



WELCOME TO THE SALON AT THE PARK

**29431 Southfield Road
Southfield, MI 48076**





GENERAL INFORMATION PAGE

Landlord:	Colonial Park
Landlord Contact:	Nikki Morrison or Scott Griffin
Landlord Phone #:	248-443-9000
Emergency #:	248-227-8089 (Nikki's Cell)
Maintenance #:	906-259-3266 (Sean's Cell)
Janitorial #	248-330-7270 (Leslie's Cell)
Salon Address:	29431 Southfield Rd. Southfield, MI 48076
Landlord Email:	sgriffin@griffinproperties.com nmorrison@griffinproperties.com seanconroy7725@gmail.com
Venmo Name:	@griffinsalonsouthfield
WIFI Password	Salon Parksalon
Guest WIFI Password	Salon Guest Bestsalonever

RESTAURANTS & RETAIL IN THE AREA

Southfield Road Restaurants

Arby's
Big Boy
Subway
Captain J's Fish & Chips
Farm Grill
Boston Market
Jet's
Little Ceasers
Arkins BBQ
Tropical Smoothie Café
JJ's Fish & Chicken
Beverly Hills Grill
McDonald's
Burger King
National Coney Island
Taco Bell
Tim Horton's
Mezza Grill
Honey Baked Ham
Panera Bread
Kabob Kabob
Red Olive
Donut Bar
Applebee's
Jimmy John's
Einstein
Southfield Pancake House
Domino's
The Jagged Fork
Brady's Tavern

12 Mile Road Restaurants

Jersey Mike's
Olga's Kitchen
Berkley Coney
Green Lantern
A&W
Country Oven

13 Mile Road Restaurants

KFC
Tubby's
Penn Station
Edo Ramen

13 Mile Road Retail

TJ Maxx
Ace Hardware
Books A Million

12 Mile Road Retail

Walgreens
Game Stop
UPS Store
Kroger
America's Best

Southfield Road Retail

Home Depot
Target
Burlington
Big Lots
Forman Mills
Jimmy Jazz
Party City
Bath & Body Works
Lizzy's Shoes
CVS
Belle Tire
Bed Bath & Beyond
O'Reilly Auto Parts
Autozone
Market Fresh
Premier Pet Supply
House of Watchbands
Lane Bryant
Ashley Stewart
Southfield Computer Outlet

SALON OPERATING RULES & REGULATIONS

- 1.** Until the Covid-19 restrictions are lifted, you and your clients must wear a mask when you are anywhere in the building, unless you are in your suite.
- 2.** All children must be accompanied by an adult and not allowed to run through the building. You are responsible for your clients and their children.
- 3.** No painting is allowed unless it is discussed with management (if it is agreed to, your security deposit will need to be increased and the work done will need to be by staff at \$35.00/hour plus paint and materials).
- 4.** Feel free to personalize your space! All we ask is that you use smaller nails, hooks or removable tape strips.
- 5.** If you are the last person to leave your side of the building, please make sure all the lights are turned off and the door to the A or B side (whichever side you are on) is locked.
- 6.** If you have any questions concerning which sink to use, please ask management or one of the other stylists on your side.
- 7.** If you need help from the property manager hanging anything or putting something together, he is happy to help; there is a \$35.00/hour charge.

- 8.** Even though we have a cleaning service you are still responsible for making sure your space is kept clean every day. This includes sweeping the floor, cleaning your sink, counter and chair.
- 9.** No signs, pictures or numbers can be hung on doors or windows. If you want to hang drapes or anything else in the window the blinds must be closed so they cannot be seen from the outside.
- 10.** No drugs (including marijuana) or alcohol are allowed in the building or in the parking lot.
- 11.** If you have a TV, radio or any device that produces sound, you must keep the volume down for the sake of other operators and/or clients. The volume of your device must not be heard outside of your walls.
- 12.** The building may not be used for lodging or sleeping or any immoral or illegal purposes.
- 13.** Let your clients know that they can not use the sinks or dryers as waiting area seats.



REFERRAL COUPON

Name of
Referral _____

Date of
Referral _____

Your
Name _____

Your
Suite
No. _____

**ONE FREE WEEK OF RENT FOR EACH REFERRAL THAT STAYS AT LEAST 90 DAYS
PLEASE RETURN COUPON TO NIKKI**



REFERRAL COUPON

Name of
Referral _____

Date of
Referral _____

Your
Name _____

Your
Suite
No. _____

**ONE FREE WEEK OF RENT FOR EACH REFERRAL THAT STAYS AT LEAST 90 DAYS
PLEASE RETURN COUPON TO NIKKI**

Company Address _____



REFERRAL COUPON

Name of
Referral _____

Date of
Referral _____

Your
Name _____

Your
Suite
No. _____

**ONE FREE WEEK OF RENT FOR EACH REFERRAL THAT STAYS AT LEAST 90 DAYS
PLEASE RETURN COUPON TO NIKKI**

COLONIAL PARK SALON SUITES

Suites now available for your salon business!

- **Newly remodeled suites**
- **Private space for each stylist/operator**
- **Common area with dryers and sinks**
- **New security system with 24/7 access**
- **Free Wi-Fi**
- **Set your own hours and prices**
- **Suites ranging from 100 sq. ft. to 275 sq. ft.**
- **Warm and friendly environment**
- **New bathrooms**
- **Much lower rates than nationally branded salons**
- **Great location on Southfield Road near 12 Mile Road in Southfield**
- **Easy access and parking**
- **Kitchen area and vending machine**

These suites are perfect for hair stylists, waxing, makeup, nails, esthetician, lashes, etc. Bring your business and treat your clients to a professional setting and a comfortable environment!

Call TODAY to set up a showing!

(248) 443-9000



Do you want to make **twice as much money** and **keep it all to yourself**?
Are you tired of being an employee and want to **be your own boss**?
Do you want all of this with **no investment**?

We have **the perfect place for you** as a **massage therapist**!

Spa at the Park is a **new concept in the massage therapy industry**. Similar to salon suites that provide a fully furnished suite in a beautiful, professional setting for hair stylists, cosmetologists and barbers, Spa at the Park provides **a fully furnished, beautiful, professional setting for massage therapists**. **Everything is provided**, including:

- Hydraulic massage table
- Electric warming blanket
- Towel warmer
- Linen service (including hand towels)
- Adjustable, rolling massage therapist stool
- Supply cart on wheels
- Dressing chair
- Clock
- Personal items tray
- Side table with drawers and cabinet for supplies
- Google Home mini (so many cool uses you haven't thought about)
- Dimmable LED lights
- Bottled water for your customers
- Kitchen with refrigerator, microwave and coffee machine
- Bathroom with shower
- 24/7 access with security system
- Nightly cleaning
- Easy access and parking

All you need to bring are your family pictures to personalize the space and whatever products you use, and you're in business!

Here at Spa at the Park, you **make your own schedule, set your own rates, serve customers that you like**, and most importantly, **you keep everything you make!**

To give you an idea of **how much money** you can make . . .

If you work **part time** in a **shared suite (8-10 hours of work per week)**

3 clients/day	\$75.00 massage and tip x 3 = \$225.00/day
3 days/week	\$225.00 x 3 = \$675.00/week
Rent	\$675.00 - \$100 = \$575.00/week
Annual income	\$575.00 x 52 weeks = \$29,900/year

If you work **part time** in **your own private suite (14 hours of work per week)**

3-4 clients/day	\$75.00 massage and tip x 3.5 = \$262.50/day
4 days/week	\$262.50 x 4 = \$1,050.00/week
Rent	\$1,050.00 - \$200 = \$850.00/week
Annual income	\$850.00 x 52 weeks = \$44,200/year

If you work **full time** in **your own private suite (30 hours of work per week)**

6 clients/day	\$75.00 massage and tip x 6 = \$450.00/day
5 days/week	\$450.00 x 5 = \$2,250.00/week
Rent	\$2,250.00 - \$200 = \$2,050.00/week
Annual income	\$2,050.00 x 52 weeks = \$106,600/year

Spa at the Park is **extremely well located** and **easy to get to** on Southfield Road north of 12 Mile Road.

To **learn more about this exciting new opportunity** or to request a showing, please call or email Nikki at (248) 443-9000 or nmorrison@griffinproperties.com.

START YOUR BEST NEW LIFE TODAY! COME AND TAKE A LOOK AT YOUR NEW HOME!

