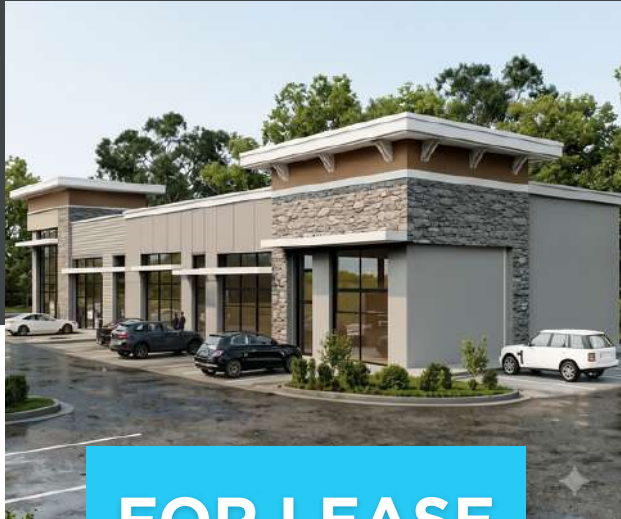


MEGA GAS STATION DEVELOPMENT WITH RETAIL

19971 NORTHLINE RD SOUTHGATE,
MI 48195



FOR LEASE

**1,000- 3,440
SQUARE FEET**



PROPERTY FEATURES:

- Three suites available:
 - Unit 1,720 SF End Cap with Drive-Thru
 - Unit 1,000 SF End Cap
 - Unit 1,720 SF Inline
- Become a part of this Mega Gas Station Development with a Retail component, anchoring consistent daily traffic.
- Estimated delivery Q1 of 2027.
- High traffic counts along both Northline and Allen Roads
- Drive-thru capable end cap
- Flexible suite sizes for retail, food & beverage, or service tenants
- Asking Rate: Contact Broker

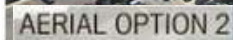


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THE PROPERTIES THAT
DEFINE YOUR BUSINESS,
ARE OUR BUSINESS.

GAS STATION PROPOSED DEVELOPMENT OPTIONS



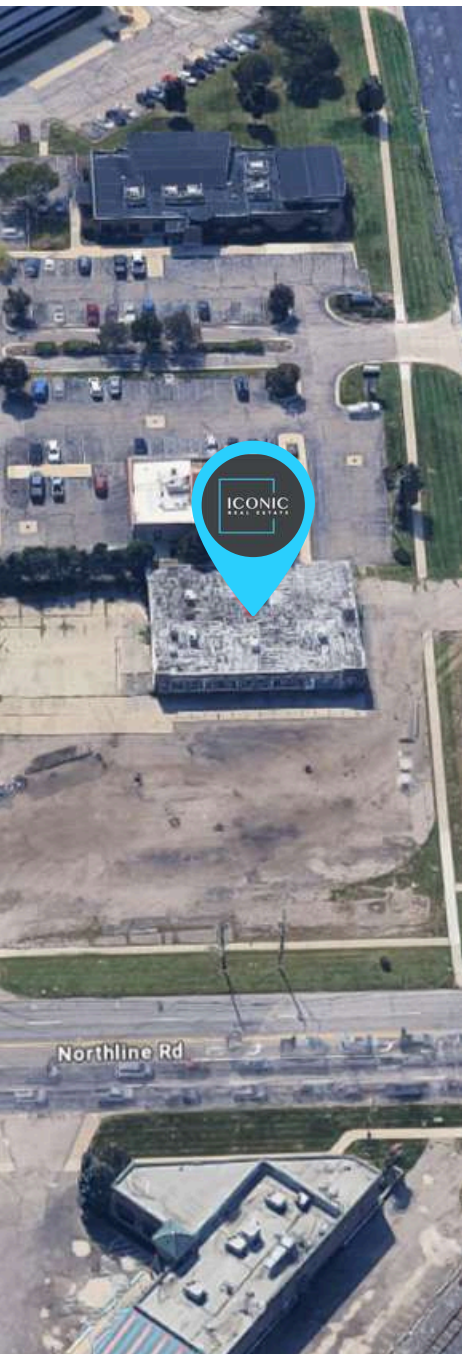
DEMOGRAPHICS

DISTANCE	1 MILE	3 MILE
POPULATION	5,412	96,219
AVERAGE AGE	43.90	42.00
HOUSEHOLDS	2,593	40,220
HH INCOME	\$82,088	\$86,519

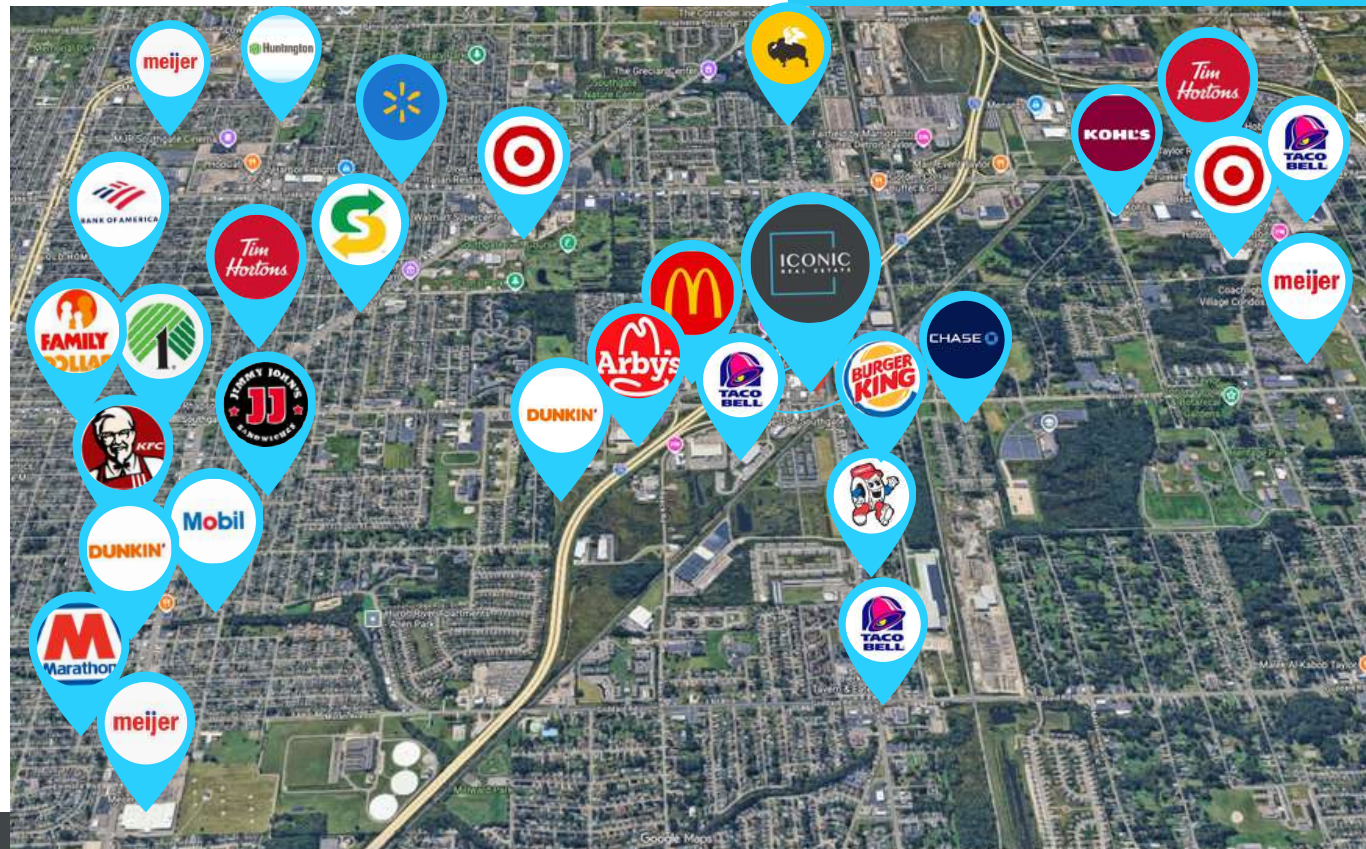
TRAFFIC COUNTS

NORTHLINE RD/ REECK RD	30,618
ALLEN RD/ EMPIRE ST	30,546





313-603-ICON (4266)



Contact Us

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WHY ICONIC?

Detroit is our home, and we know how to find the right space for your business to thrive. With **ICONIC**, you get local expertise and a perfect fit for your brand. Let us turn your vision into reality—because the right location makes all the difference.