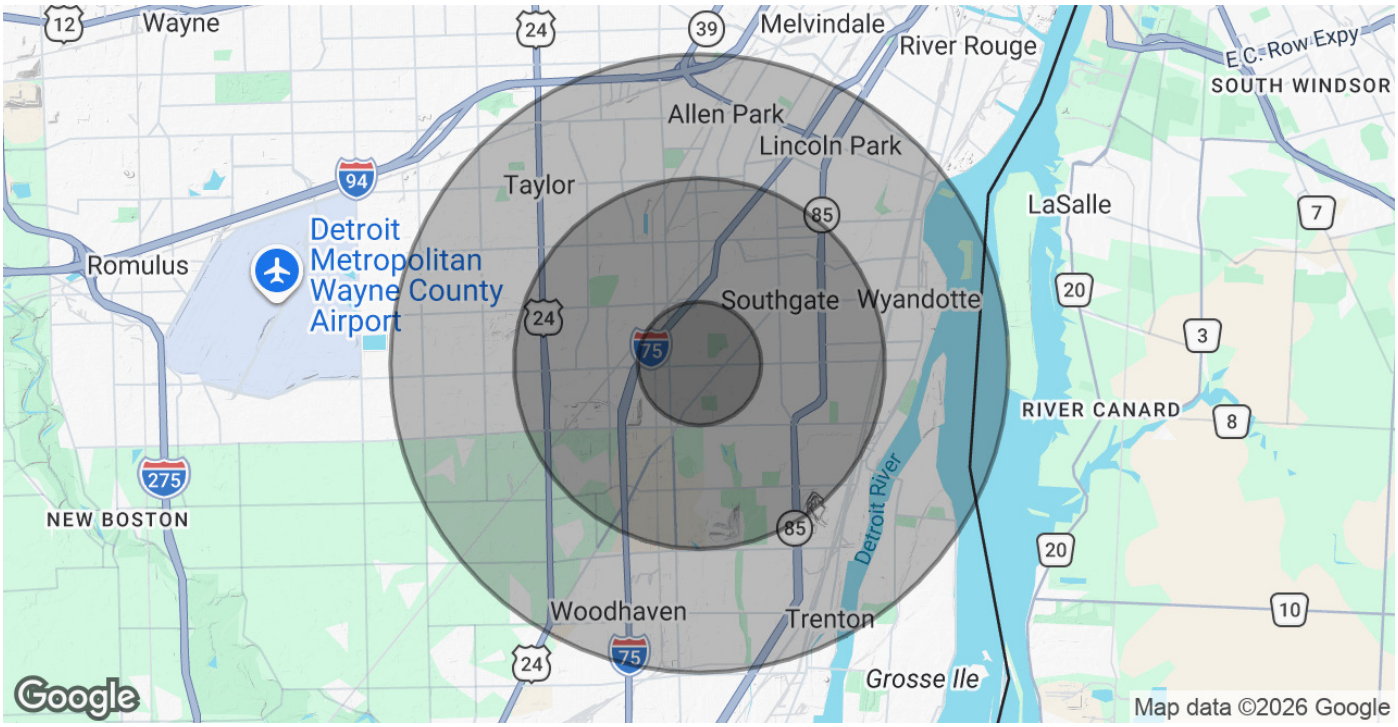
RETAILER MAP: 16134 Eureka Rd | Southgate, MI 48195



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DEMOGRAPHICS MAP & REPORT: 16134 Eureka Rd | Southgate, MI 48195



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	10,604	89,972	265,302
Average Age	40.9	40.7	39.2
Average Age (Male)	38.2	38.9	37.7
Average Age (Female)	42.6	42.1	40.4

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	4,538	36,482	103,963
# of Persons per HH	2.3	2.5	2.6
Average HH Income	$57,013	$58,904	$59,190
Average House Value	$152,188	$150,407	$143,039

2020 American Community Survey (ACS)

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