

RETAIL PROPERTY // FOR LEASE

1,850 SF RETAIL/OFFICE SPACE WITH GROESBECK SIGNAGE - CARINI PLAZA

33980 GROESBECK HIGHWAY
CLINTON TOWNSHIP, MI 48035



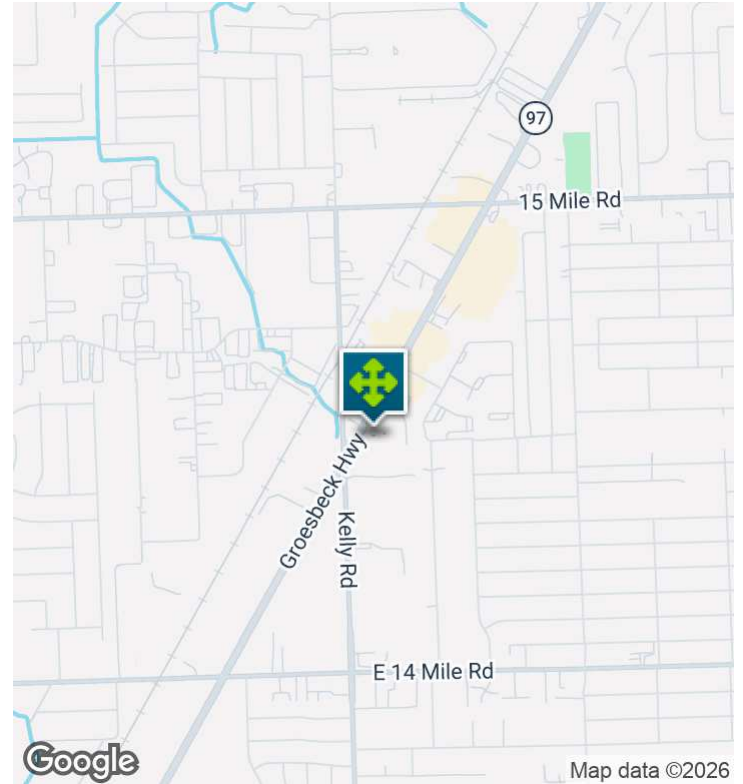
- 1,850 SF Retail/Office Space
- Former Ice Cream / Coffee Shop
- Great Groesbeck Hwy exposure
- Over 39,000 cars per day



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EXECUTIVE SUMMARY



Lease Rate	\$12 SF/YR (GROSS)
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OFFERING SUMMARY

Building Size:	6,248 SF
Available SF:	1,850 SF
Lot Size:	0.95 Acres
Year Built:	1987
Zoning:	COMM/IMPR
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	39,000

PROPERTY OVERVIEW

1,850 SF retail/office space available for lease in Clinton Twp. The space features one (1) bathroom, large sink, coffee & condiments bar, front counter bar and an open layout with designer lighting. Ideal for retail or office use at Kelly Rd & Groesbeck Hwy; move-in ready. Former Ice Cream / Coffee Shop. 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

- 1,850 SF Space
- Former Ice Cream / Coffee Shop
- Large sink w/ coffee bar
- Over 39,000 cars per day

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ADDITIONAL PHOTOS



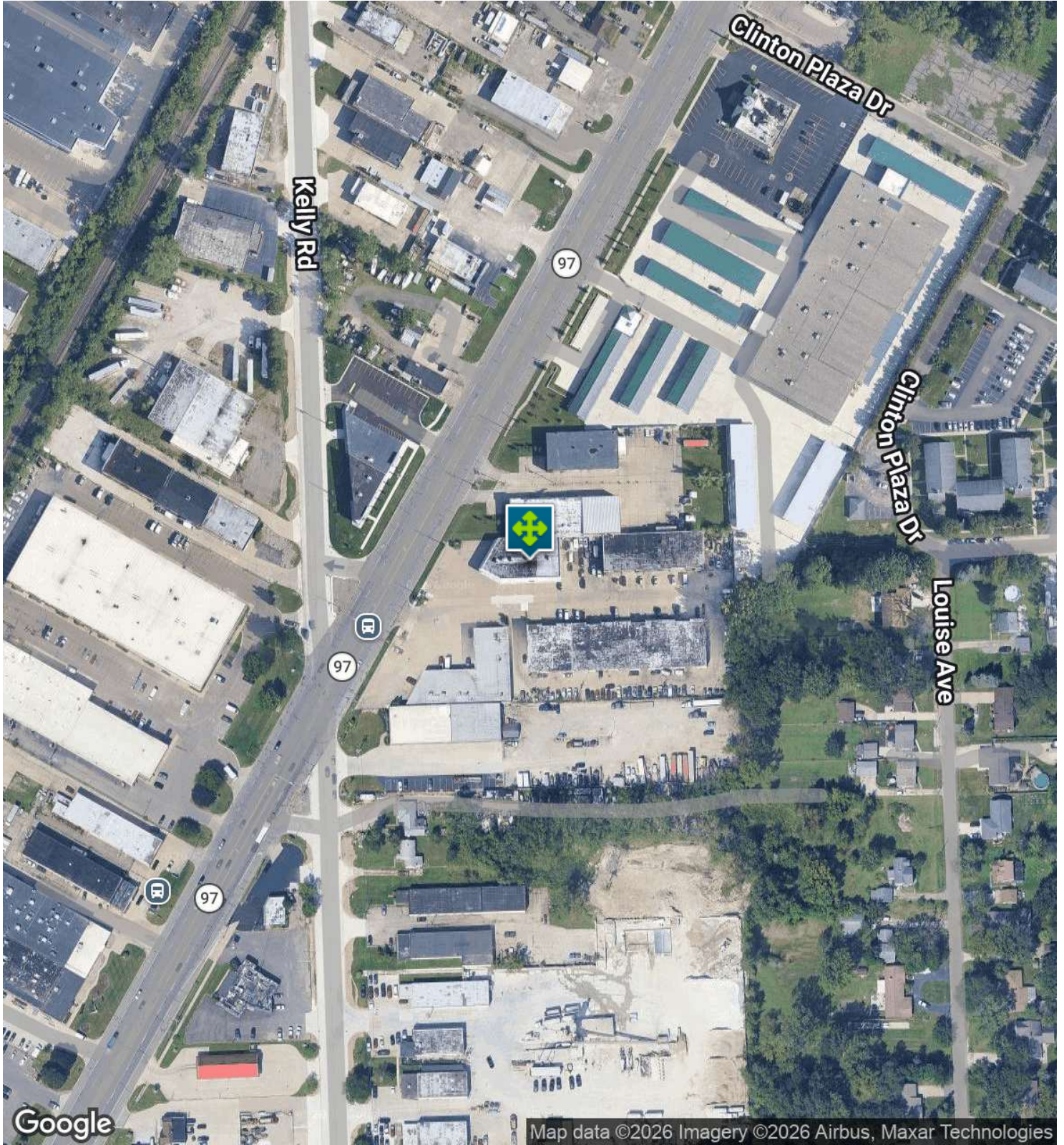
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RETAILER MAP



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AERIAL MAP



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



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Corporate & Investment Real Estate

John T. Arthurs PARTNER

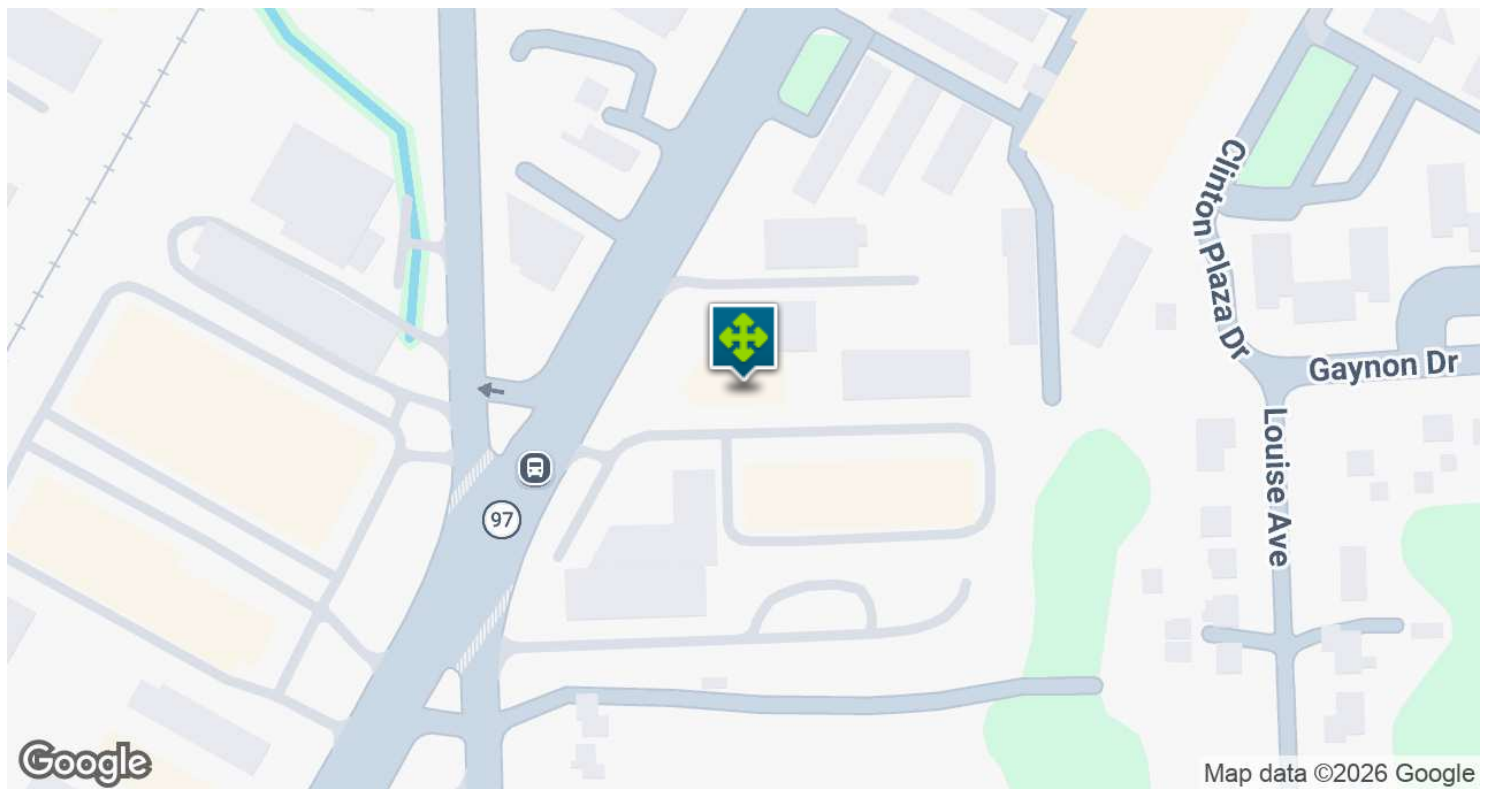
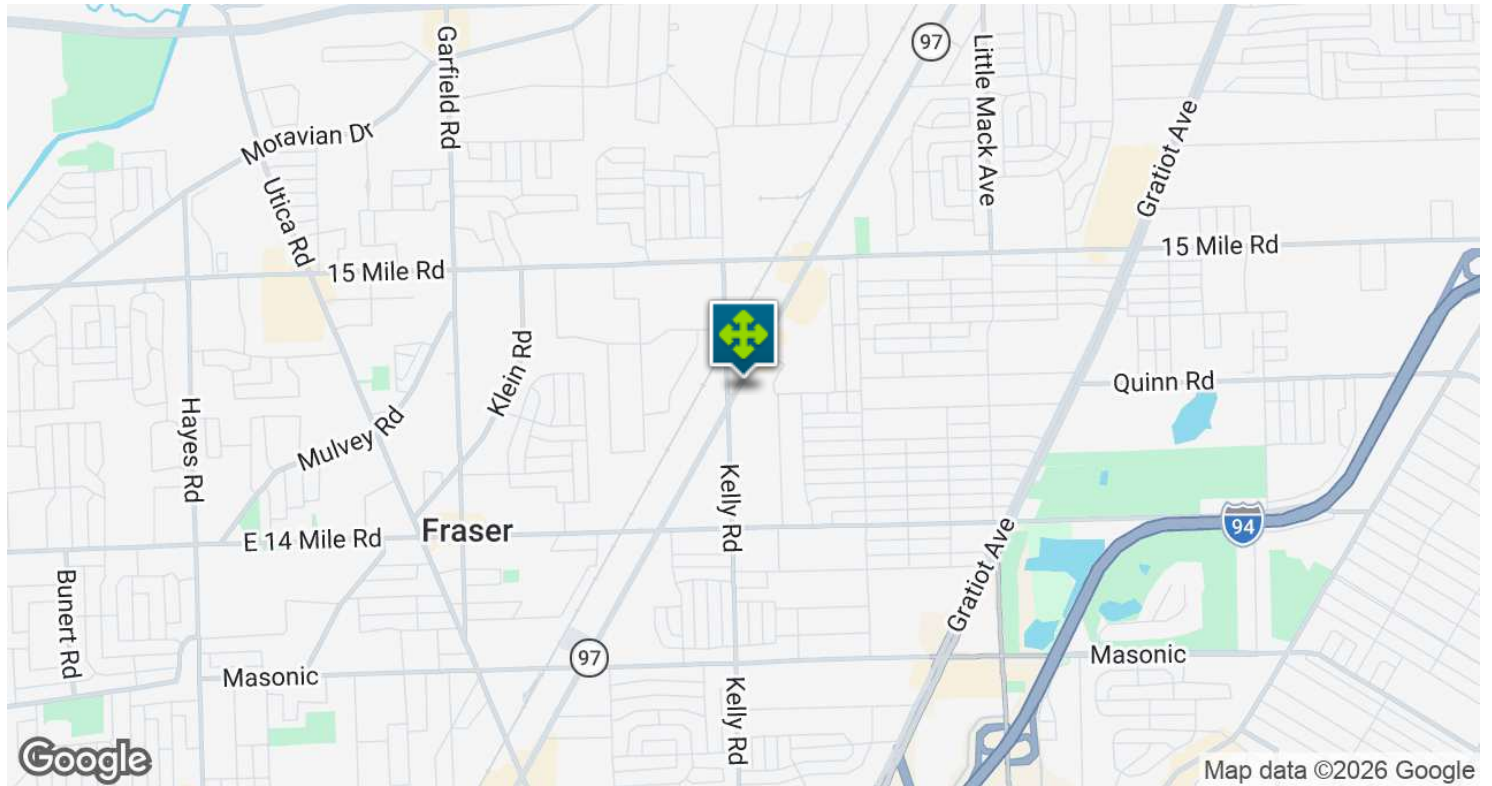
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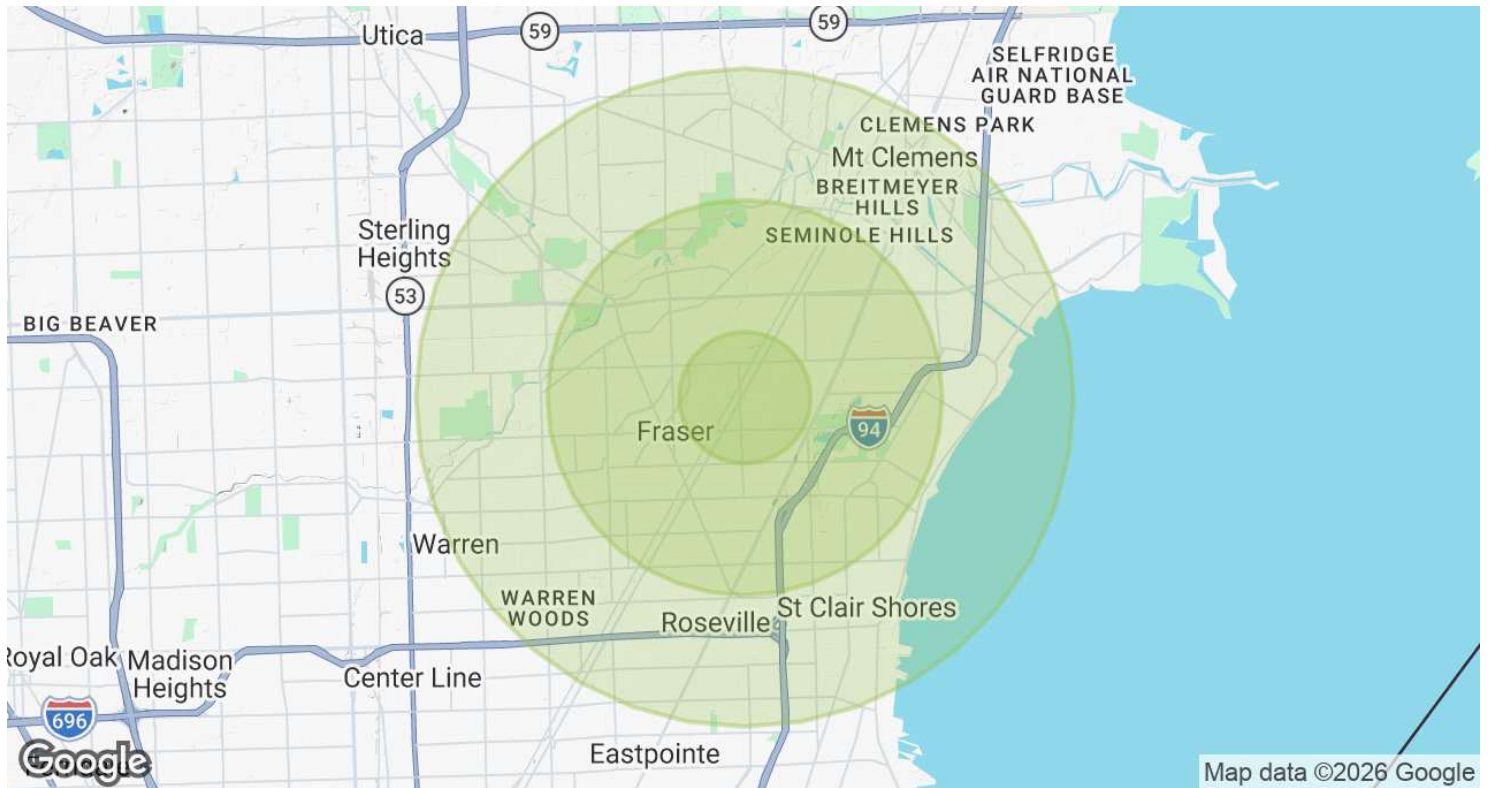
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LOCATION MAP



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

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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