



AREA
TENANTS



CONTACT

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West Bloomfield, Michigan 48322

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PROPERTY INFORMATION

Building Size	7,078 SF
Space Available	3,000 SF
Asking Rate	\$30.00 PSF
NNN Charge's	\$6.00 PSF
Parking	34 Spaces

DEMOGRAPHICS

Population	207,573 people
Households	83,556 homes
Average Household Income	\$70,434/annually
Employees	72,497 employees

ADDRESS

**21840 EUREKA ROAD
TAYLOR, MICHIGAN 48180**

PROPERTY HIGHLIGHTS

Join Mattress Firm on the hard corner of Eureka Road and Racho Boulevard in Taylor, MI.

Eureka Road is the city of Taylor's main retail thoroughfare which includes national retailers such as Kohl's, Target, Best Buy, The Home Depot, Menards and many more!

Incredible pylon signage available which sees over 40,000 VPD.

I-75 Highway is immediately east of this site with on/off access to drivers going both North and South.

MATTRESS FIRM BUILDING

SITE PLAN (1)

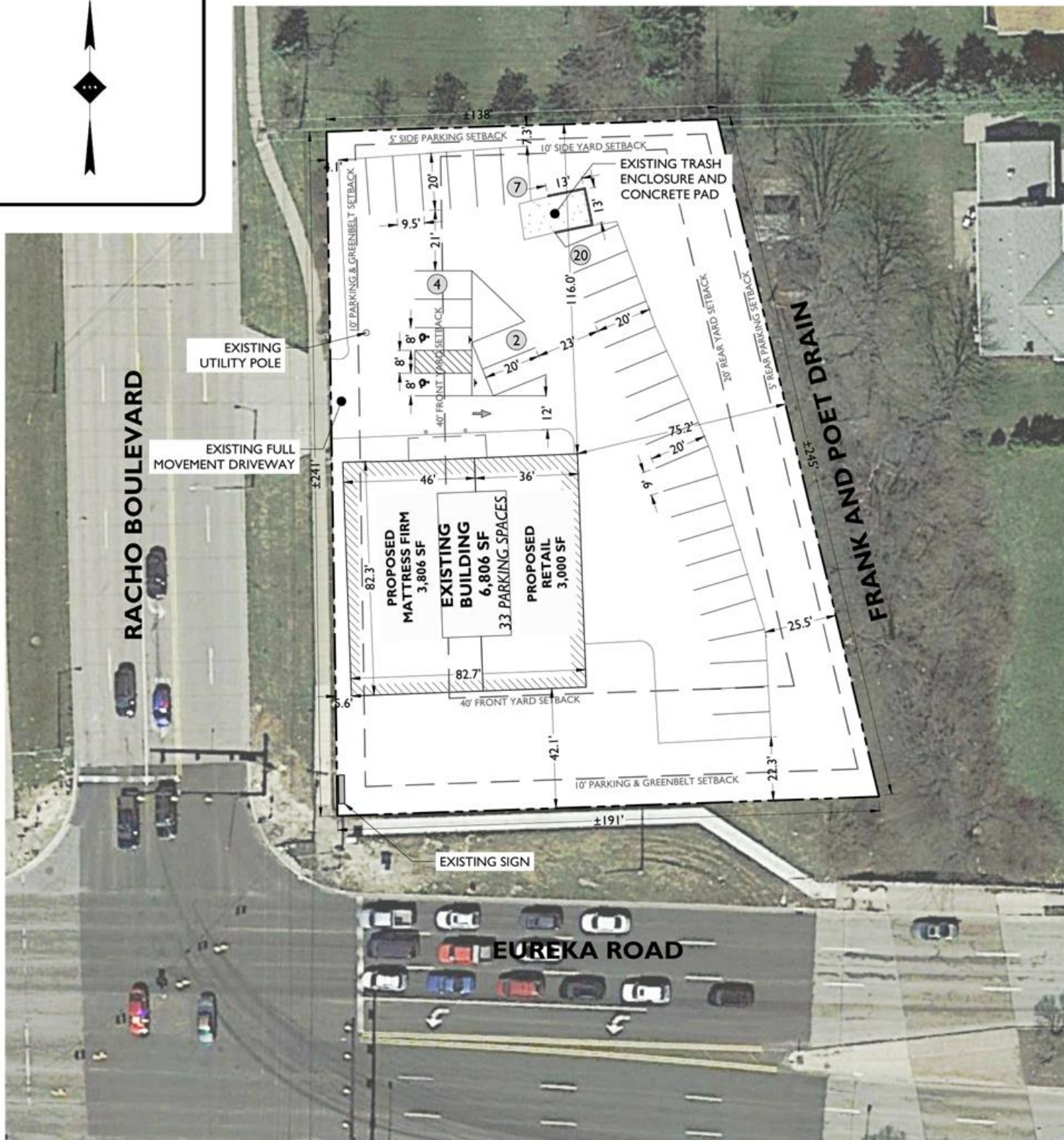


TABLE OF LAND USE AND ZONING

PARCEL ID: 606701003700

REGIONAL BUSINESS DISTRICT (B-2)

FEMA 100 & 500 FLOOD PLAIN AREA

PROPOSED USE

RETAIL	PERMITTED USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	40,170 SF (0.92 AC)
MAXIMUM IMPERVIOUS COVERAGE	70% (28,119 SF)	56.2% (22,578 SF)
MAXIMUM BUILDING COVERAGE	40% (16,068 SF)	16.9% (6,806 SF)
MAXIMUM BUILDING HEIGHT	35 FT (3 STORIES)	1 STORY
MINIMUM FRONT YARD SETBACK	40 FT	5.6 FT (EN)
MINIMUM SIDE YARD SETBACK	10 FT	116.0 FT
MINIMUM REAR YARD SETBACK	20 FT	71.8 FT
MINIMUM FRONT PARKING SETBACK	10 FT	4.1 FT (EN)
MINIMUM SIDE PARKING SETBACK	5 FT	7.3 FT
MINIMUM REAR PARKING SETBACK	5 FT	25.5 FT
MINIMUM GREENBELT SETBACK	15 FT*	3.6 FT (EN)

(EN) EXISTING NON-CONFORMITY

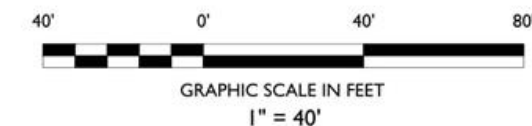
(*) PLANNING COMMISSION MAY REDUCE TO 10 FT WHERE MORE THAN 1/2 OF PARKING SPACES ARE LOCATED ON SIDE AND REAR YARD AND ONLY 1 ROW OF PARKING IS IN THE FRONT YARD OR THE COMMERCIAL BUILDING IS LESS THAN 10,000 SF

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 17.01.B	RETAIL: 1 SPACE PER 250 UFA (5,445 SF)/(1/250 SF) = 22 SPACES	33 SPACES
§ 17.02	90° PARKING: 10 FT X 20 FT W/ 24 FT AISLE	9.5 FT X 20 FT (EN) W/ 21 FT AISLE
§ 17.03-E	LOADING AREA: 10 FT X 50 FT OR 500 SF	PROVIDED

(EN) EXISTING NON-CONFORMITY

(*) USEABLE FLOOR AREA ASSUMED TO BE 80% OF GROSS FLOOR AREA
(6,806 SF)(0.80) = 5,445 SF



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CONCEPT PLAN
EXISTING BUILDING

PARCEL ID: 6067010037000
21840 EUREKA ROAD
CITY OF TAYLOR
WAYNE COUNTY, MICHIGAN

TIM PONTON

NOT APPROVED FOR
CONSTRUCTION

DRAWN BY: ERV
CHECKED BY: JAM
DATE: 11/01/2017
SCALE: (H) 1" = 40'

PROJECT ID: M-17289

TITLE:

CONCEPT D

SHEET:

D-1

MATTRESS FIRM BUILDING

SITE PLAN (2)

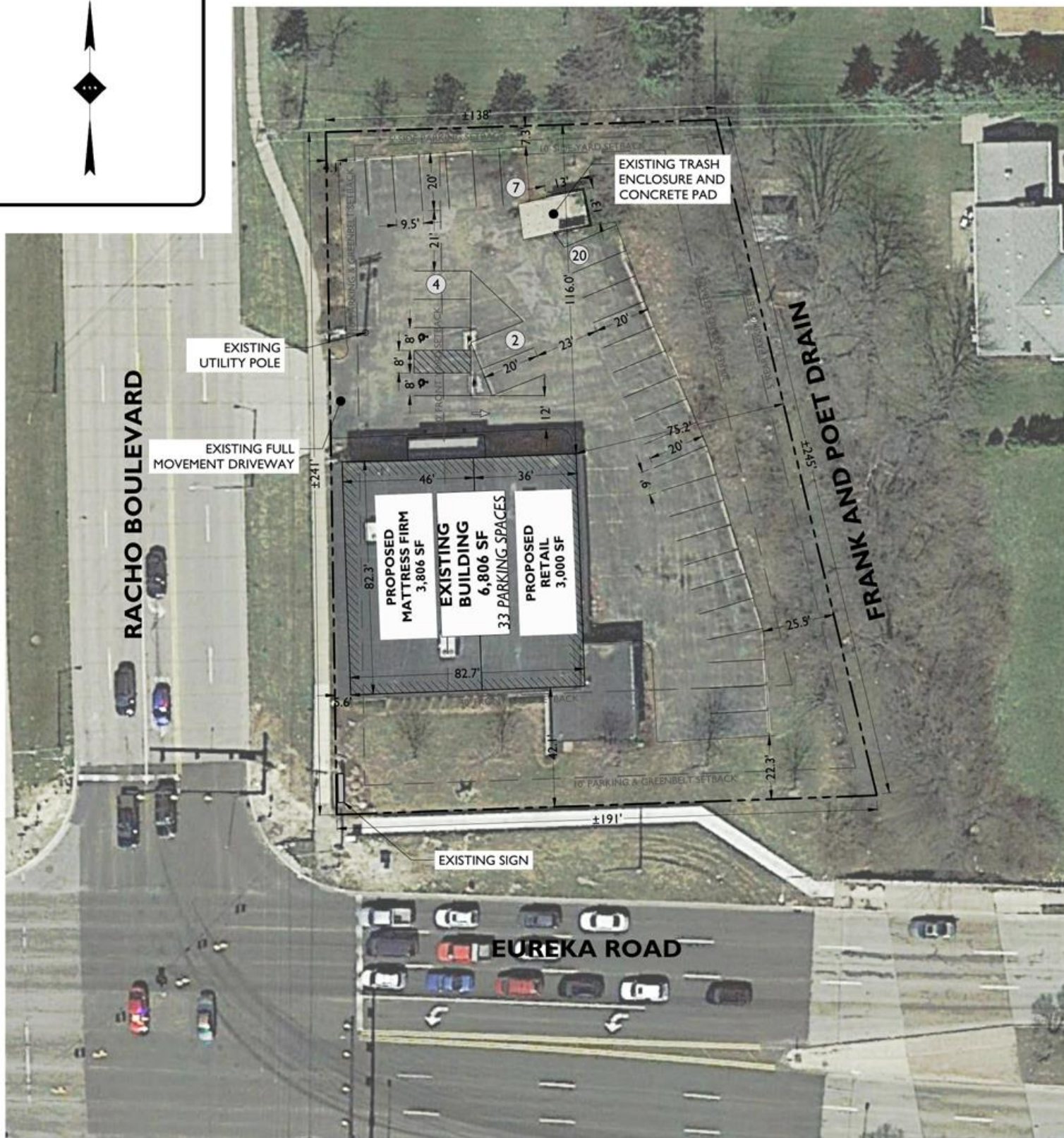


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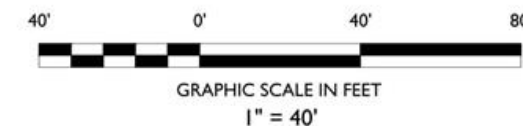
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EXISTING BUILDING

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CITY OF TAYLOR
WAYNE COUNTY, MICHIGAN

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DRAFT

NOT APPROVED FOR CONSTRUCTION

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TITLE:
**CONCEPT D
(AERIAL)**

SHEET:
D-2

MATTRESS FIRM BUILDING

PICTURES





MATTRESS FIRM BUILDING

AERIAL MAP (2)



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

POPULATION	1 MILE	3 MILE	5 MILE
2025 Projection	3,060	67,181	206,935
2020 Estimate	3,138	67,214	207,573
2010 Census	3,562	68,154	213,197
Growth 2020-2025	-2.49%	-0.05%	-0.31%
Growth 2010-2020	-11.90%	-1.38%	-2.64%
2020 Population Hispanic Origin	215	4,962	16,625

2020 Population by Race:

White	2,279	52,985	180,871
Black	544	9,297	15,792
Am. Indian & Alaskan	13	378	1,295
Asian	197	2,866	5,013
Hawaiian & Pacific Island	0	18	41
Other	103	1,670	4,561
U.S. Armed Forces:	0	42	73

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Projection	1,341	27,116	83,306
2020 Estimate	1,377	27,126	83,556
2010 Census	1,576	27,480	85,759
Growth 2020 - 2025	-2.61%	-0.04%	-0.30%
Growth 2010 - 2020	-12.63%	-1.29%	-2.57%
Owner Occupied	864	16,721	60,746
Renter Occupied	513	10,405	22,810
2020 Avg Household Income	\$56,053	\$66,090	\$70,434
2020 Med Household Income	\$45,762	\$52,844	\$57,202

2020 Households by Household Inc:

<\$25,000	317	6,339	16,411
\$25,000 - \$50,000	441	6,557	20,093
\$50,000 - \$75,000	301	5,269	17,035
\$75,000 - \$100,000	202	3,945	12,378
\$100,000 - \$125,000	42	1,948	7,224
\$125,000 - \$150,000	5	1,294	4,373
\$150,000 - \$200,000	48	1,165	3,874
\$200,000+	21	608	2,167

DAYTIME EMPLOYMENT

	NUMBER OF BUSINESSES			NUMBER OF EMPLOYEES		
	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
Total Businesses	385	2,669	6,838	5,464	31,569	72,497
Retail	128	412	1,005	2,543	5,934	13,470
Wholesale	6	67	175	45	1,130	2,193
Hospitality & Food Service	39	200	560	1,059	4,380	10,539
Real Estate, Renting, Leasing	14	97	229	106	671	1,502
Finance & Insurance	19	180	541	105	894	2,610
Information	9	36	97	76	597	1,008
Scientific & Technology Services	32	164	448	267	1,738	3,345
Management of Companies	0	0	4	0	0	12
Health Care & Social Assistance	66	834	1,796	366	7,335	14,105
Education Services	2	60	169	37	1,952	6,037
Public Administration & Sales	2	38	129	17	1,223	2,418
Arts, Entertainment, Recreation	4	30	88	27	255	1,145
Utilities	0	3	7	0	11	46
Admin Support & Waste Management	18	77	190	93	884	1,415
Construction	9	123	379	135	943	2,550
Manufacturing	4	59	204	422	1,717	5,253
Agriculture, Mining, Fishing	0	1	7	0	1	29
Other Services	33	288	810	166	1,904	4,820



Specializing in retail real estate services, our team is committed to working with each client in to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or property management.

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