

FOR LEASE



Partridge Plaza

24798 William P Rosso Highway
Clinton Township, MI 48036

1,513 SF
AVAILABLE

\$35.00
SF/YR



Re/Max Commercial
23676 Park Street
Dearborn, MI 48124
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Yousef Beydoun

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Property Overview



1,513 SF

AVAILABLE SF



\$35

ASKING RATE SF/YR



2018

YEAR BUILT



1.42 Acres

LOT SIZE



135000

TRAFFIC COUNT (VPD)



**Starbucks,
Panera, Jersey
Mike's**

ANCHOR TENANTS

EXECUTIVE SUMMARY

Join Starbucks, Panera Bread, and Jersey Mike's at Partridge Plaza, a newer retail development offering immediate occupancy in a highly active commercial corridor.

The property is strategically located near the I-94 & M-59 interchange, one of Southeast Michigan's busiest interchanges. A new 90,000 SF Cabela's is located just east of the site, while Walmart and Menards operate directly across the street, creating strong retail synergy and consistent consumer traffic.

The surrounding trade area features a population of approximately 173,735 people, 68,421 households, an average household income of \$87,154, and approximately 58,802 employees.

Excellent opportunity to position your business alongside major national retailers in an established and growing retail destination.

PROPERTY HIGHLIGHTS

1. 185 on-site parking spaces providing an excellent parking ratio for retail tenants and customers
2. Join Starbucks, Panera Bread & Jersey Mike's
3. Newer retail development
4. Ready for immediate occupancy
5. Excellent visibility and strong retail traffic
6. Near the heavily traveled I-94 & M-59 interchange
7. New 90,000 SF Cabela's located just east of the site
8. Walmart & Menards directly across the street
9. Surrounded by major national retailers
10. Strong regional retail destination
11. Convenient freeway access
12. 1,513 square feet of well-configured retail space with high ceilings and abundant natural light
13. Prominent signage opportunities with high visibility from major roadways
14. Attractive storefront facade with large display windows and modern architectural finishes

ACCESSIBILITY

TRANSIT

Gratiot @ 21 Mile Rd	1.1 mi
Gratiot & Hall	0.2 mi
Gratiot & Hall	0.2 mi

AIRPORTS

Stoney Point (Le Cunff) Airport	28.3 mi
Windsor International Airport	24.8 mi
Oakland County Troy Airport	17.5 mi

HIGHWAYS

William P Rosso Highway	190 ft
Hall Road	0.2 mi
Ford Freeway	0.4 mi
Edsel Ford Freeway	7.8 mi

Space Available

24503

\$35 SF/Yr

SF AVAILABLE

1,513 SF

TERM

Negotiable

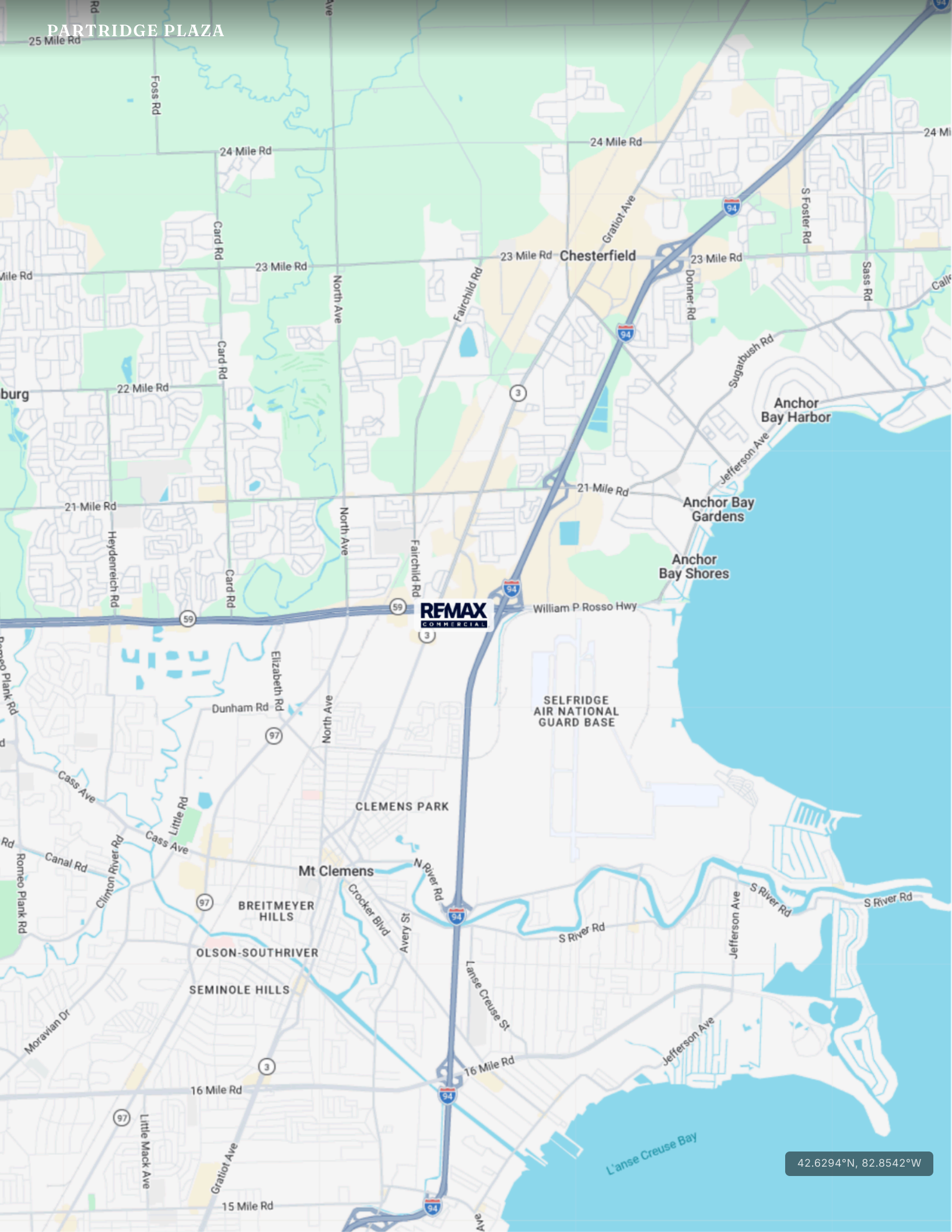
TYPE

NNN

USE

Retail

PARTRIDGE PLAZA



42.6294°N, 82.8542°W

Photo Gallery



Photo Gallery



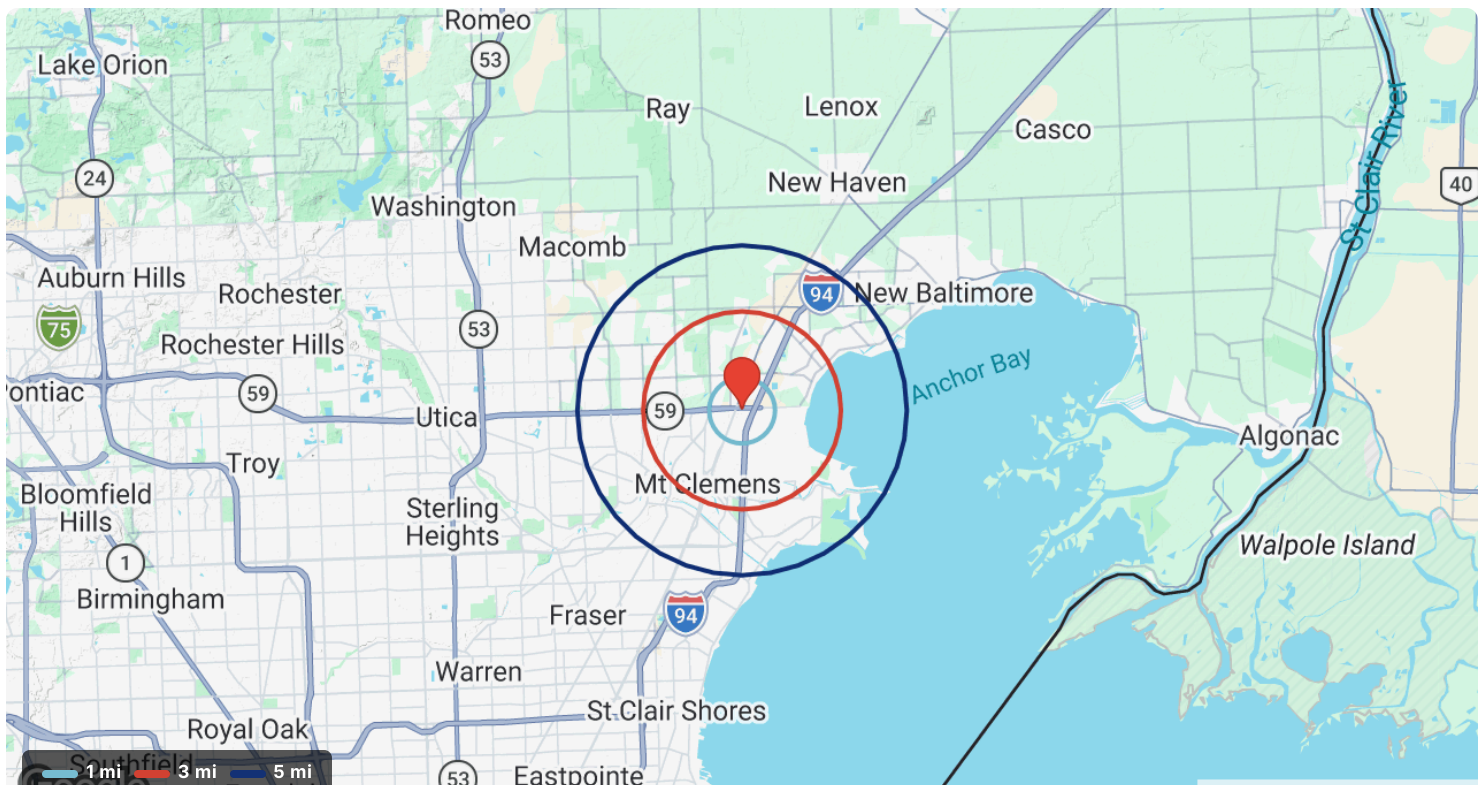
Photo Gallery



Demographics (Detail)

POPULATION				1 MILE	3 MILE	5 MILE
2000 Population				4,170	47,764	140,049
2010 Population				3,942	51,406	159,723
2026 Population				3,884	58,387	173,265
2031 Population				3,903	58,546	173,569
2026-2031 Growth Rate				0.10 %	0.05 %	0.04 %
2026 Daytime Population				7,212	59,756	147,699

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	1,444	18,354	55,323	less than \$15,000	92	2,267	5,229
2010 Total Households	1,380	19,899	62,930	\$15,000-\$24,999	35	1,336	3,291
2026 Total Households	1,513	24,362	73,111	\$25,000-\$34,999	57	1,586	4,390
2031 Total Households	1,552	24,821	74,465	\$35,000-\$49,999	141	2,246	6,852
2026 Avg. Household Size	2.56	2.36	2.35	\$50,000-\$74,999	180	3,633	10,606
2026 Owner Occupied Housing	1,364	16,685	54,107	\$75,000-\$99,999	192	3,299	10,181
2031 Owner Occupied Housing	1,405	17,258	55,756	\$100,000-\$149,999	386	4,680	15,581
2026 Renter Occupied Housing	149	7,677	19,004	\$150,000-\$199,999	168	2,778	8,659
2031 Renter Occupied Housing	147	7,563	18,709	\$200,000 or greater	262	2,536	8,322
2026 Vacant Housing	42	811	2,620	Median HH Income	\$107,415	\$81,911	\$88,487
2026 Total Housing	1,555	25,173	75,731	Average HH Income	\$124,198	\$101,972	\$110,070



Source: ESRI / ArcGIS Business Analyst

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◆
EXCLUSIVELY OFFERED BY

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PLEASE CONTACT THE Re/Max Commercial ADVISOR FOR MORE DETAILS.