

FOR LEASE > RETAIL

EMERALD SQUARE SHOPPING CENTER

22611 – 22697 NORTHLINE ROAD | TAYLOR, MICHIGAN



ESTABLISHED NEIGHBORHOOD RETAIL CENTER

> PROPERTY HIGHLIGHTS

- Consistent Foot Traffic from 7-Eleven Convenience Store
- Great Daytime and Evening Demographics
- Spaces Available from 1,075 SF to 2,232 SF
- 1,075 SF is a Former Ice Cream Parlor with all FF&E

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,764	76,823	219,237
AVG. INCOME	\$57,952	\$60,232	\$63,583
HOUSEHOLDS	2,626	32,176	91,251

COLLIERS INTERNATIONAL
 2 Corporate Drive | Suite 300
 Southfield, Michigan 48076

For More Information Call:

BRENT BESHEARS

PHONE 248 540 1000 EXT 1686

EMAIL brent.beshears@colliers.com

colliers.com/detroit



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> SITE PLAN



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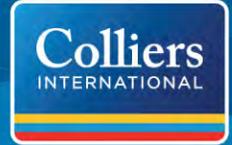
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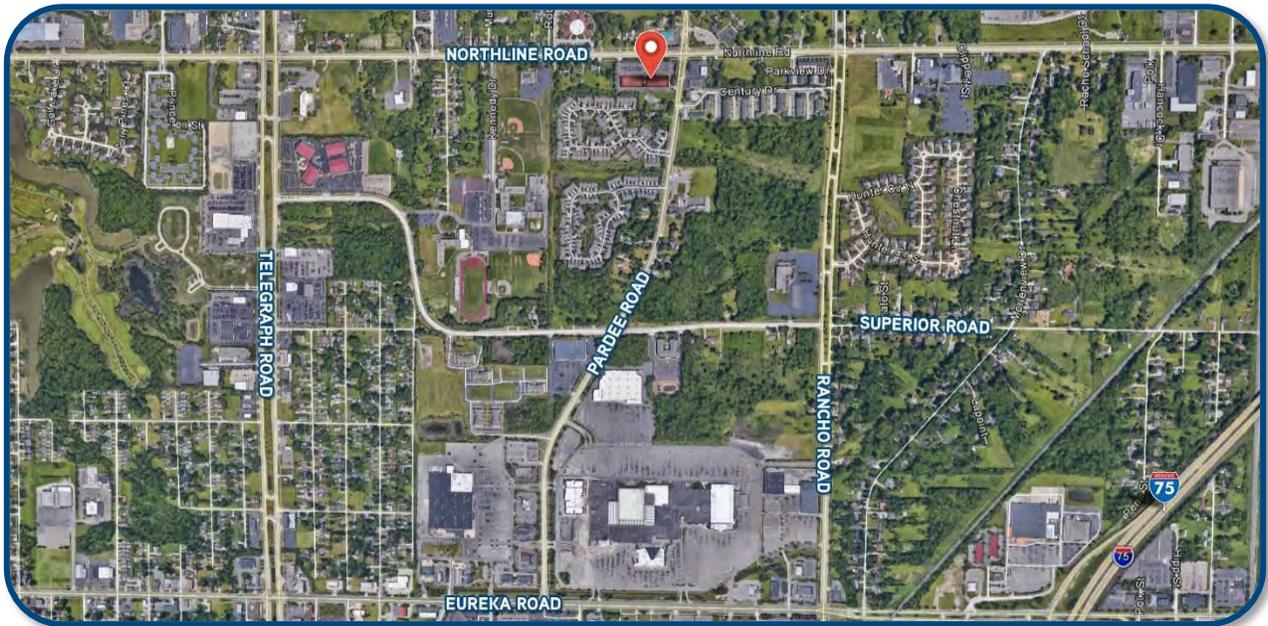
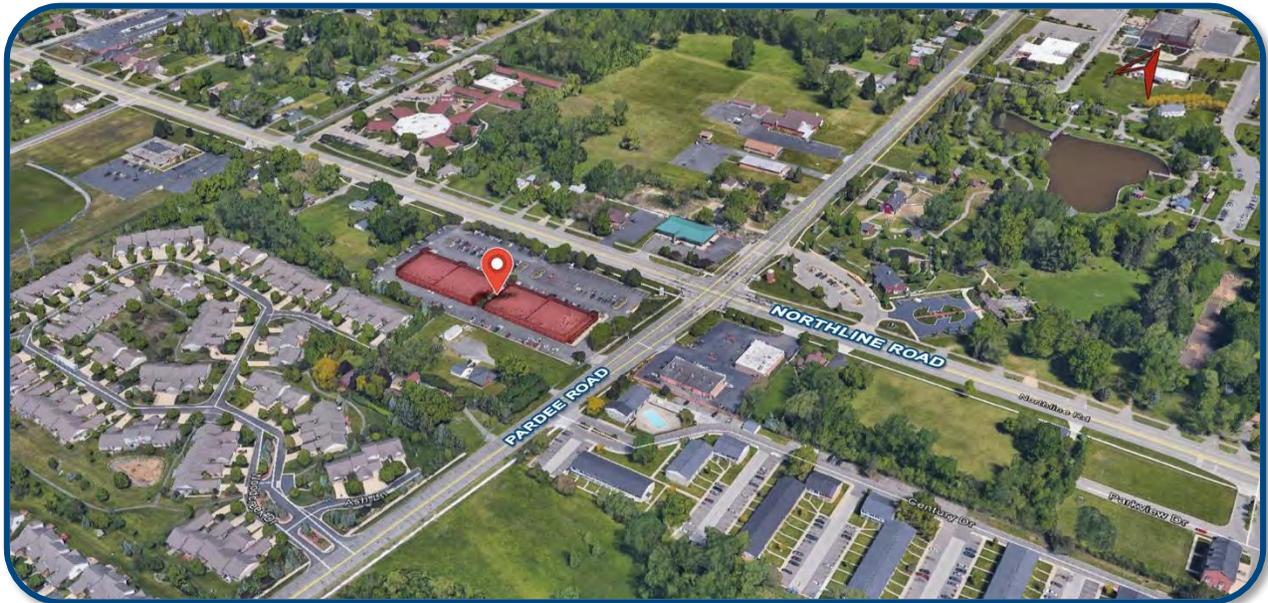
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> AERIALS



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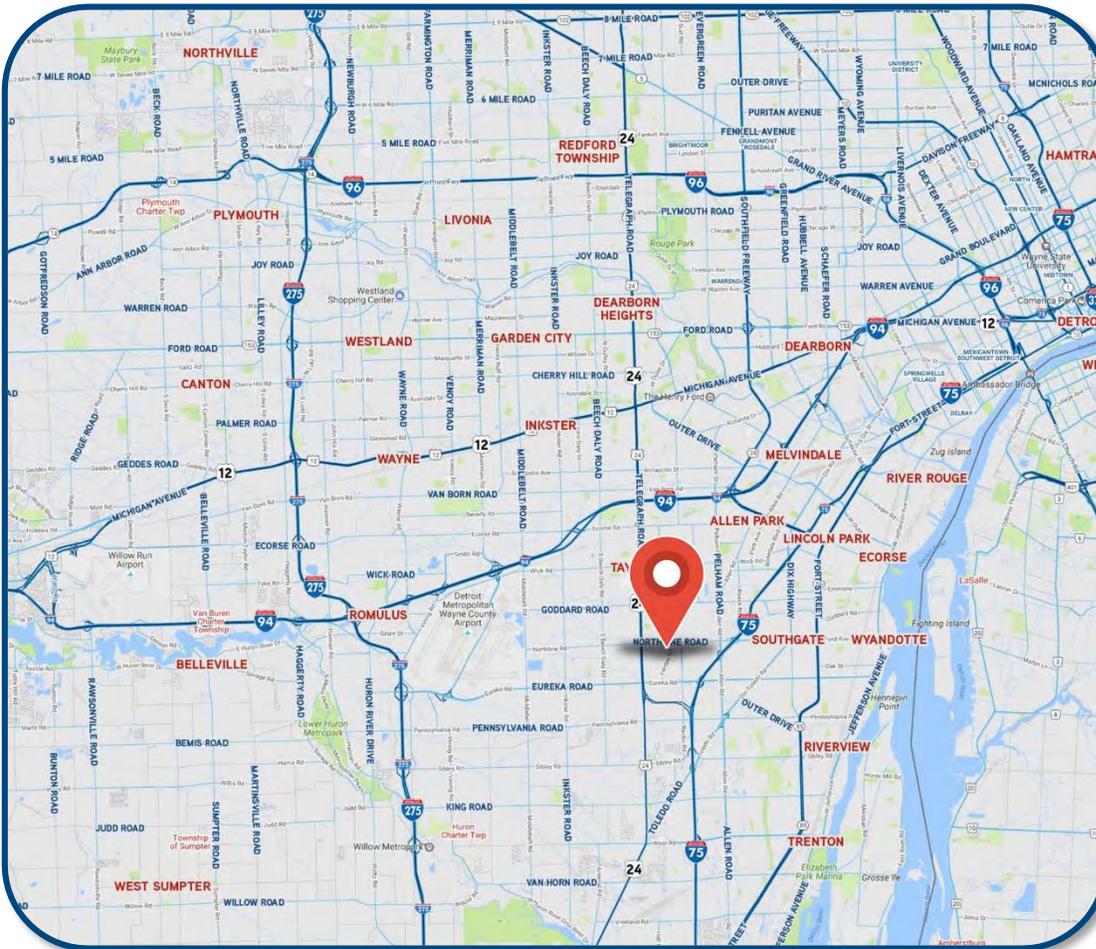
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> LOCATION MAP



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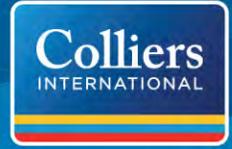
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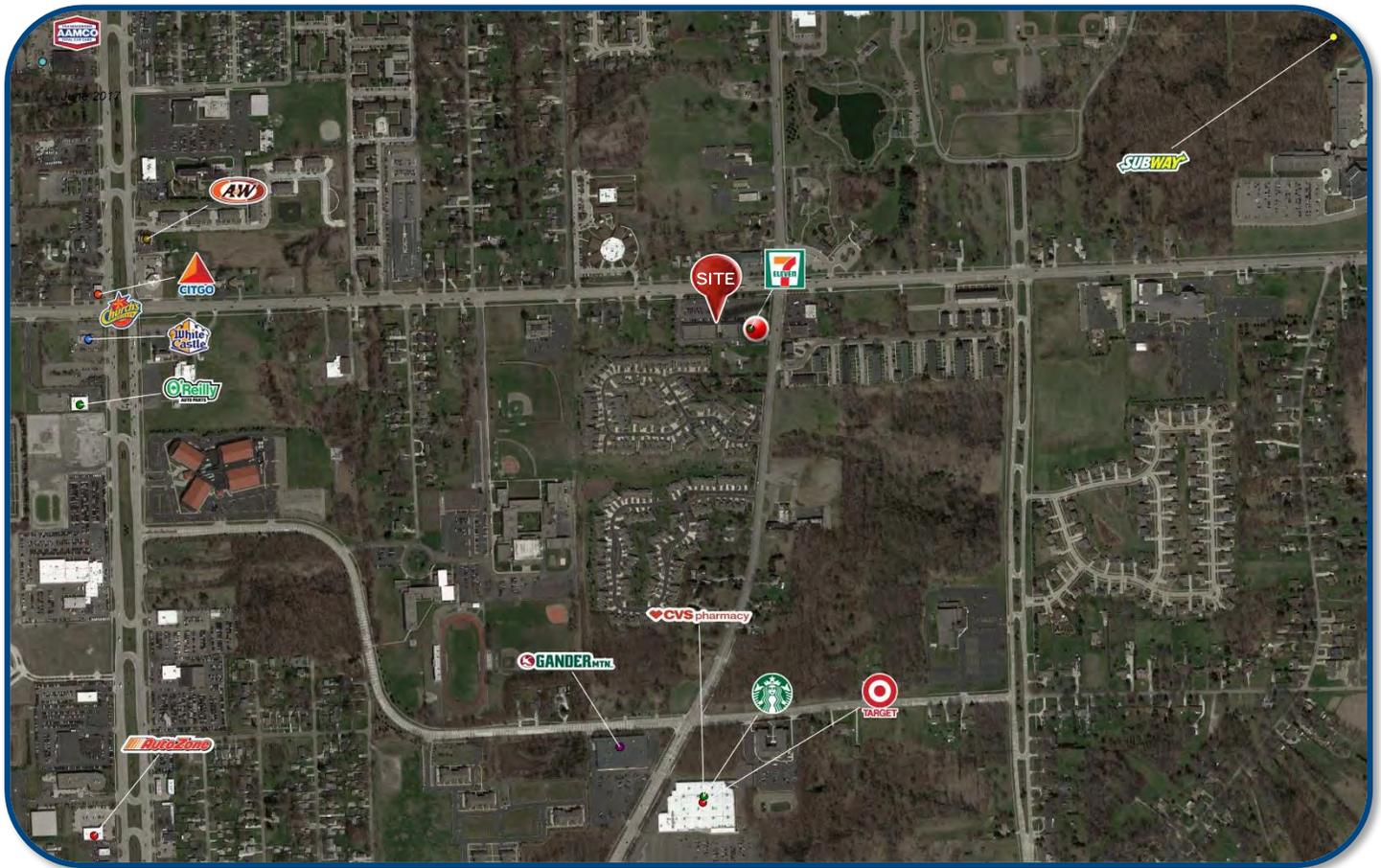
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> AREA MERCHANT MAP



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Emerald Square Shopping Center

TAYLOR, MICHIGAN

> BUILDING SPECS

Gross Square Feet:	30,000
Available Square Feet:	3,307
Floors:	1
Year Built:	1992
Parking:	5:1000
Zoning:	Retail
Multi-Tenant:	Yes
Crossroads:	Pardee and Northline Roads
County:	Wayne



> HIGHLIGHTS

- *Established Neighborhood Retail Center*
- *Consistent Foot Traffic from 7-Eleven Convenience Store*
- *Great Daytime and Evening Demographics*
- *Two (2) Spaces Available;*
 - *2,232 SF – Open Office Space*
 - *1,075 SF – Former Ice Cream Parlor*

> FINANCIALS

Lease Rate: \$12.50 NNN

NNN Charges: \$3.00 PSF

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