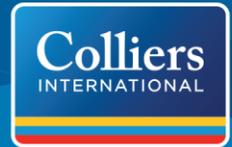


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EMERALD SQUARE SHOPPING CENTER

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
- 7,025 SF Available
- Spaces Available from 1,075 SF to 3,800 SF

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



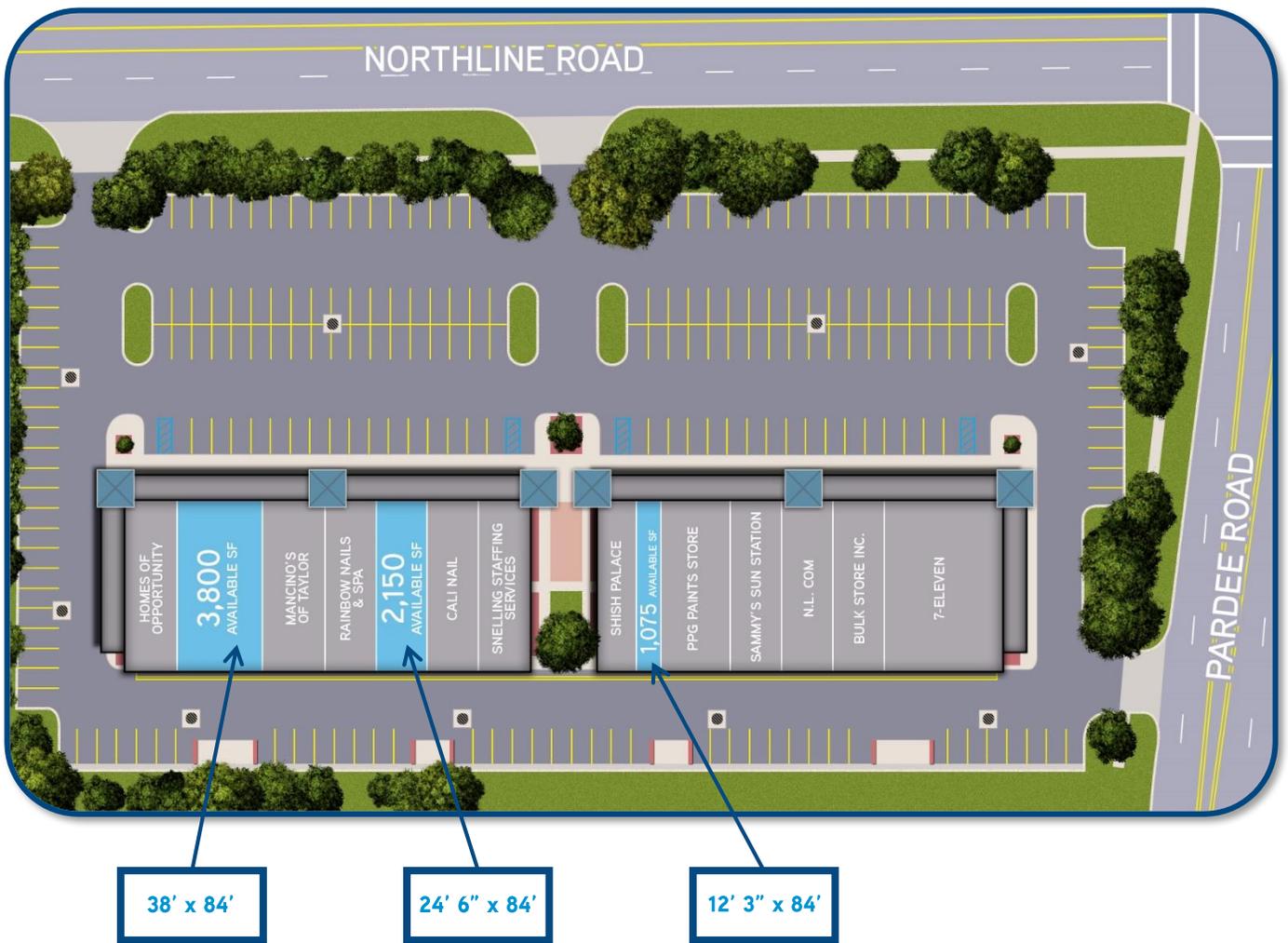
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> SITE PLAN



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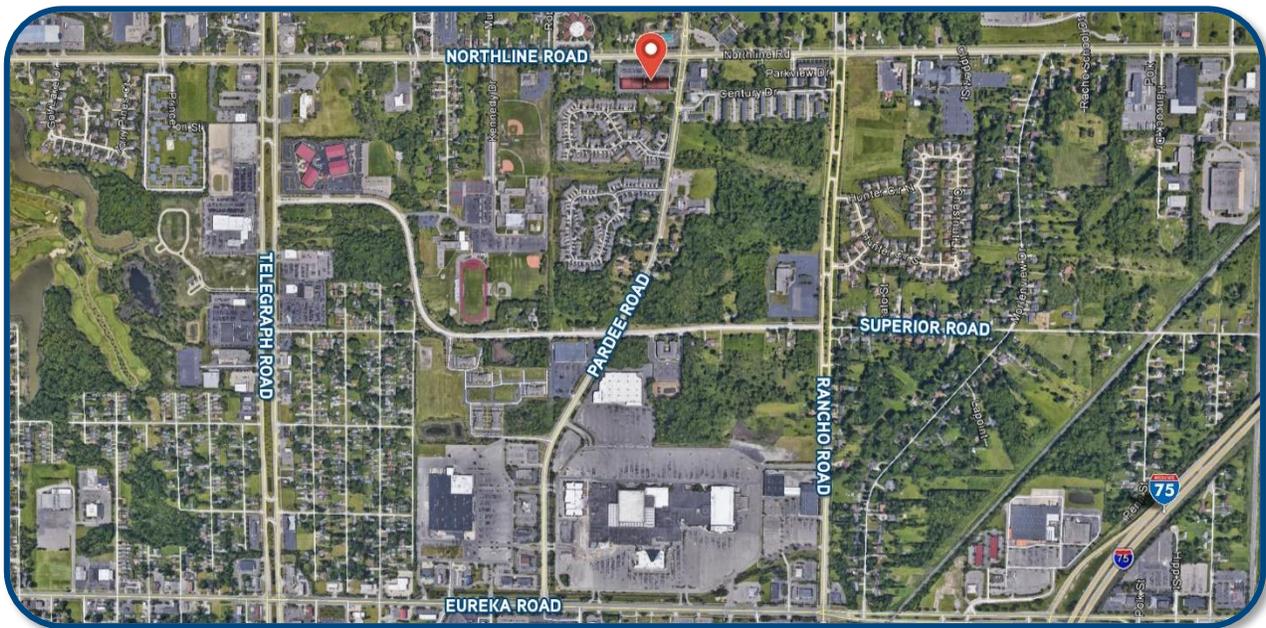
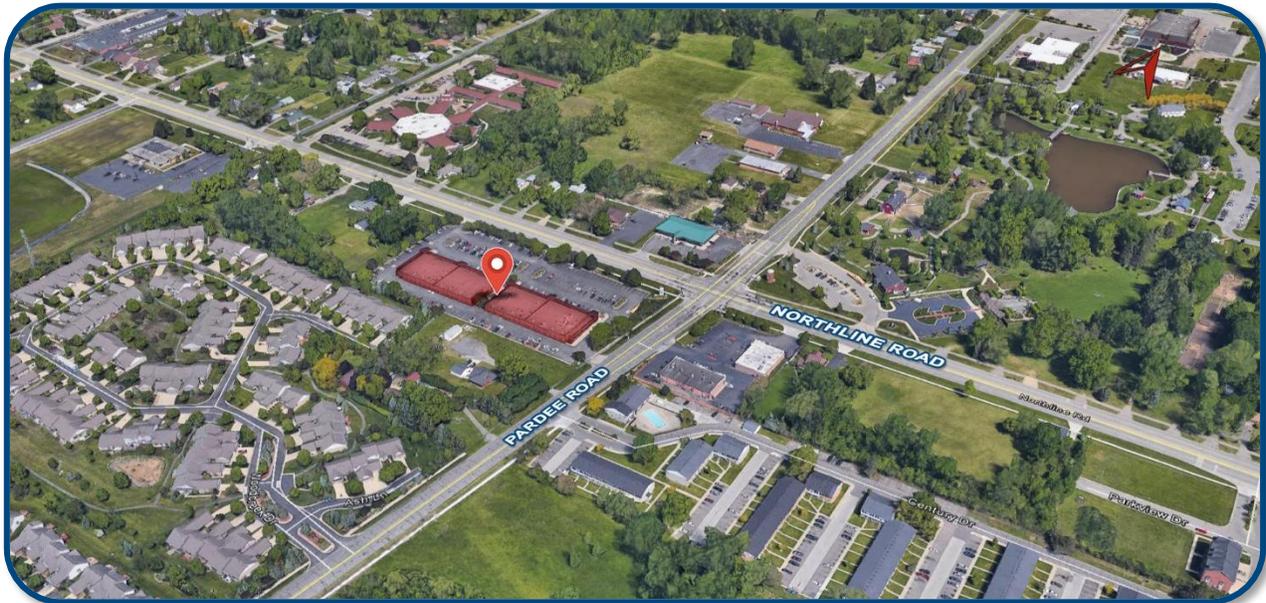
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> AERIALS



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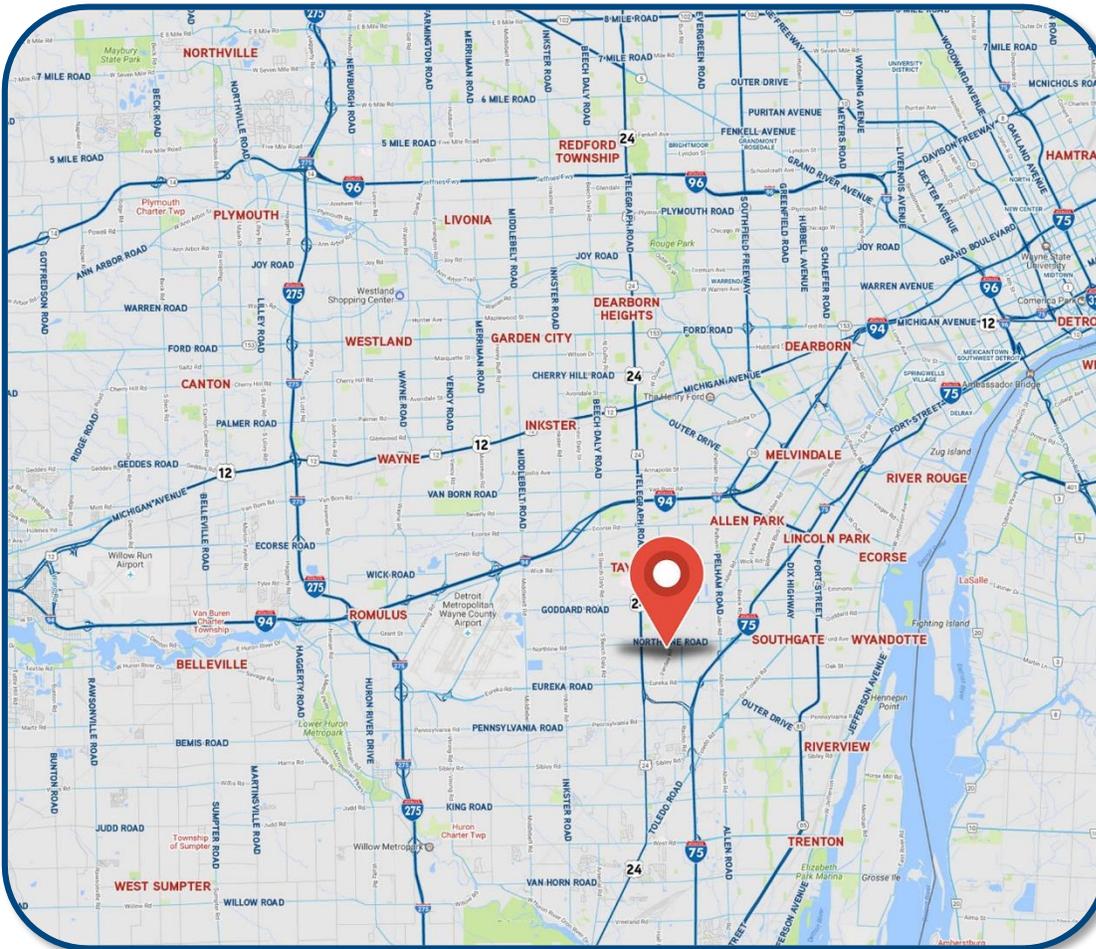
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> LOCATION MAP



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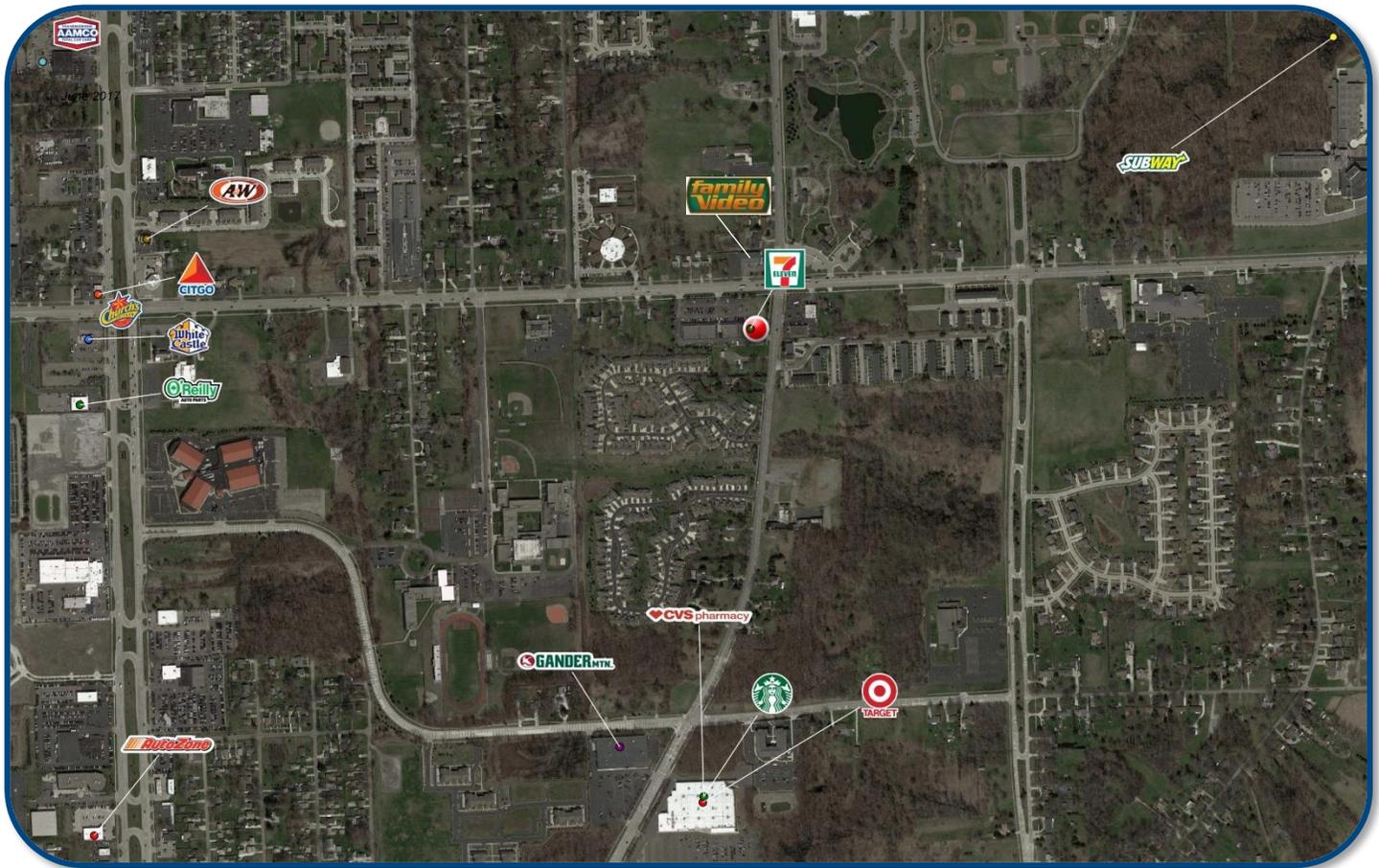
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> AREA MERCHANT MAP



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Emerald Square Shopping Center

TAYLOR, MICHIGAN

> BUILDING SPECS

Gross Square Feet:	30,000
Available Square Feet:	7,025
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*
- *Spaces Available from 1,075 to 3,800 SF;*
 - *3,800 SF – Former Office Space*
 - *2,150 SF – Former Hair Salon*
 - *1,075 SF – Former Ice Cream Parlor*

> FINANCIALS

Lease Rate: \$12.50 NNN
 NNN Charges: \$3.50 PSF