

MASONIC SHOPPING CENTER

32078 GRATIOT AVE, ROSEVILLE, MI 48066



CREATIVE
COMMERCIAL REAL ESTATE, INC.

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42,291 SF SUBLEASE

(Lease Expiration: June 30, 2039)

 [CLICK FOR DETAILS](#)



RETAIL OPPORTUNITY

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PROPERTY DETAILS

Property Address	32078 Gratiot Ave
City/Township	Roseville
Shopping Center Size	98,817 SF
Space Available	42,291 SF
Asking Rental Rate	Contact Broker
Parking	Ample Spaces
Year Built	1983

AREA TENANTS



- ◆ Opportunity near to Ross Dress For Less on the northeast corner of Gratiot Avenue and Masonic in Roseville, Michigan. The property is situated across from the Macomb Mall, a 933,000 square foot enclosed regional mall, anchored by Dick's Sporting Goods, Kohl's, Hobby Lobby, and more.
- ◆ Over 65,000 vehicles per day pass the property. Ample parking and pylon signage.

FOR MORE INFORMATION PLEASE CONTACT:

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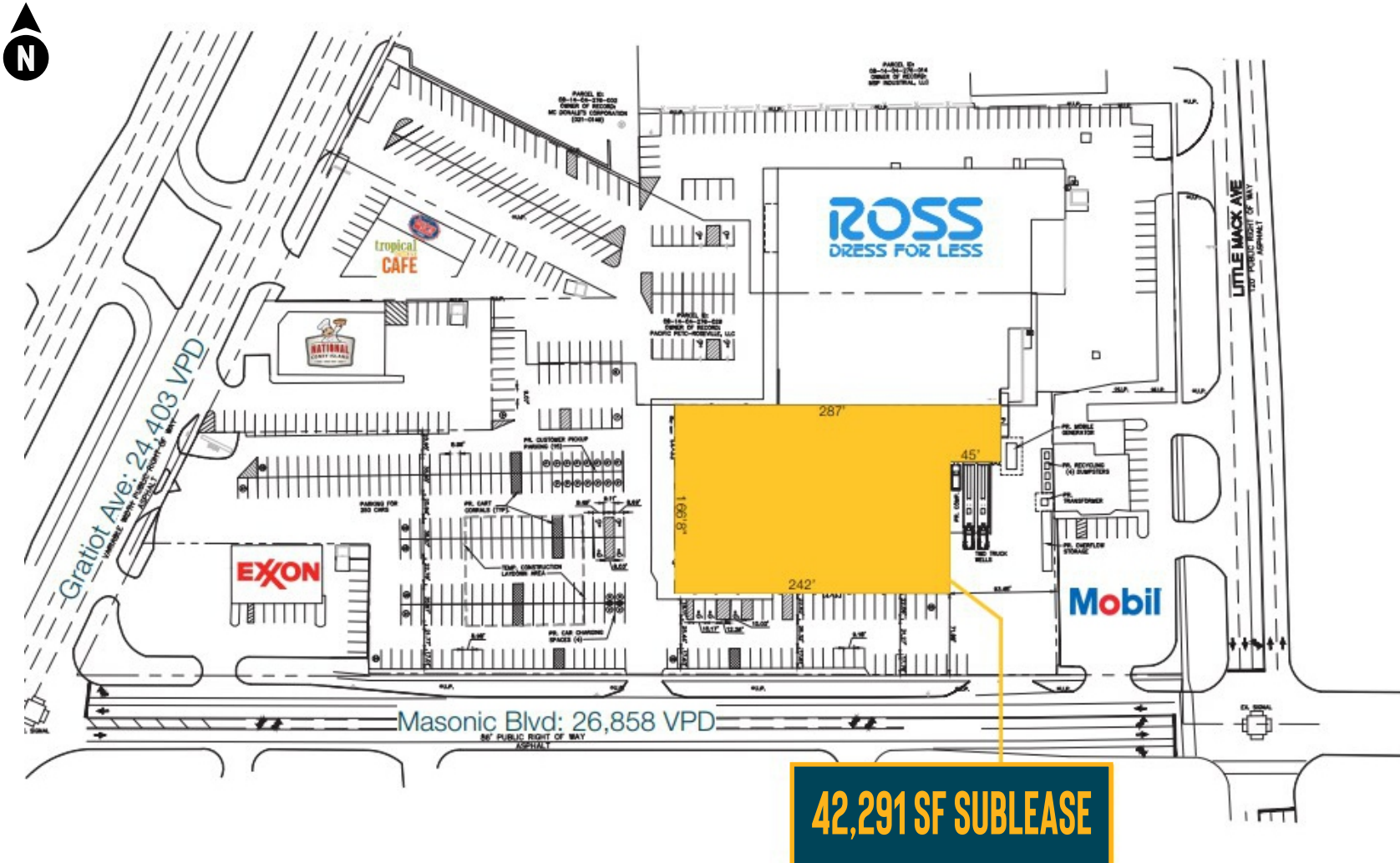
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SITE PLAN

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Creative Commercial Real Estate, Inc. makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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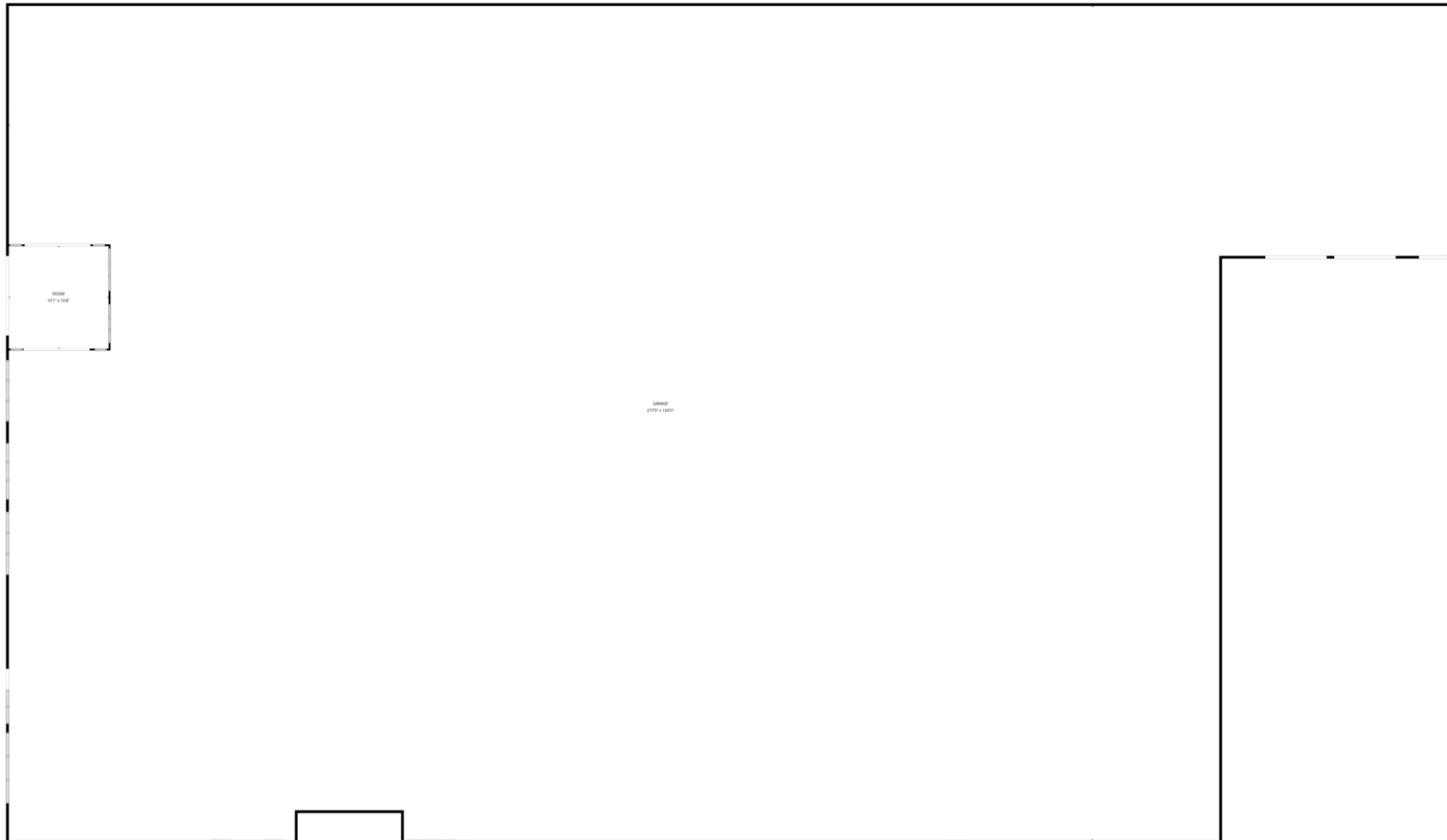


RETAILERS AERIAL MAP

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TOTAL: 0 sq. ft
1st floor: 0 sq. ft
EXCLUDED AREAS: GARAGE: 38795 sq. ft, ROOM: 377 sq. ft, WALLS: 463 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN

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POPULATION	2 MILES	5 MILES	10 MILES
2020 Population	51,348	258,901	854,914
2024 Population	51,448	259,314	866,721
2029 Population Projection	51,960	261,867	876,295
Annual Growth 2020-2024	0%	0%	0.3%
Annual Growth 2024-2029	0.2	0.2%	0.2%
Median Age	42.1	42.4	40.9
Bachelor's Degree or Higher	18%	20%	22%
U.S. Armed Forces	49	264	648

HOUSEHOLDS	2 MILES	5 MILES	10 MILES
2020 Households	22,552	111,555	343,349
2024 Households	22,635	112,102	347,574
2029 Household Projection	22,877	113,338	351,441
Annual Growth 2020-2024	0.4%	0.4%	0.6%
Annual Growth 2024-2029	0.2%	0.2%	0.2%
Owner Occupied Households	15,794	79,217	240,638
Renter Occupied Households	7,083	34,121	110,803
Avg Household Size	2.2	2.3	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer	\$608.7M	\$3.1B	\$9.9B

INCOME	2 MILES	5 MILES	10 MILES
Avg Household Income	\$80,569	\$83,981	\$88,350
Median Household Income	\$65,893	\$67,332	\$68,133
< \$25,000	3,311	15,798	58,035
\$25,000 - 50,000	5,088	25,176	69,871
\$50,000 - 75,000	4,611	22,200	63,898
\$75,000 - 100,000	3,052	15,690	43,810
\$100,000 - 125,000	2,811	12,801	38,083
\$125,000 - 150,000	1,617	7,237	23,796
\$150,000 - 200,000	1,346	7,9317	27,087
\$200,000+	800	5,268	22,996

HOUSING	2 MILES	5 MILES	10 MILES
Median Home Value	\$176,477	\$191,925	\$216,435
Median Year Built	1964	1965	1967

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