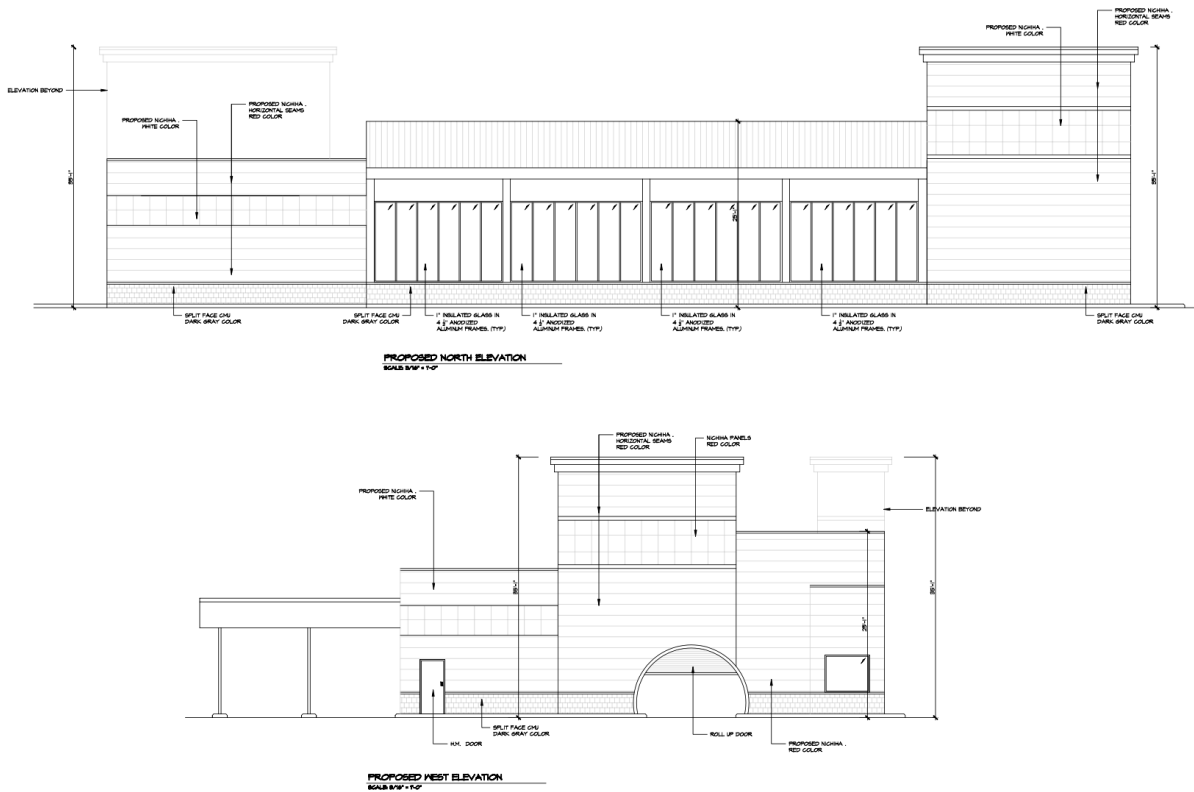


FOR  
GROUND LEASE  
PROPOSED CAR WASH  
23055 TELEGRAPH RD  
SOUTHFIELD, MI



**SITE AREA:**

1.66 Acres

**PROPOSE USE:**

Car Wash

**LEASE RATE:**

TBD

**NEARBY:**

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

**LOCATION:**

Southbound Telegraph Rd jut north of 9 Mile Rd.

**SUMMARY:**

Highly sought after corner. Approved site plan and rezoned for proposed car wash. Property has access via Telegraph Road and 9 Mile Road. Excellent exposure. Adjacent to Taco Bell. Convenient freeway access via I-696 and M-10.

**FORWARD COMMERCIAL GROUP**

6785 TELEGRAPH RD, SUITE 250  
BLOOMFIELD HILLS, MI 48301  
[www.forwardcommercial.com](http://www.forwardcommercial.com)

**Emil Cherkasov**

Principal Broker  
248.662.5066 Office  
[emil@forwardcommercial.com](mailto:emil@forwardcommercial.com)



# OVERVIEW

23055 TELEGRAPH RD  
GROUND LEASE  
PROPOSED CAR WASH

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,306	88,007	263,418
HOUSEHOLDS	2,142	36,811	107,774
MEDIAN HH INCOME	\$63,604	\$51,820	\$56,350

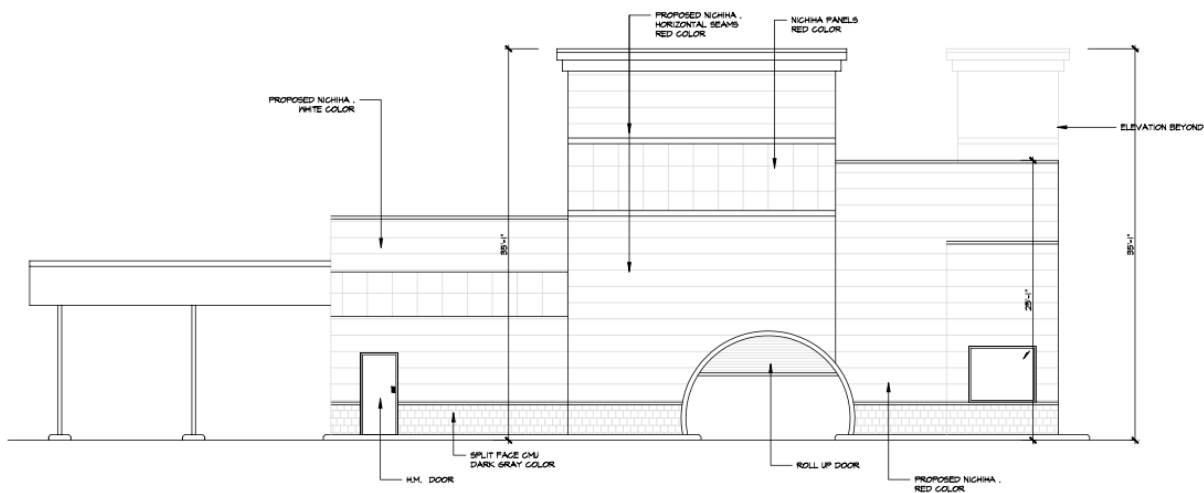
TRAFFIC COUNTS	91,523 SOUTHBOUND TELEGRAPH ROAD 6,144 W 9 MILE ROAD & CHURCH STREET
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## PROPERTY HIGHLIGHTS

- Great visibility
- Site access from two major roads
- Building and monument signage
- 91,523 vehicles per day

## PROPERTY SUMMARY

- 1.66 Acres
- Approved Site Plan and Rezoning
- Major thoroughfare
- Minutes from I-696, M-10, Southfield Fwy



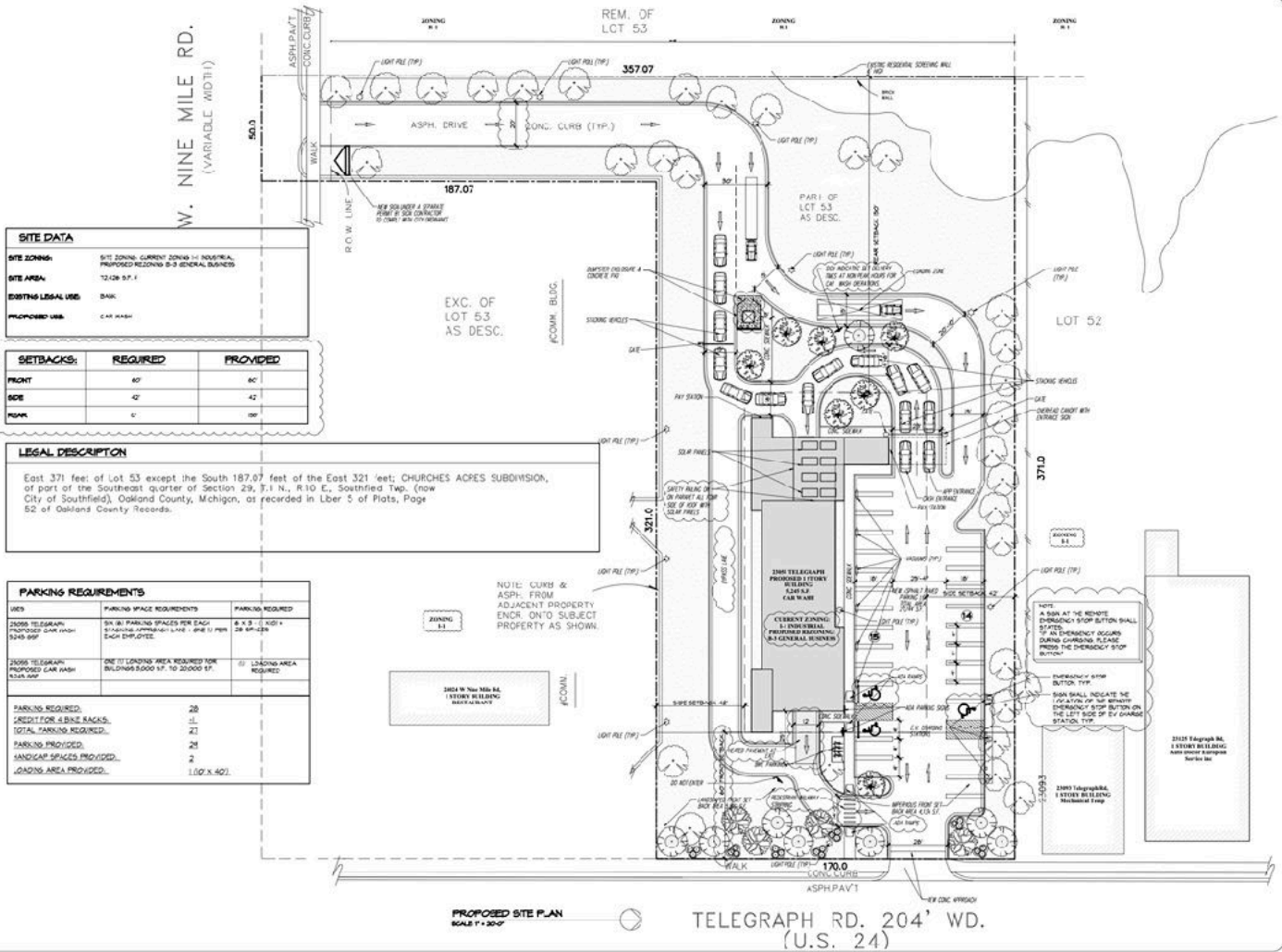
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# SITE PLAN

23055 TELEGRAPH RD  
EXCELLENT LOCATION  
ON TELEGRAPH RD



**SITE DATA**

**SITE ZONING:** S17 ZONING, CURRENT ZONING IS INDUSTRIAL, PROPOSED REZONING IS GENERAL BUSINESS

**SITE AREA:** 13.06 A.P. 1

**EXISTING LEGAL USE:** BANK

**PROPOSED USE:** CAR WASH

SETBACKS:	REQUIRED	PROVIDED
FRONT	60'	60'
SIDE	42'	42'
REAR	0'	00'

**LEGAL DESCRIPTION**

East 371 feet of Lot 53 except the South 187.07 feet of the East 321 feet; CHURCHES ACRES SUBDIVISION, of part of the Southeast quarter of Section 29, T.1 N., R.10 E., Southfield Twp. (now City of Southfield), Oakland County, Michigan, as recorded in Liber 5 of Plots, Page 52 of Oakland County Records.

**PARKING REQUIREMENTS**

USES	PARKING SPACE REQUIREMENTS	PARKING REQUIRED
23055 TELEGRAPH, PROPOSED CAR WASH 5245 SQ FT	54 (8) PARKING SPACES PER EACH 5000 SQ FT AREA OF EACH EMPLOYEE.	8 X 3 (1) X 20' 28 SPACES
23055 TELEGRAPH, PROPOSED CAR WASH 5245 SQ FT	ONE (1) LOADING AREA REQUIRED FOR BUILDINGS 5000 SF TO 20000 SF.	(1) LOADING AREA REQUIRED
<b>PARKING REQUIRED:</b>		<b>28</b>
<b>ASBESTOS &amp; LEAD SACKS:</b>		<b>11</b>
<b>TOTAL PARKING REQUIRED:</b>		<b>23</b>
<b>PARKING PROVIDED:</b>		<b>28</b>
<b>LANDSCAPING SPACES PROVIDED:</b>		<b>2</b>
<b>LOADING AREA PROVIDED:</b>		<b>1.00 (X 40')</b>

**NOTE:** CURB & ASPH. FROM ADJACENT PROPERTY ENCR. ONTO SUBJECT PROPERTY AS SHOWN.

**NOTE:** 23055 TELEGRAPH, PROPOSED 1 STORY FUTURE CAR WASH.

**NOTE:** EXISTING ZONING IS INDUSTRIAL, PROPOSED REZONING IS GENERAL BUSINESS.

**NOTE:** SIGN SHALL INDICATE THE LOCATION OF THE EMERGENCY STOP BUTTON ON THE LEFT SIDE OF THE SERVICE STATION TIER.



**Proposed Car Wash**

23055 Telegraph Rd,  
Rooseville, MI 48066

Designed: J. USER  
Drawn: J. USER  
Approved: S.S. SEGAL  
Scale: AS NOTED

**Notes**

All drawings and when neither expressly limited, contain original and unaltered work of GUMMA Group and may not be duplicated, used or altered without the written consent of GUMMA Group.

Do not scale drawings. Use plan dimensions only. All utilities, walls, curbs, dimensions with GUMMA Group. Customers shall check out with all dimensions and conditions at 20' min.

Project No.

**Issued**

ISSUE DATE	REVISION
08/11/23	08/11/23
09/12/23	09/12/23
02/23/23	02/23/23
02/23/23	02/23/23
02/23/23	02/23/23
02/23/23	02/23/23
02/23/23	02/23/23

**Sheet Title and Number**

SITE PLAN

S-1

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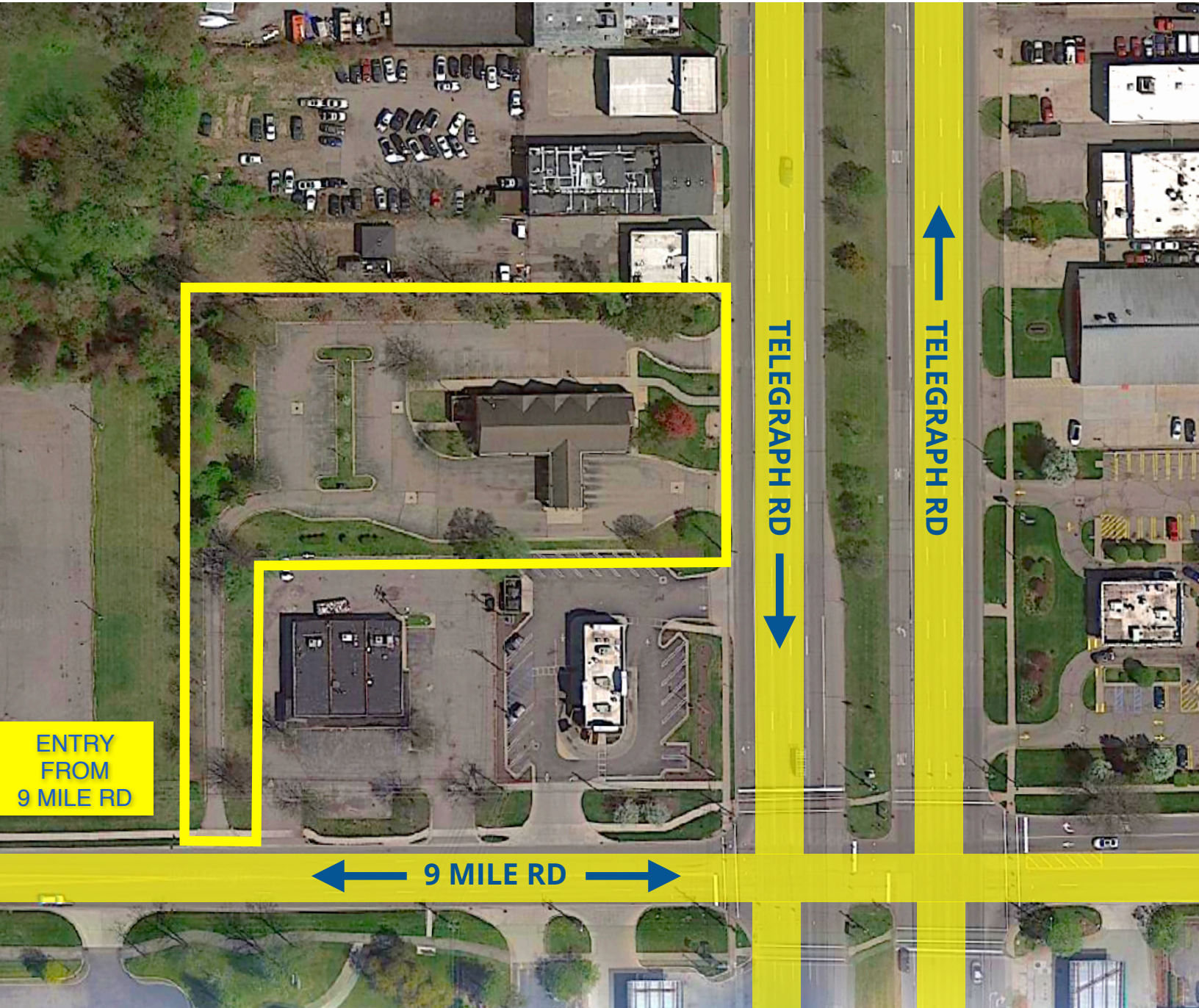
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Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawn without notice.

# EXISTING AERIAL VIEW

23055 TELEGRAPH RD  
ACCESS FROM BOTH  
TELEGRAPH RD  
AND 9 MILE RD



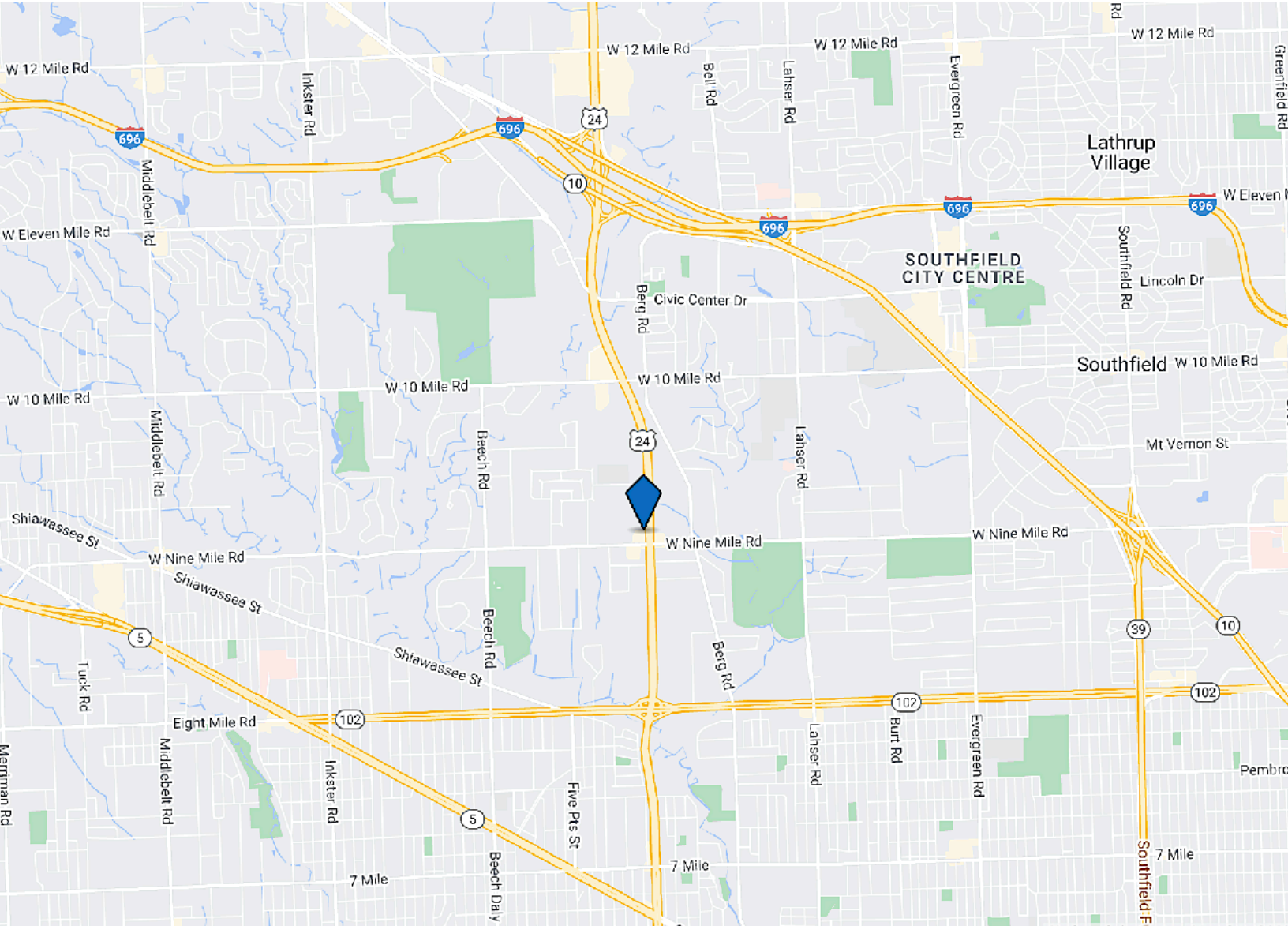
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# STREET MAP

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



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