



Dearborn Plaza for lease

This retail opportunity is situated with a 5,745 SF building divided into two suites at the prominent intersection of Michigan Avenue and Telegraph Road in Dearborn, alongside established tenants including Planet Fitness, Ivy Rehab, Chuck E. Cheese, Aqua-Tots, and Wright & Filippis. With excellent visibility, pylon signage, and proximity to Downtown Dearborn and the Ford employment base, the site is ideal for neighborhood service retailers and medical users.

[View online at colliers.com/detroit](https://colliers.com/detroit)

Starting from

\$25.00 PSF NNN
(NNN = \$2.98 PSF)

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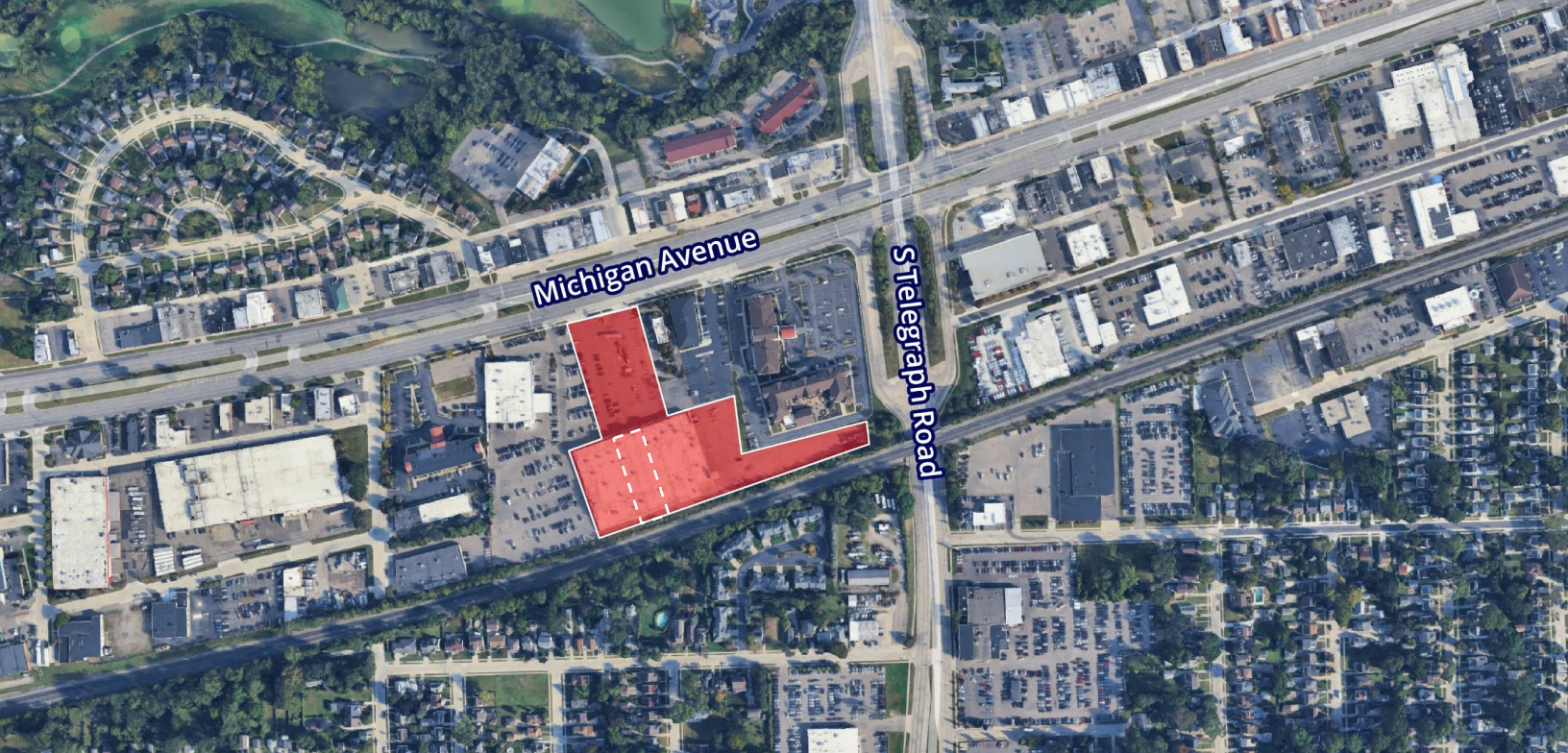
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24399 - 24411 Michigan Avenue Dearborn, MI

Prime Dearborn Location

Located in the heart of Dearborn at the southwest quadrant of Michigan Avenue and Telegraph Road, this center offers a premier retail presence just west of Downtown Dearborn. The highly trafficked location provides convenient access and exceptional market exposure.

Join Established Co-Tenants

Become part of a strong tenant mix that includes Planet Fitness, Ivy Rehab, Chuck E. Cheese, Aqua-Tots, and Wright & Filippis. These recognized operators help drive consistent customer traffic to the center.

5,745 SF Available

A total of 5,745 SF across two suites is currently available, offering flexibility for a variety of retail, service, or medical users. The layout presents an excellent opportunity to establish or expand your business in a proven location.

Affluent Customer Base

The property benefits from an affluent and densely populated trade area, providing access to a large pool of potential customers. Strong demographics support long-term business success.

Outstanding Visibility

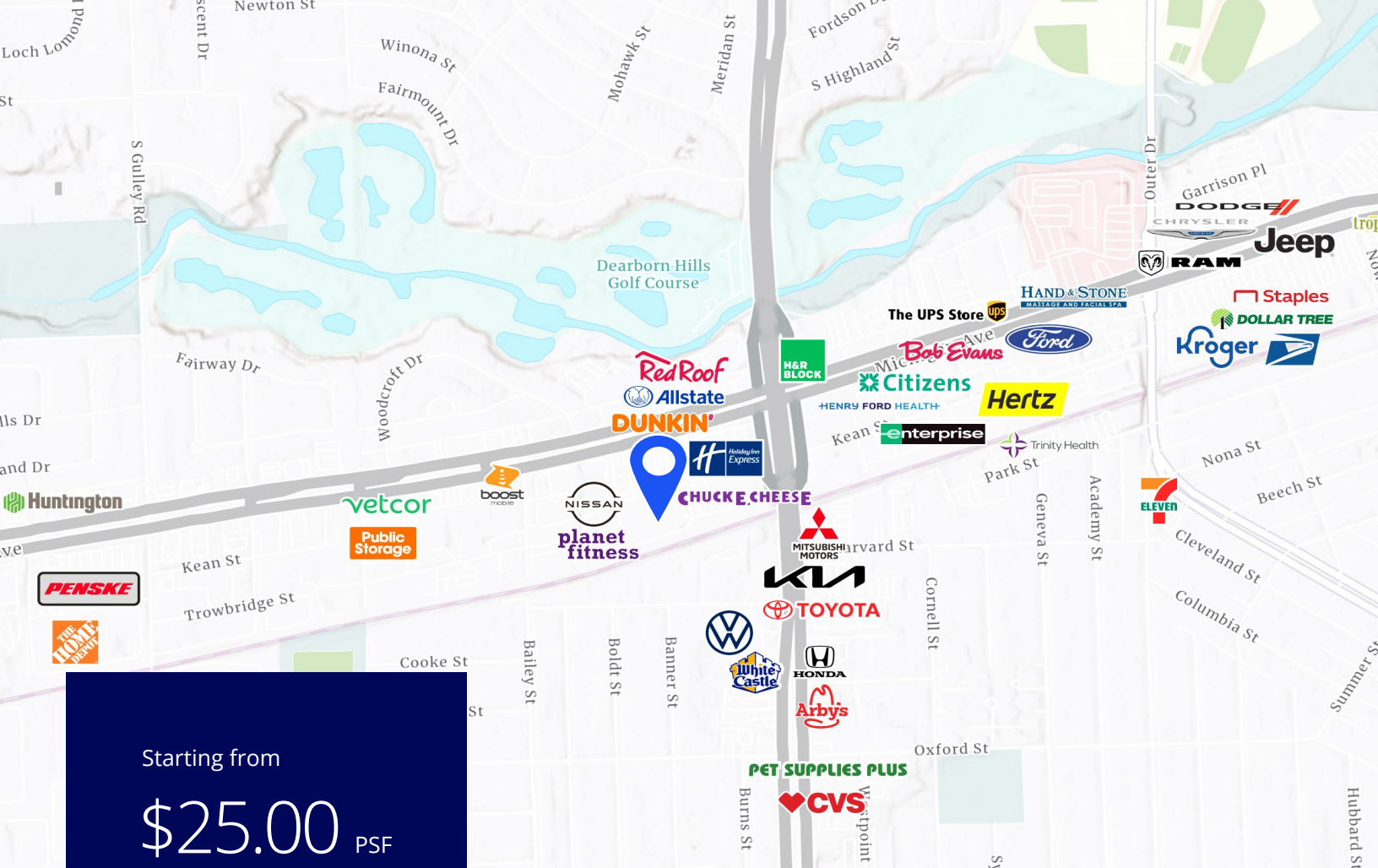
Featuring excellent frontage along a major commercial corridor, the center offers exceptional visibility and large pylon signage opportunities. Businesses can maximize brand awareness and customer recognition.

Ideal for Retail & Medical Uses

Positioned just minutes from Downtown Dearborn and the Ford employment base, the property is well suited for neighborhood service retailers and medical users. The surrounding daytime population and residential density create a strong customer foundation.

Starting from

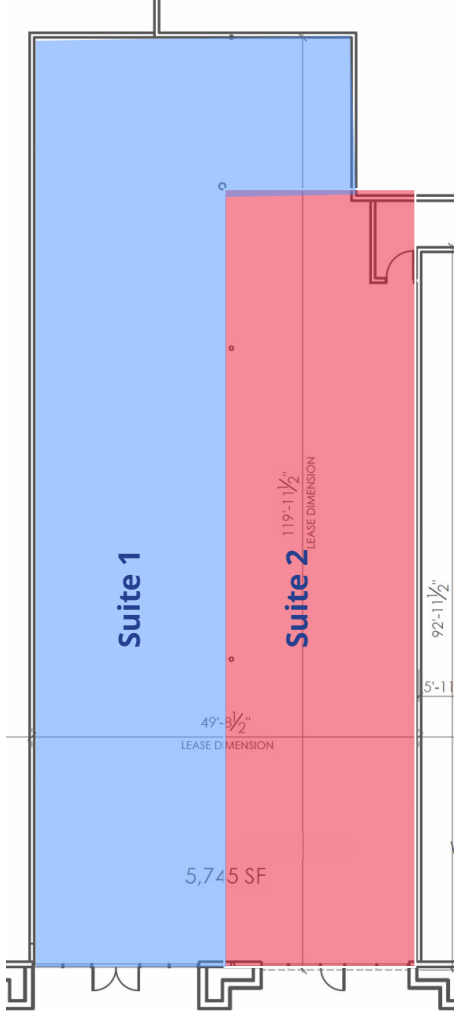
\$25.00 PSF



Starting from

\$25.00 PSF

Civic Address	24399 - 24411 Michigan Avenue
Location	Dearborn, MI
Total Area	82,280 SF
Suite Area	3,169 SF 2,576 SF (Can Combine)
Acres	6.4 Acres
Parking	± 400
Parcel	32-11-204-10-007



Suite 1 Exterior

- Prime inline retail space fronting highly traveled Michigan Ave.
- Attractive storefront with prominent glass entrance and excellent visibility
- Ample on-site parking directly in front of the suite
- Opportunity for customized signage on the building façade for enhanced brand exposure
- Surrounded by established retail, service, and dining businesses in a strong commercial corridor.



Suite 1 Interior

- Open-concept retail space presented in shell condition, ready for tenant build-out
- High ceilings provide flexibility for neighborhood service retailers and medical users.
- Long, rectangular floor plan allows for efficient space planning and customer flow.
- Existing utility structure and framing provide a foundation for customized improvements
- Ideal opportunity for tenants seeking to design a space tailored to their operational needs.



Suite 2 Exterior

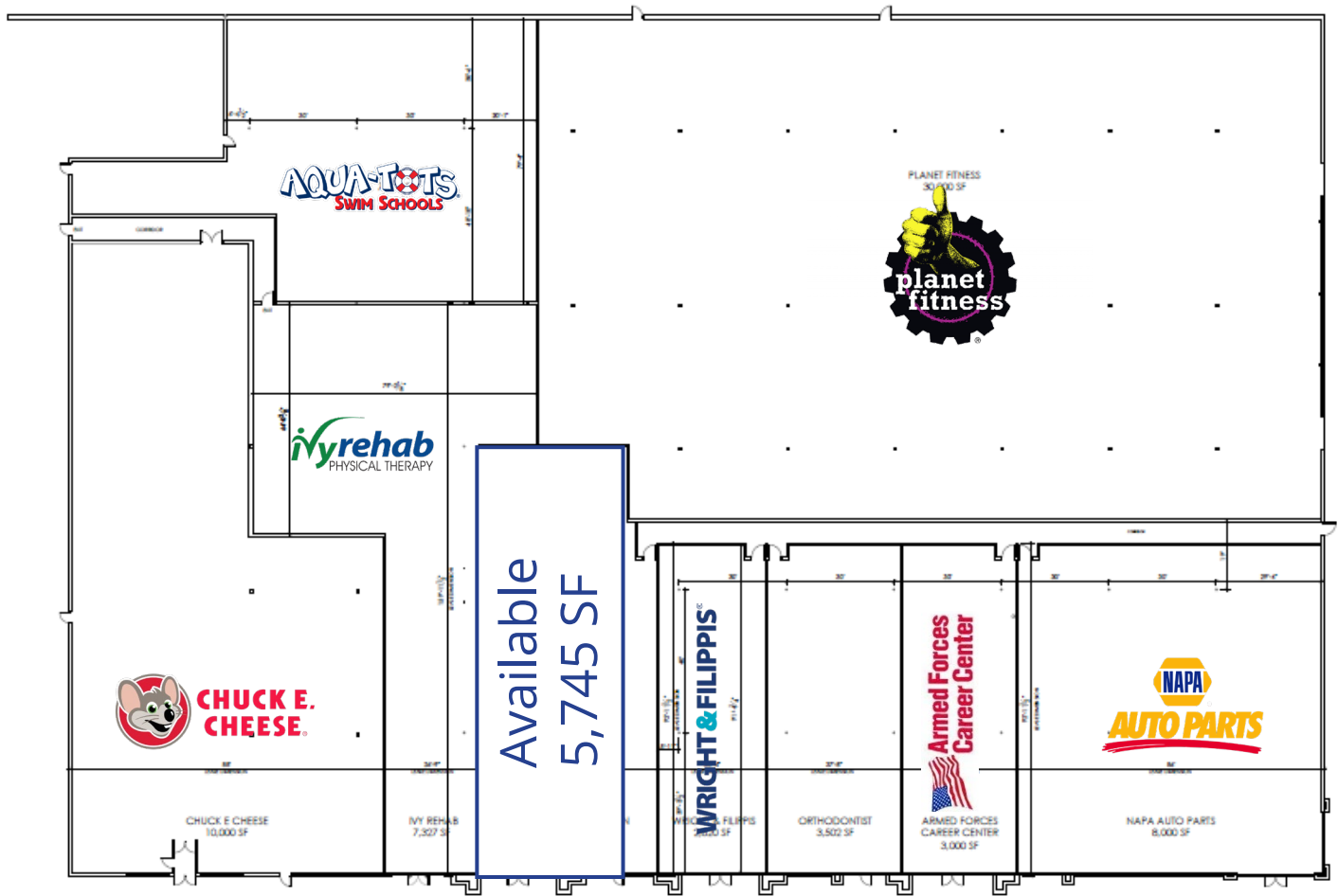
- Offering strong frontage and visibility within the shopping center.
- Expansive storefront windows provide abundant natural light and excellent merchandising opportunities
- Dedicated customer parking directly in front of the space for convenient access.
- Modern brick-and-glass façade creates a professional and attractive appearance
- Excellent opportunity for neighborhood service retailers and medical users seeking a high-traffic location on Michigan Ave.



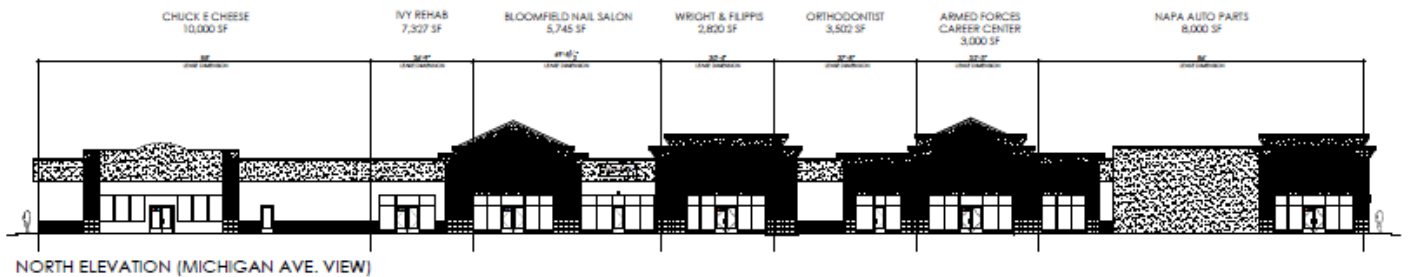
Suite 2 Interior

- Spacious open floor plan with high exposed ceilings and flexible layout options.
- Existing HVAC ductwork and building systems in place to support future tenant improvements.
- Wide-open shell space allows for efficient customization to meet specific business needs.
- Ideal for neighborhood service retailers and medical users.
- Move-in ready for build-out, offering tenants the opportunity to create a tailored environment

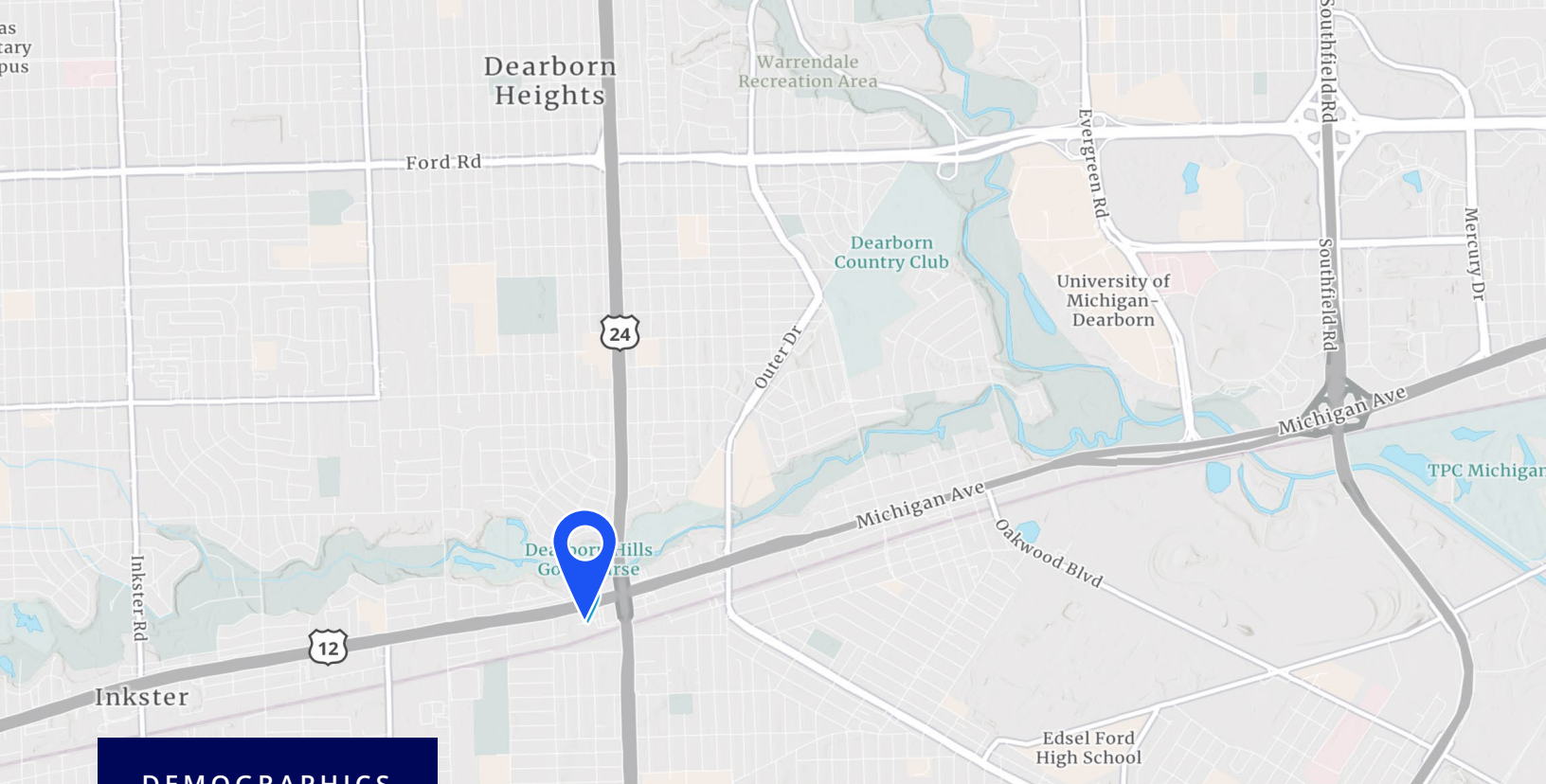




north
 **FLOOR LEASE PLAN**
 SCALE: 1/16" = 1'-0"



24399 - 24411 Michigan Ave.
5,745 SF



DEMOGRAPHICS

Population 323,533

Median household income \$63,526

Average household income \$82,145

Median age 37.6

Male population 160,288 / 49.5%

Female population 163,245 / 50.5%

Total daytime population 294,962

Walk score 51/100

- **Strong Population Base:** The market includes 323,533 residents, providing a large and diverse customer base for businesses and service providers.
- **Healthy Income Levels:** The median household income of \$63,526 and average household income of \$82,145 suggest above-average earning potential and consumer spending capacity within the area.
- **Balanced Demographics:** The population is evenly split between males (49.5%) and females (50.5%), with a median age of 37.6, reflecting a mature, working-age demographic.
- **Active Daily Environment:** A daytime population of 294,962 indicates significant daily activity, while a walk score of 51/100 suggests moderate accessibility to nearby amenities and services.

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