

**FOR SALE**  
**23055 TELEGRAPH RD**  
**SOUTHFIELD, MI**

**FORMER  
BANK OF AMERICA**

**\$2,599,000**



**4,242 SF ON 1.66 ACRES**

Freestanding with parking

**USES:**

Bank/Financial, Fast Food/Restaurant, Office/Medical,  
Car Wash (approved site plan and rezoning)

**NEARBY:**

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

**LOCATION:**

Southbound Telegraph Rd jut north of 9 Mile Rd.

**SUMMARY:**

Former Bank of America branch with drive-thru located on Telegraph near the corner of 9 Mile Rd. Approved site plan and rezoning for car wash. Adjacent to Taco Bell. Excellent exposure and signage opportunity. Convenient freeway access via I-696 and M-10. Property also has access via 9 Mile Rd. Ideal for bank, fast food, office, medical.

**FORWARD COMMERCIAL GROUP**

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BLOOMFIELD HILLS, MI 48301  
[www.forwardcommercial.com](http://www.forwardcommercial.com)

**Emil Cherkasov**

Principal Broker  
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# OVERVIEW

23055 TELEGRAPH RD

4,242 SF

GENERAL BUSINESS

FOR SALE

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,126	87,129	263,082
HOUSEHOLDS	2,096	36,574	107,743
MEDIAN HOME VALUE	\$166,120	\$120,163	\$142,387

## PROPERTY HIGHLIGHTS

- Great visibility
- Site access from two major roads
- 40 surface parking spaces
- Building and monument signage

## PROPERTY SUMMARY

- Freestanding building
- Built 1989
- Drive-thru available
- Minutes from I-696, M-10, Southfield Fwy



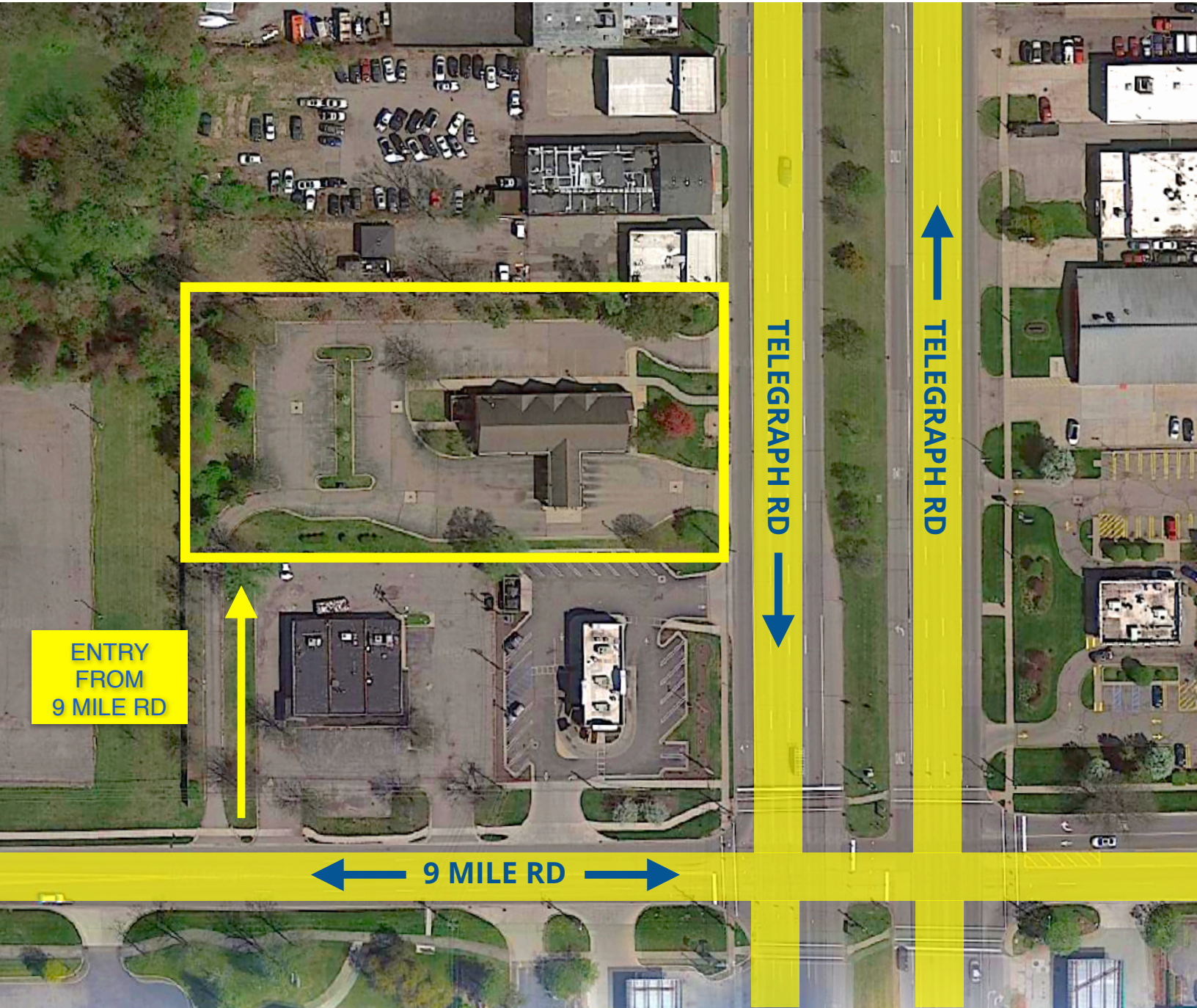
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# AERIAL VIEW

23055 TELEGRAPH RD  
GREAT VISIBILITY  
ON TELEGRAPH RD



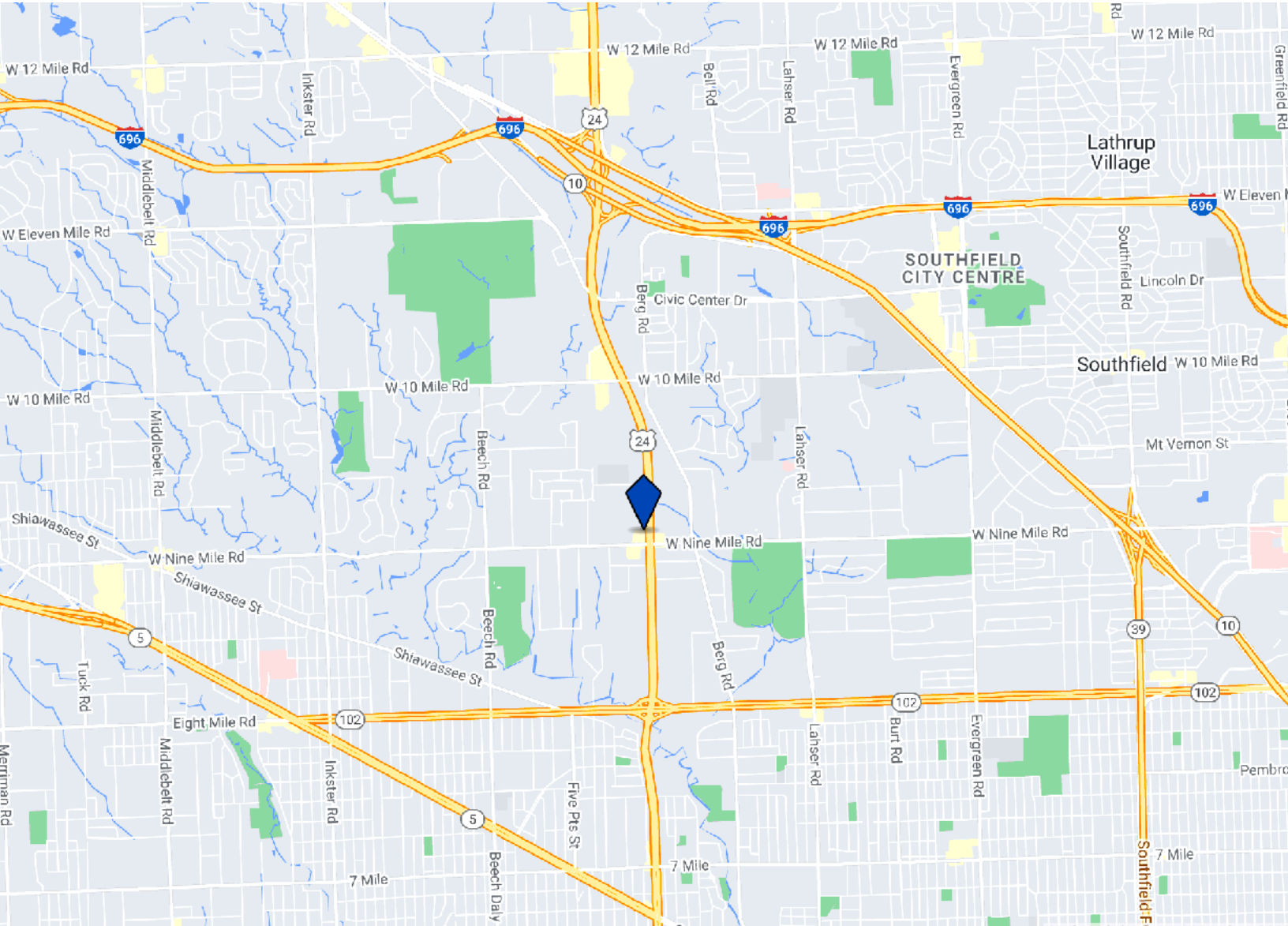
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# STREET MAP

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



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# INTERIOR PHOTOS

23600 MICHIGAN AVE  
RETAIL SPACE  
AVAILABLE



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# EXTERIOR PHOTOS

23055 TELEGRAPH RD  
FORMER  
BANK OF AMERICA



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