

# Excellent Retail Opportunity

Great Visibility | Major Retail Corridor | High Traffic Counts

Located at the SWC McNichols Road and Joseph Campau Street, Detroit, Michigan 48212



This is an extraordinary opportunity to buy, land lease or lease in a to-be-built brick building at a major intersection in Detroit, Michigan. McNichols and Joseph Campau are extremely high traffic arteries in a major retail corridor. The property is located adjacent to a newly developed Family Dollar store. The property is approved for a single-story, brick building that will contain approximately 11,625 square feet. The subject property can also be approved to accommodate a drive-thru retail user. Landlord will assist tenant in this approval process.

- Subject site is approximately 1.30 acres (56,628 square feet)
- Site can accommodate up to approximately 11,625 square feet
- Traffic Counts: 23,850 ADT (2001)
- Population (3 Miles): 169,605
- Households (3 Miles): 54,694
- Mean Household Income (3 Miles): \$29,148
- All utilities are available at the site



For Additional Information please contact:

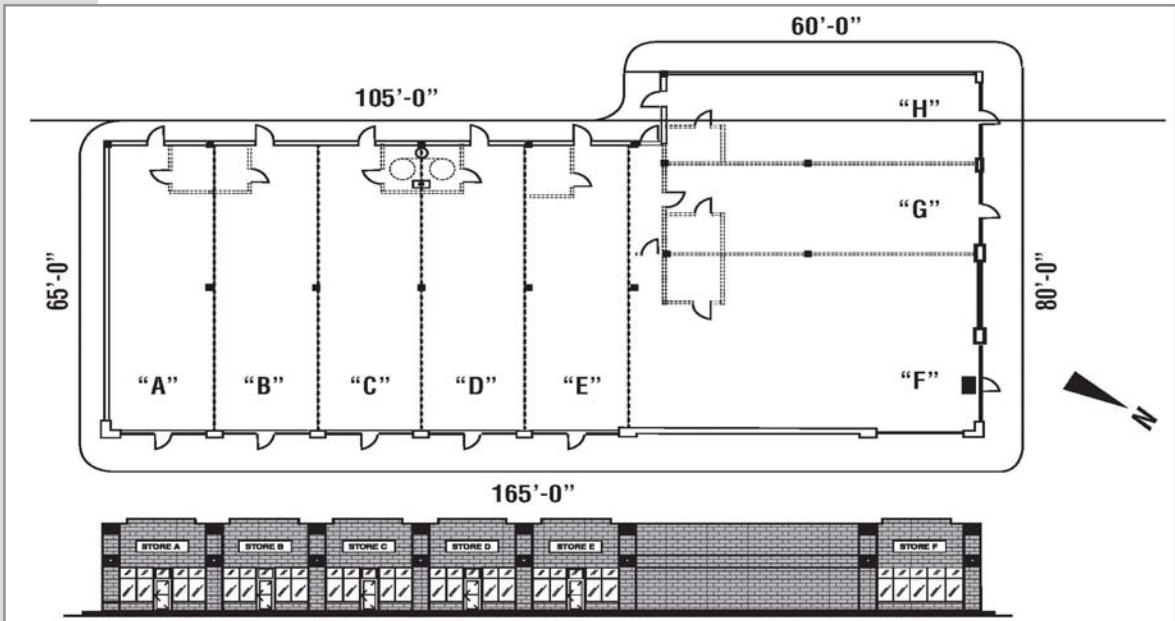
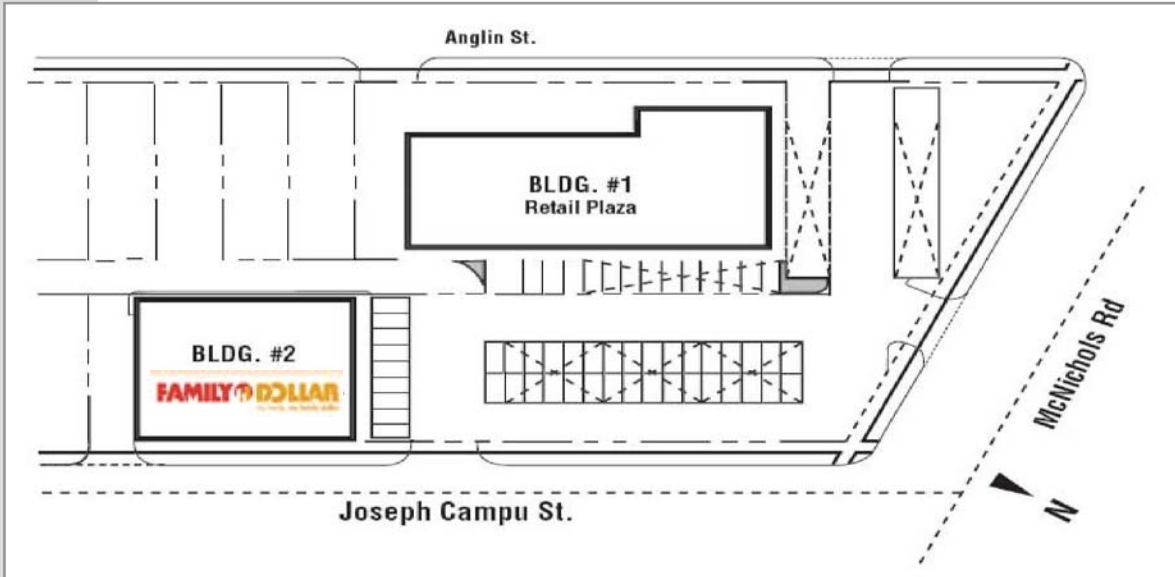
**734.454.1855**



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