

**FOR  
GROUND LEASE  
PROPOSED CAR WASH  
23055 TELEGRAPH RD  
SOUTHFIELD, MI**



**SITE AREA:**

1.66 Acres

**PROPOSE USE:**

Car Wash

**LEASE RATE:**

TBD

**NEARBY:**

Lear Corporation, Taco Bell, Wendy's, Marathon Gas, White Castle, and more.

**LOCATION:**

Southbound Telegraph Rd jut north of 9 Mile Rd.

**SUMMARY:**

Highly sought after corner. Approved site plan and rezoned for proposed car wash. Property has access via Telegraph Road and 9 Mile Road. Excellent exposure. Adjacent to Taco Bell. Convenient freeway access via I-696 and M-10.

**FORWARD COMMERCIAL GROUP**

6785 TELEGRAPH RD, SUITE 250  
BLOOMFIELD HILLS, MI 48301  
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# OVERVIEW

23055 TELEGRAPH RD  
GROUND LEASE  
PROPOSED CAR WASH

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,306	88,007	263,418
HOUSEHOLDS	2,142	36,811	107,774
MEDIAN HH INCOME	\$63,604	\$51,820	\$56,350

TRAFFIC COUNTS	91,523 SOUTHBOUND TELEGRAPH ROAD 6,144 W 9 MILE ROAD & CHURCH STREET
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## PROPERTY HIGHLIGHTS

- Great visibility
- Site access from two major roads
- Building and monument signage
- 91,523 vehicles per day

## PROPERTY SUMMARY

- 1.66 Acres
- Approved Site Plan and Rezoning
- Major thoroughfare
- Minutes from I-696, M-10, Southfield Fwy



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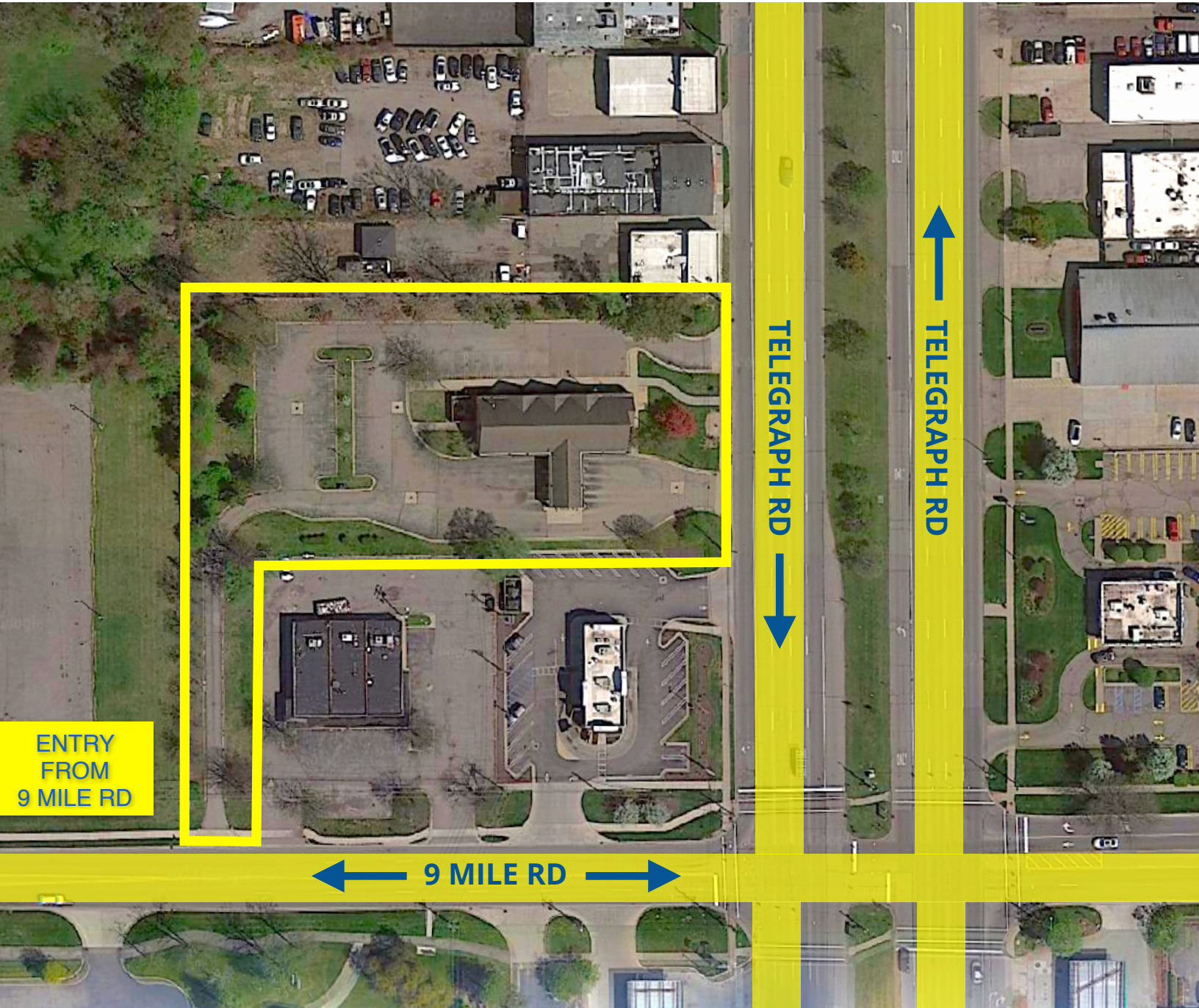
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# EXISTING AERIAL VIEW

23055 TELEGRAPH RD  
ACCESS FROM BOTH  
TELEGRAPH RD  
AND 9 MILE RD



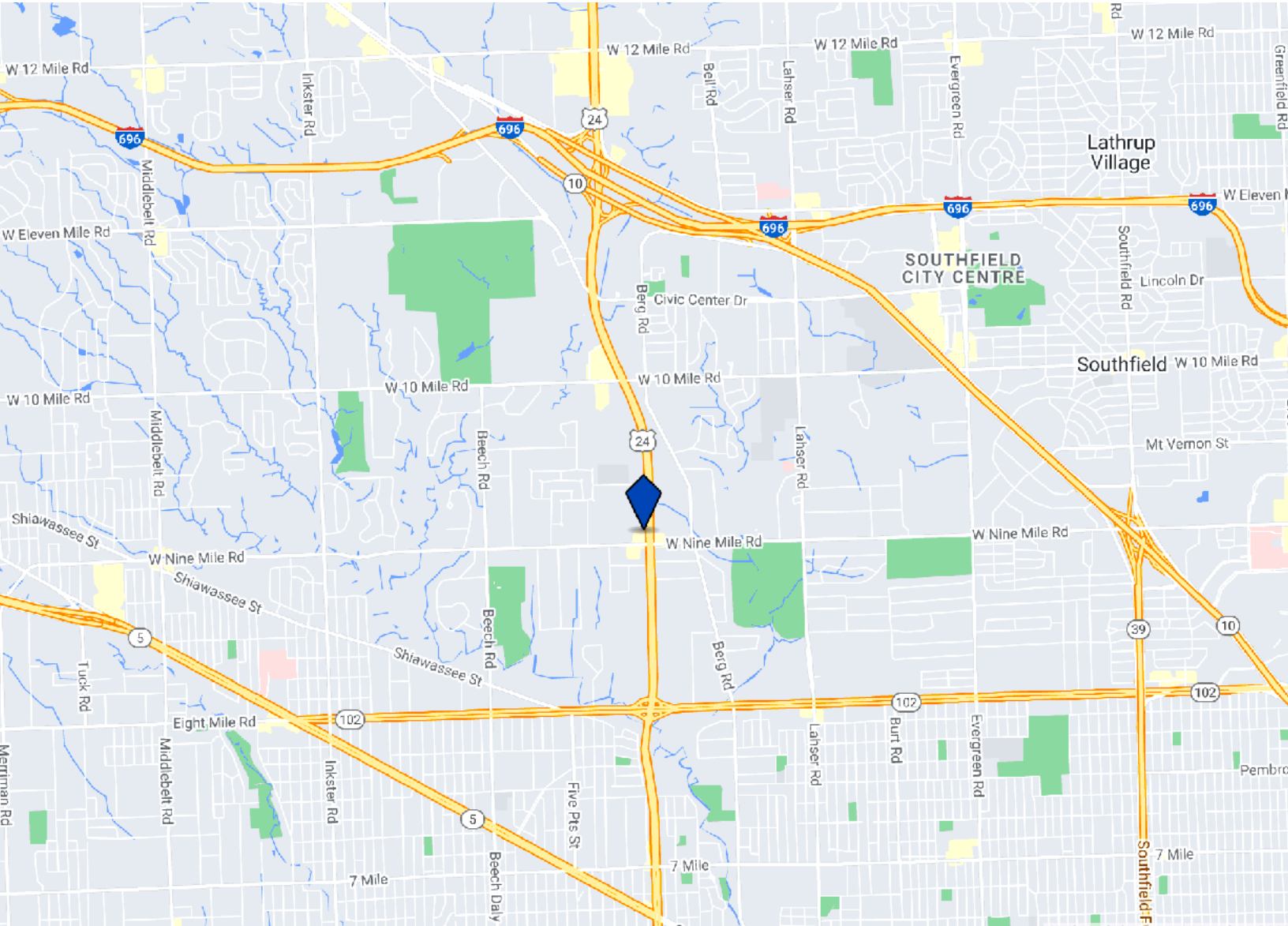
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# STREET MAP

23055 TELEGRAPH RD  
MINUTES FROM  
I-696, M-10,  
SOUTHFIELD FWY



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