

RETAIL PROPERTY // FOR LEASE

1,352 SF RETAIL/OFFICE SPACE WITH GROESBECK SIGNAGE - CARINI PLAZA

33990 GROESBECK HIGHWAY
CLINTON TOWNSHIP, MI 48035



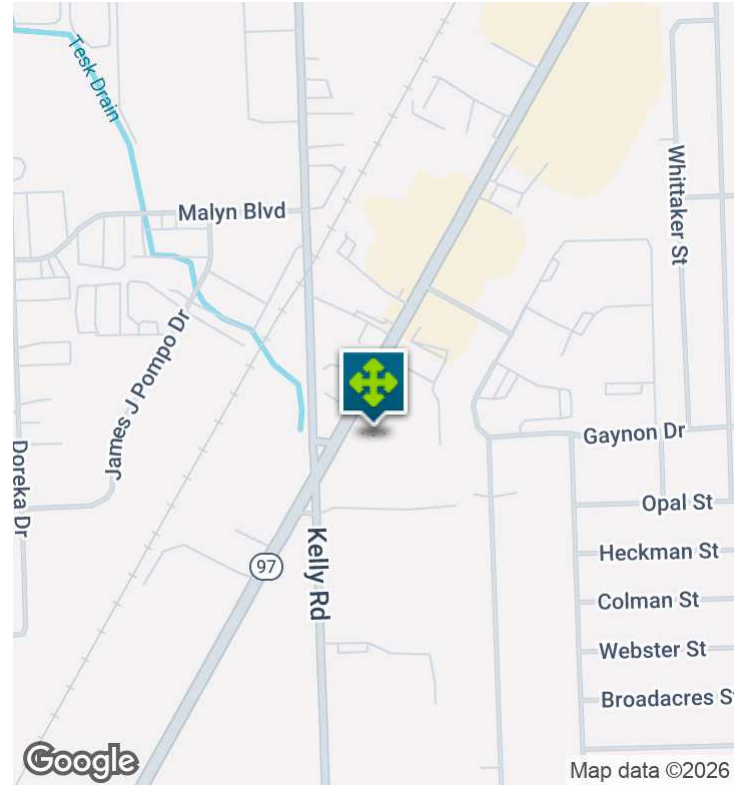
- 1,352 SF Space
- Traffic light in front of the complex
- Great Groesbeck Hwy exposure
- Over 39,000 cars per day
- Signage available



26555 Evergreen Road, Suite 1500
Southfield, MI 48076
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EXECUTIVE SUMMARY



| | |
|-------------------|------------------------------|
| Lease Rate | \$12.00 SF/YR (GROSS) |
|-------------------|------------------------------|

OFFERING SUMMARY

| | |
|-----------------------|-------------|
| Building Size: | 6,248 SF |
| Available SF: | 1,352 SF |
| Lot Size: | 0.95 Acres |
| Year Built: | 1987 |
| Zoning: | COMM/IMPR |
| Market: | Detroit |
| Submarket: | Macomb East |
| Traffic Count: | 39,000 |

PROPERTY OVERVIEW

1,352 SF retail/office space available for lease in Clinton Twp. The space features one (1) bathroom and an open layout. Ideal for retail or office use at Kelly Rd & Groesbeck Hwy; move-in ready. Former GLM Power Sports. Over 30,000 cars a day at Kelly Rd and Groesbeck Hwy. Gross rent includes taxes, insurance, and exterior maintenance; the tenant pays separately metered utilities.

LOCATION OVERVIEW

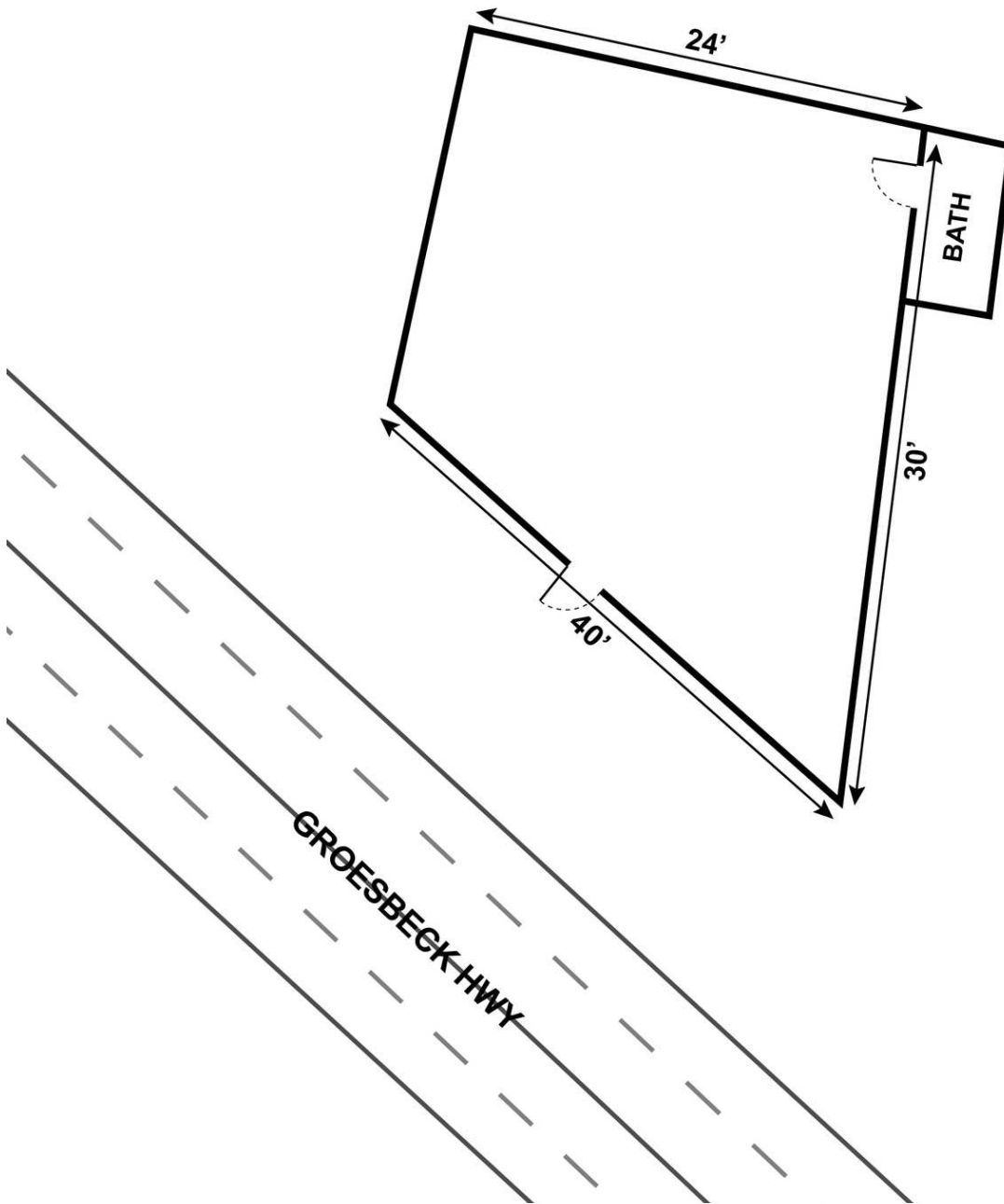
Great location with Groesbeck frontage.

PROPERTY HIGHLIGHTS

- 1,352 SF Space
- Traffic light in front of the complex
- Great Groesbeck Hwy exposure
- Over 39,000 cars per day
- Signage available

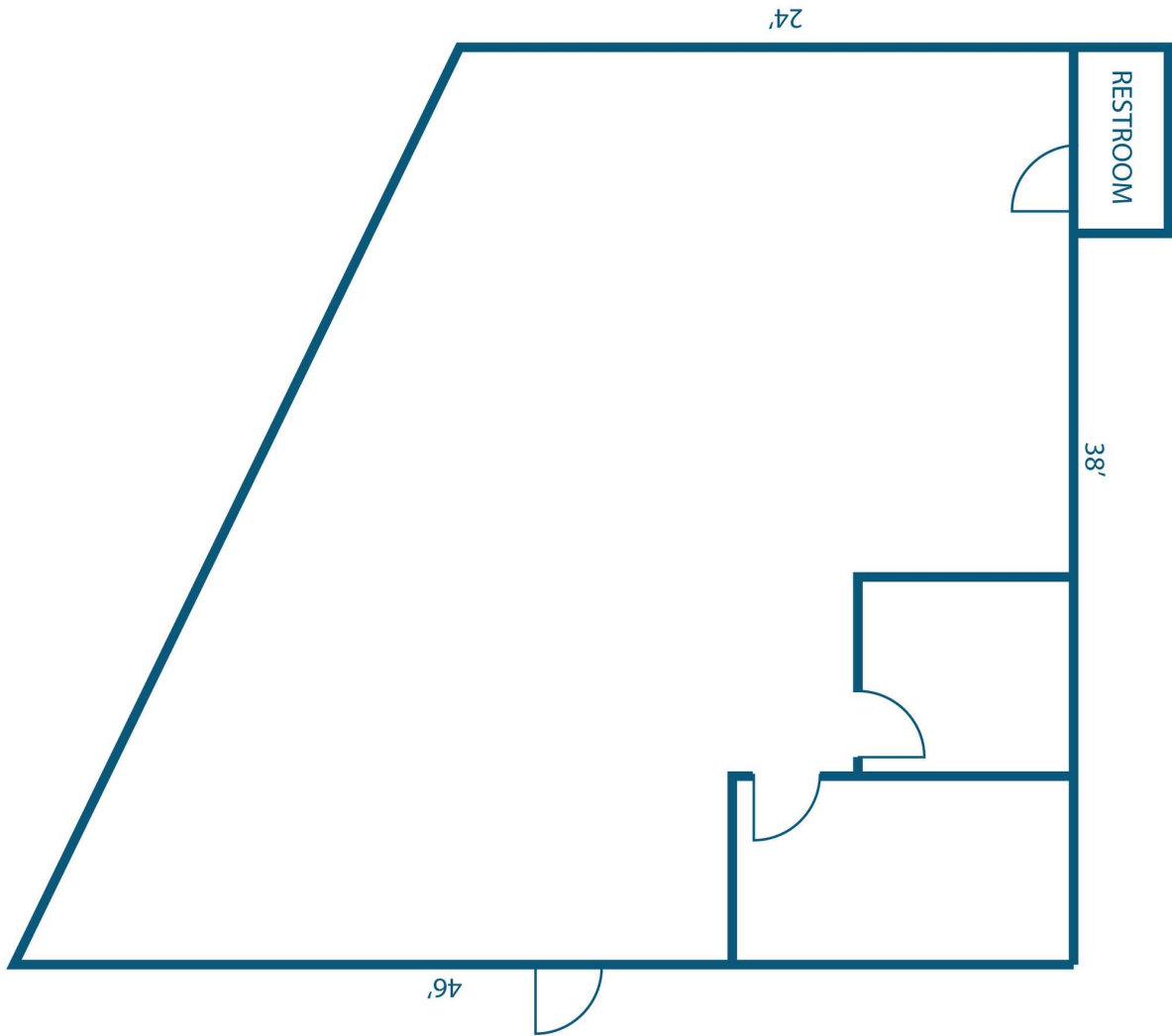
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ADDITIONAL PHOTOS



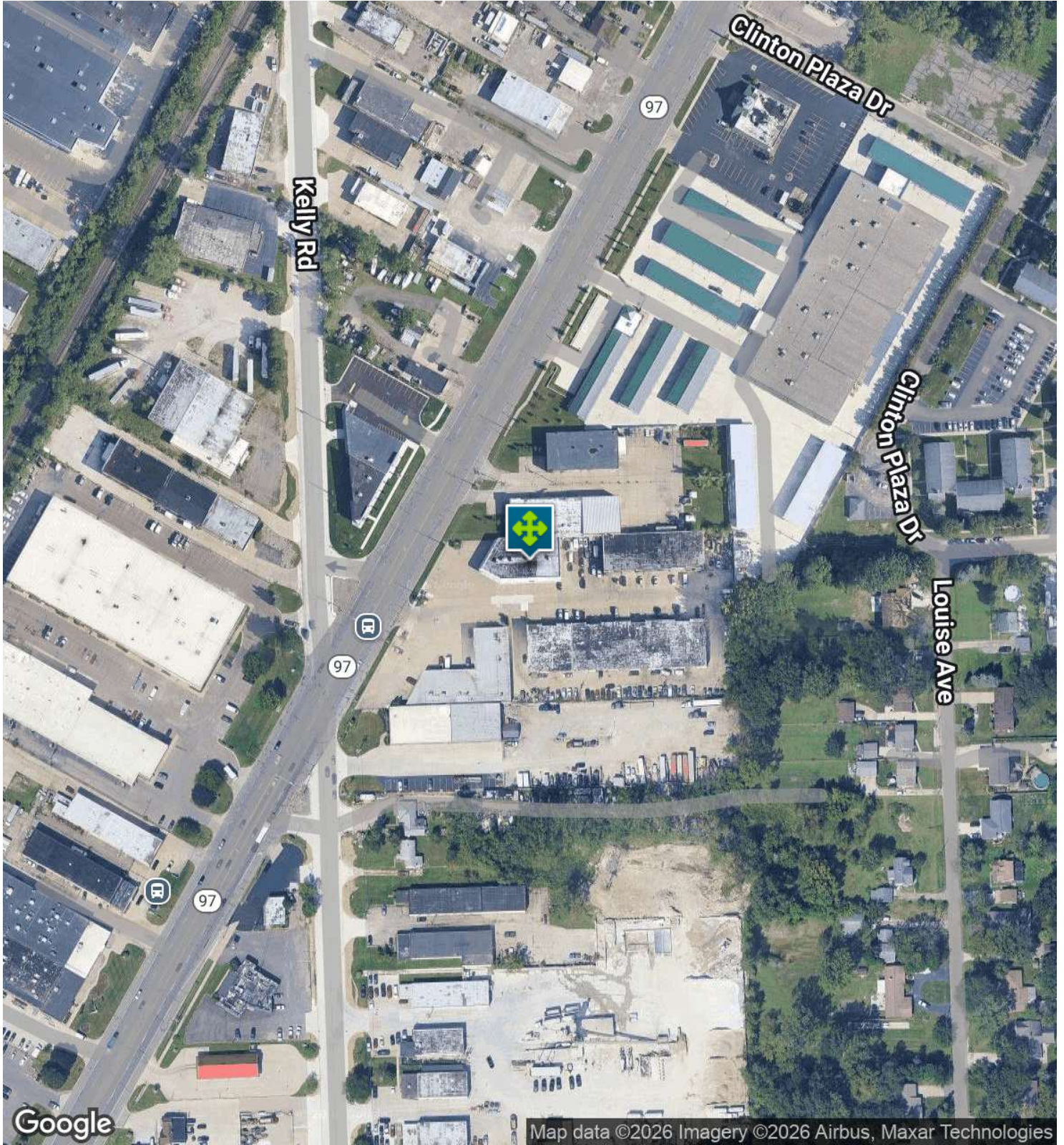
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FLOOR PLANS



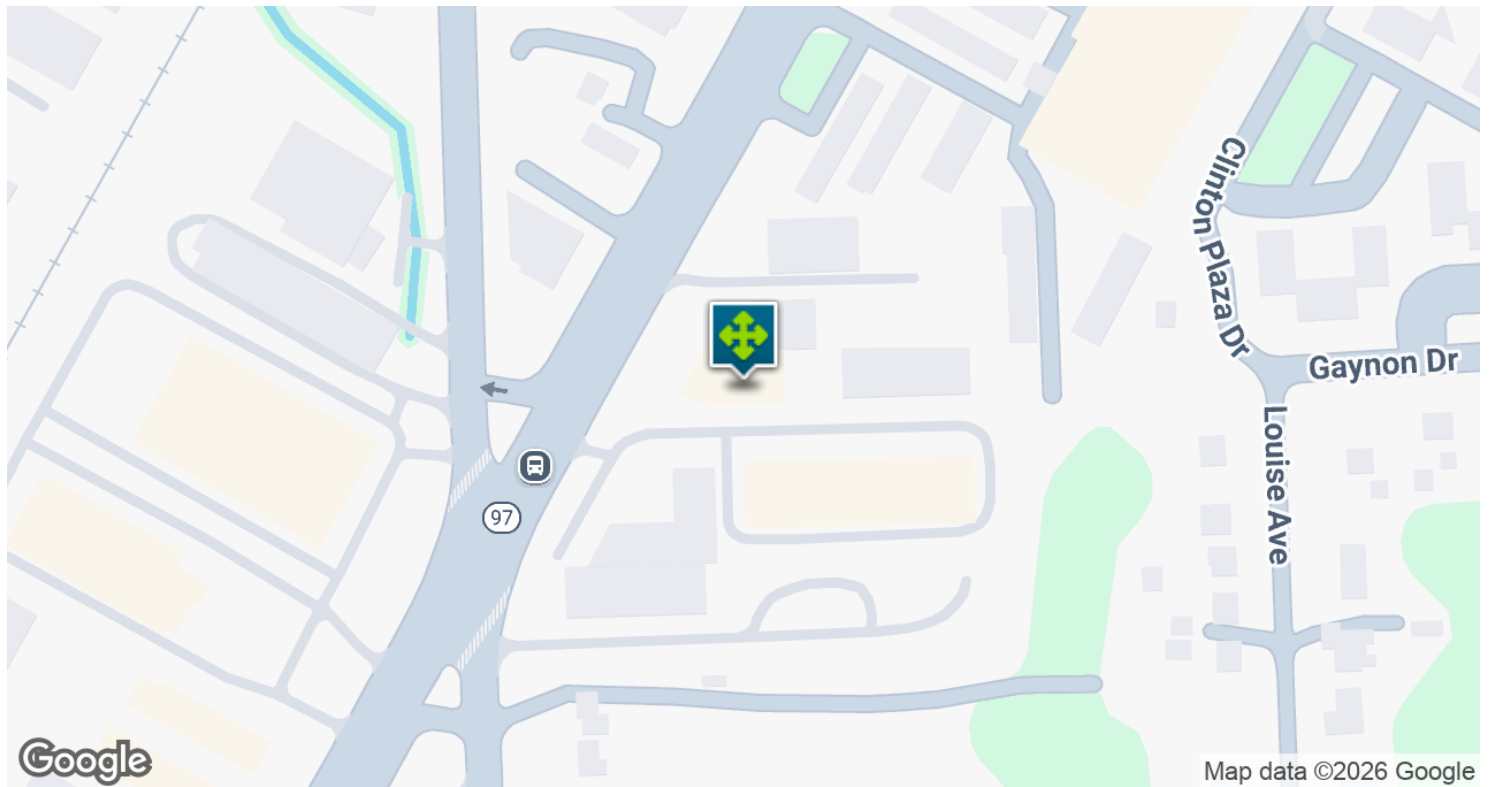
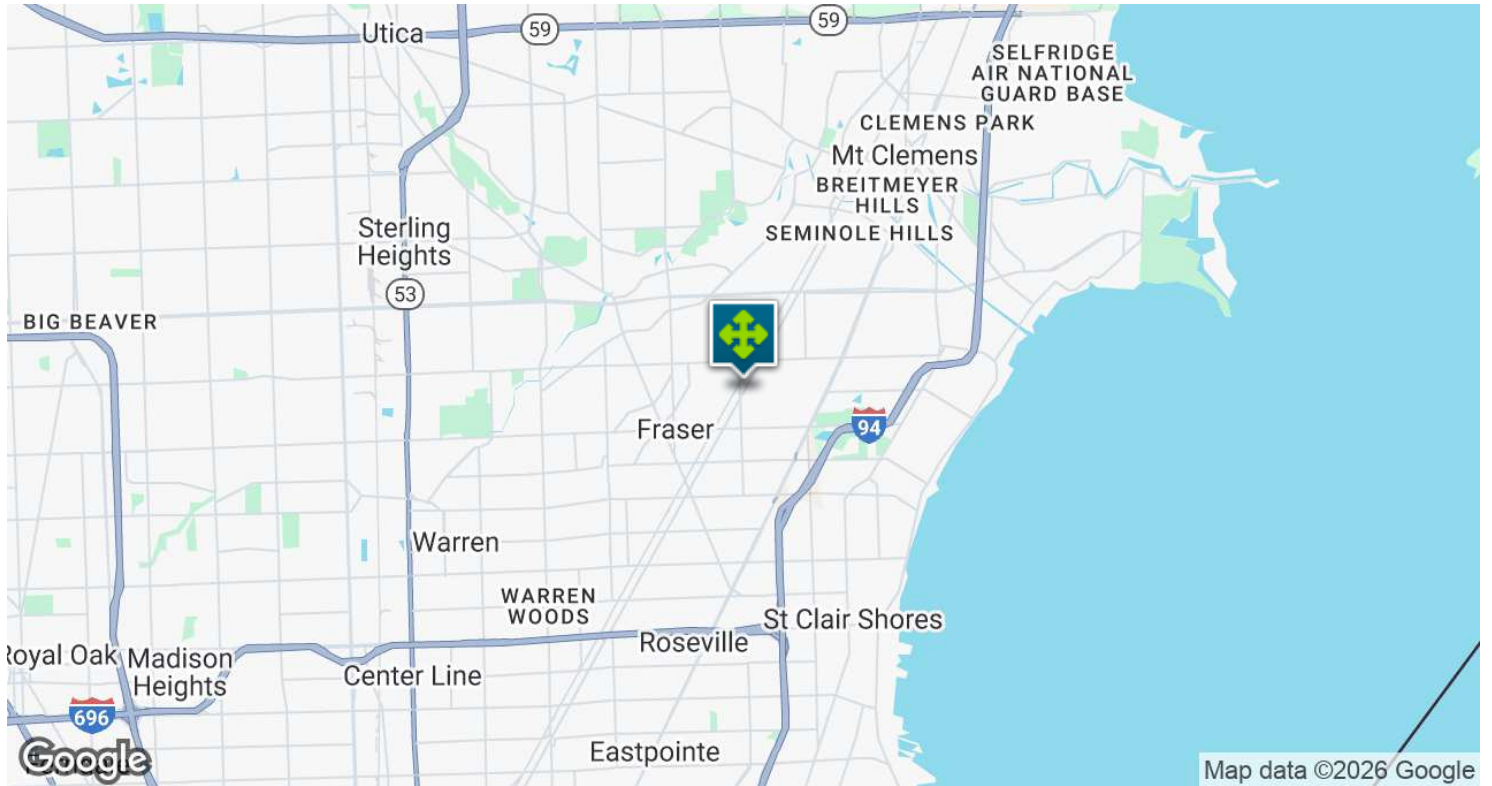
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AERIAL MAP

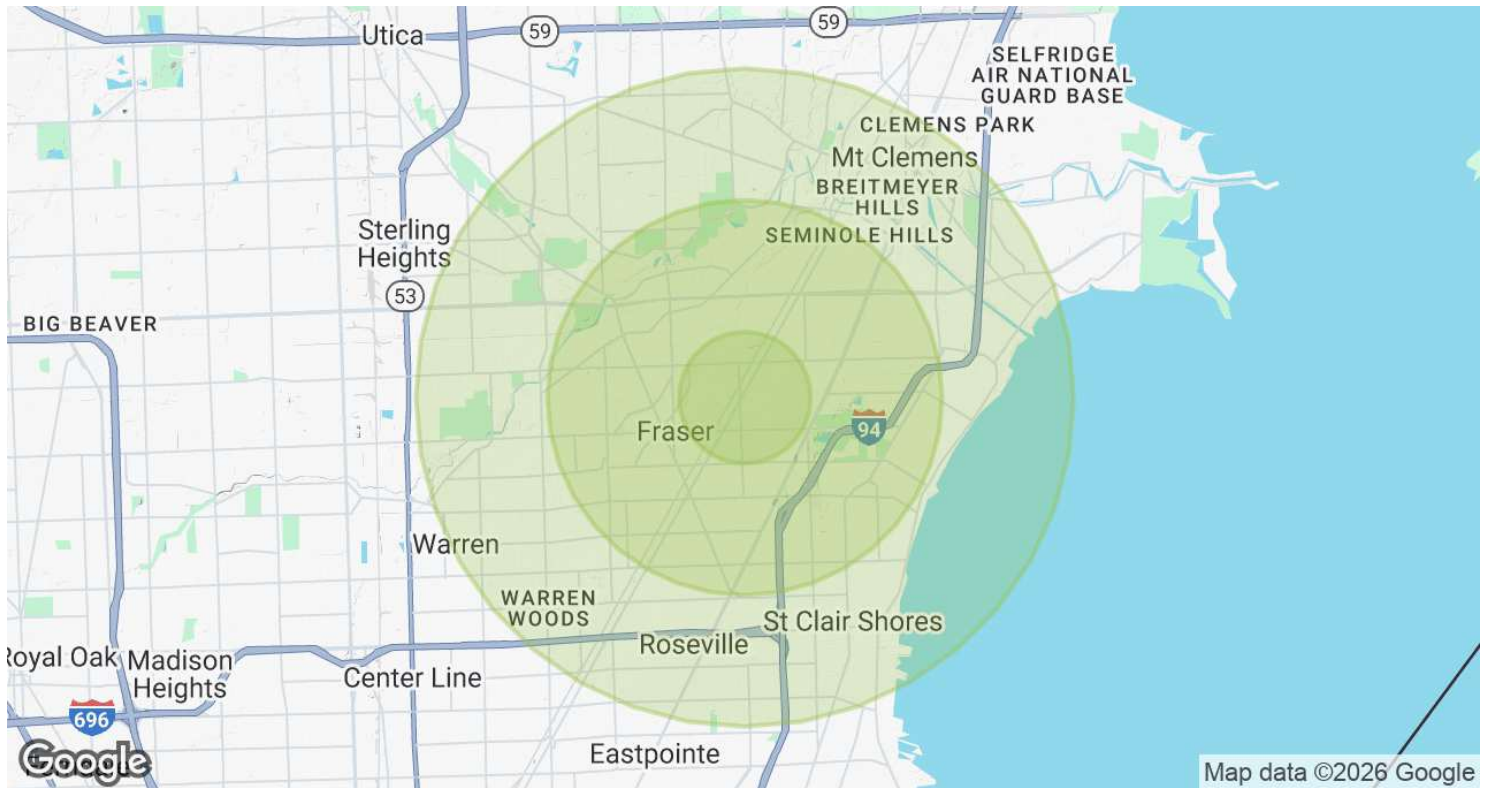


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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 13,104 | 105,131 | 272,927 |
| Average Age | 41 | 43 | 43 |
| Average Age (Male) | 40 | 42 | 42 |
| Average Age (Female) | 42 | 44 | 44 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,609 | 45,013 | 116,578 |
| # of Persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH Income | \$78,162 | \$84,837 | \$86,376 |
| Average House Value | \$172,834 | \$206,810 | \$215,323 |

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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