



WINSTON TRAITTEL
REALTY, INC.

FOR SALE



**34753 S Gratiot Ave
Clinton Township, Michigan 48035**

FOR MORE INFORMATION CONTACT:

MARK LUSKY

248.624.7200

MLUSKY@WTREALTY.COM

**6960 ORCHARD LAKE ROAD SUITE 308
WEST BLOOMFIELD, MI 48322**

Information contained herein is subject to verification and no liability for errors or omissions is assumed.
Price is subject to change and listing may be withdrawn without notice.

PROPERTY INFORMATION

PROPERTY ADDRESS: 34753 S GRATIOT AVE
CLINTON TOWNSHIP, MICHIGAN 48035

CROSS STREETS: SOUTH OF 15 MILE

PROPERTY TYPE: RETAIL

ZONE: B-3

YEAR BUILT: 1940

BUILDING SIZE: 1,170 SF

LOT SIZE: 0.05 AC

SALE PRICE: \$119,000.00

PARKING: 5 SPACES

BUILDING HIGHLIGHTS:

- *GREAT EXPOSURE ON GRATIOT
- *LAND CONTRACT AVAILABLE
- *GOOD FREEWAY ACCESS
- *36,857 CARS PER DAY
- *MONTH TO MONTH TENANT IN FRONT HALF OF THE BUILDING



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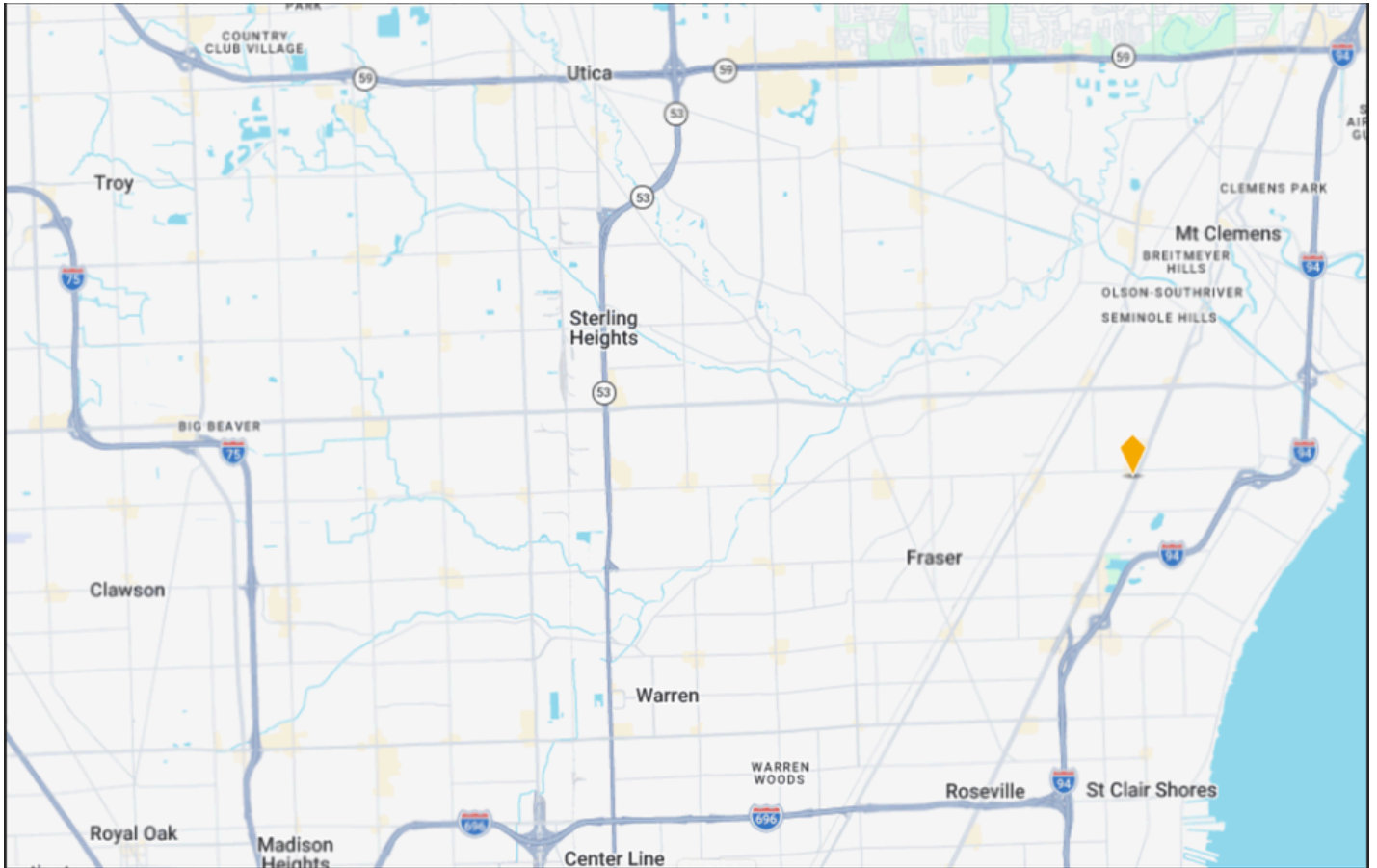
DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	10,966		99,904		251,516	
2025 Estimate	10,911		98,687		248,537	
2020 Census	11,128		97,441		245,793	
Growth 2025 - 2030	0.50%		1.23%		1.20%	
Growth 2020 - 2025	-1.95%		1.28%		1.12%	
2025 Population by Hispanic Origin	440		2,916		7,621	
2025 Population	10,911		98,687		248,537	
White	7,229	66.25%	71,339	72.29%	184,115	74.08%
Black	2,334	21.39%	17,824	18.06%	39,042	15.71%
Am. Indian & Alaskan	43	0.39%	282	0.29%	670	0.27%
Asian	270	2.47%	1,967	1.99%	6,441	2.59%
Hawaiian & Pacific Island	7	0.06%	79	0.08%	149	0.06%
Other	1,028	9.42%	7,196	7.29%	18,120	7.29%
U.S. Armed Forces	6		139		330	
Households						
2030 Projection	4,448		44,596		110,185	
2025 Estimate	4,425		44,019		108,738	
2020 Census	4,518		43,397		107,116	
Growth 2025 - 2030	0.52%		1.31%		1.33%	
Growth 2020 - 2025	-2.06%		1.43%		1.51%	
Owner Occupied	3,064	69.24%	29,491	67.00%	73,930	67.99%
Renter Occupied	1,361	30.76%	14,527	33.00%	34,808	32.01%
2025 Households by HH Income	4,426		44,018		108,740	
Income: <\$25,000	724	16.36%	6,377	14.49%	15,162	13.94%
Income: \$25,000 - \$50,000	688	15.54%	10,451	23.74%	24,006	22.08%
Income: \$50,000 - \$75,000	1,121	25.33%	8,492	19.29%	20,616	18.96%
Income: \$75,000 - \$100,000	677	15.30%	6,194	14.07%	15,430	14.19%
Income: \$100,000 - \$125,000	594	13.42%	4,987	11.33%	12,290	11.30%
Income: \$125,000 - \$150,000	245	5.54%	2,750	6.25%	7,346	6.76%
Income: \$150,000 - \$200,000	247	5.58%	2,913	6.62%	8,058	7.41%
Income: \$200,000+	130	2.94%	1,854	4.21%	5,832	5.36%
2025 Avg Household Income	\$79,390		\$81,705		\$86,364	
2025 Med Household Income	\$68,513		\$65,947		\$68,683	



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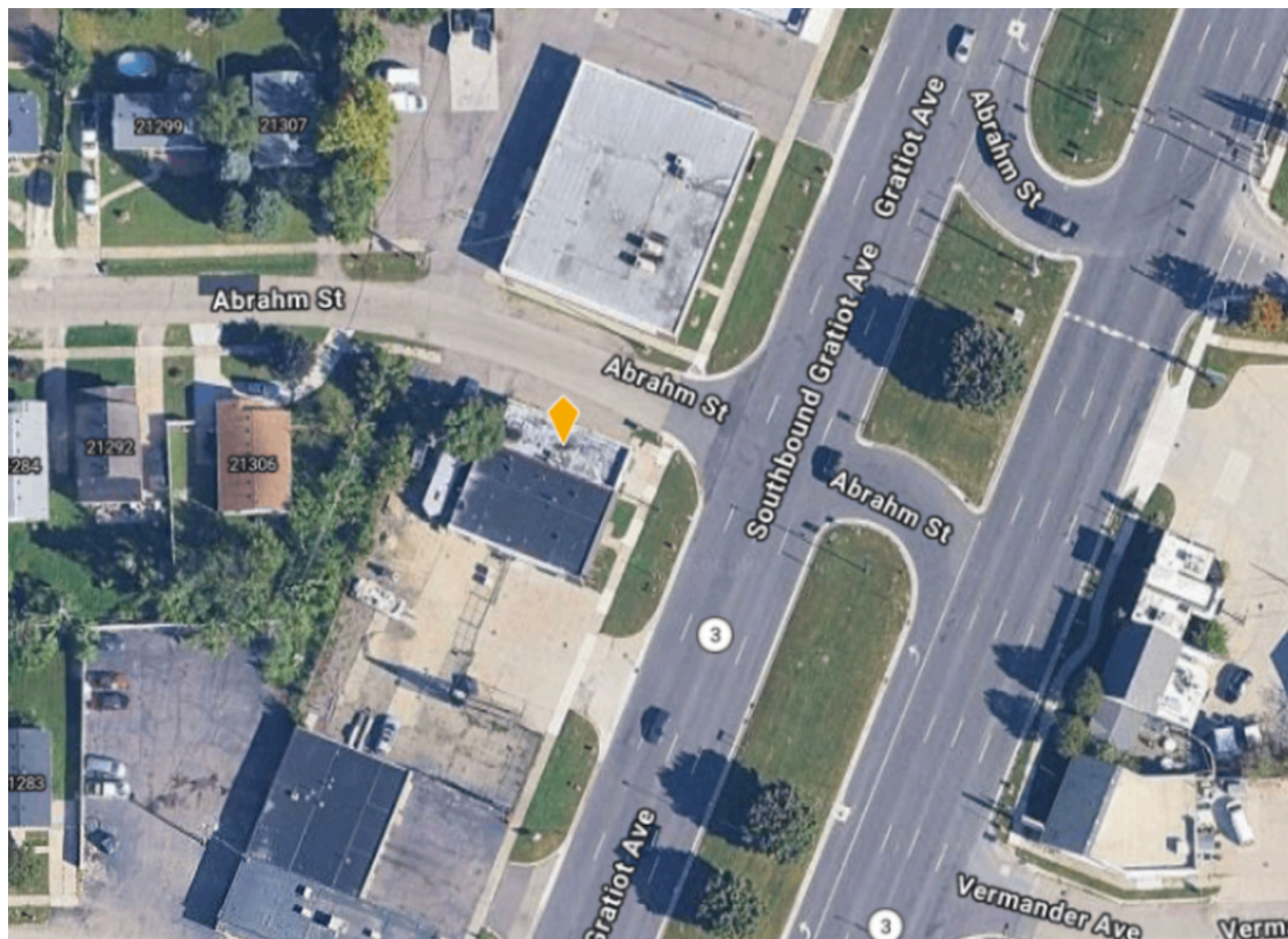
MAP



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AERIAL



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