

RETAIL PROPERTY // FOR LEASE

1,250 SF OFFICE/RETAIL SPACE FOR LEASE

33810 GROESBECK HWY

CLINTON TOWNSHIP, MI 48035



- 1,250 SF Office/Retail
- Main road frontage on Groesbeck Hwy
- Monument signage
- 36,400 vehicles per day
- Front parking
- Close to I-696 & I-94



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

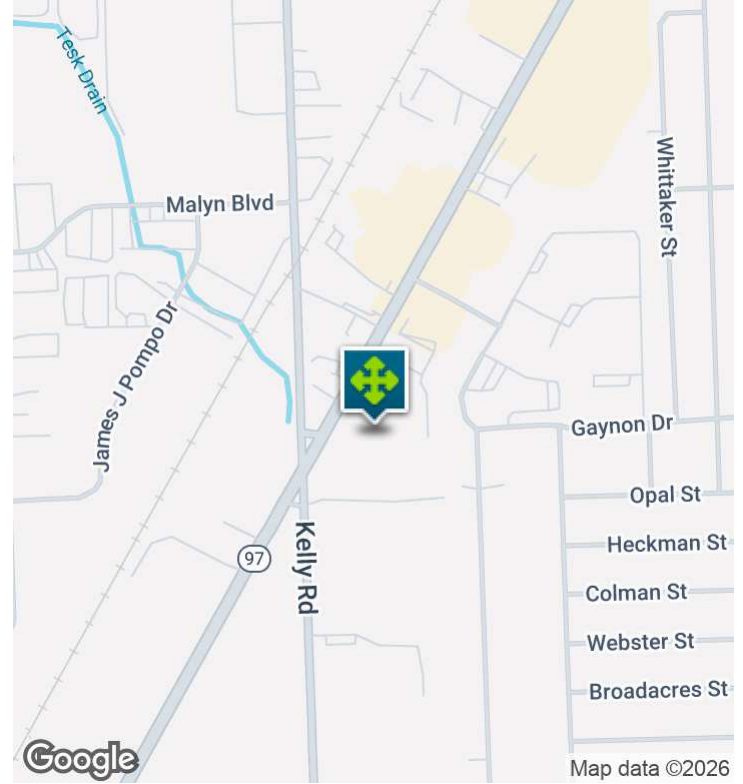
248.358.0100

pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

33810 GROESBECK HWY, CLINTON TOWNSHIP, MI 48035 // FOR LEASE

EXECUTIVE SUMMARY



Lease Rate	\$10.50 SF/YR (GROSS)
-------------------	----------------------------------

OFFERING SUMMARY

Building Size:	5,062 SF
Available SF:	1,250 SF
Year Built:	1987
Zoning:	I-1
Market:	Macomb East
Submarket:	Detroit
Traffic Count:	36,400

PROPERTY OVERVIEW

1,250 SF office/retail space for lease in Carini Plaza. Open layout, tile floors, and several windows offer plenty of natural light. Main road frontage on Groesbeck Hwy with a concrete parking lot for easy ingress and egress. With a daily traffic count of 36,400, the monument sign on Groesbeck Highway allows for signage and great visibility for tenants. Amenities include full A/C and separately metered utilities. Gross rate includes taxes, insurance, and exterior maintenance.

LOCATION OVERVIEW

Located between Groesbeck Hwy and Kelly Rd. Minutes to I-696 and I-94.

PROPERTY HIGHLIGHTS

- 1,250 SF Office/Retail
- Main road frontage on Groesbeck Hwy
- Front parking
- Close to I-696 & I-94



P.A. COMMERCIAL
Corporate & Investment Real Estate

John T. Arthurs PRINCIPAL

D: 248.663.0506 | **C:** 248.563.3225

johna@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

33810 GROESBECK HWY, CLINTON TOWNSHIP, MI 48035 // FOR LEASE

PROPERTY DETAILS

Lease Rate	\$10.50 SF/YR
------------	---------------

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	I-1
APN #	11-33-301-040
Traffic Count	36400
Traffic Count Street	Groesbeck Hwy & Kelly Rd
Waterfront	No
Power	Yes

LOCATION INFORMATION

Building Name	Carini Plaza
Street Address	33810 Groesbeck Hwy
City, State, Zip	Clinton Township, MI 48035
County	Macomb
Market	Macomb East
Sub-market	Detroit
Cross-Streets	Groesbeck Hwy and Kelly Rd

BUILDING INFORMATION

Building Size	5,062 SF
Building Class	C
Tenancy	Multiple
Number of Floors	1
Average Floor Size	5,062 SF
Year Built	1987
Construction Status	Existing
Condition	Good
Free Standing	No

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	25

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Leed Certified	No
Gas / Propane	Yes



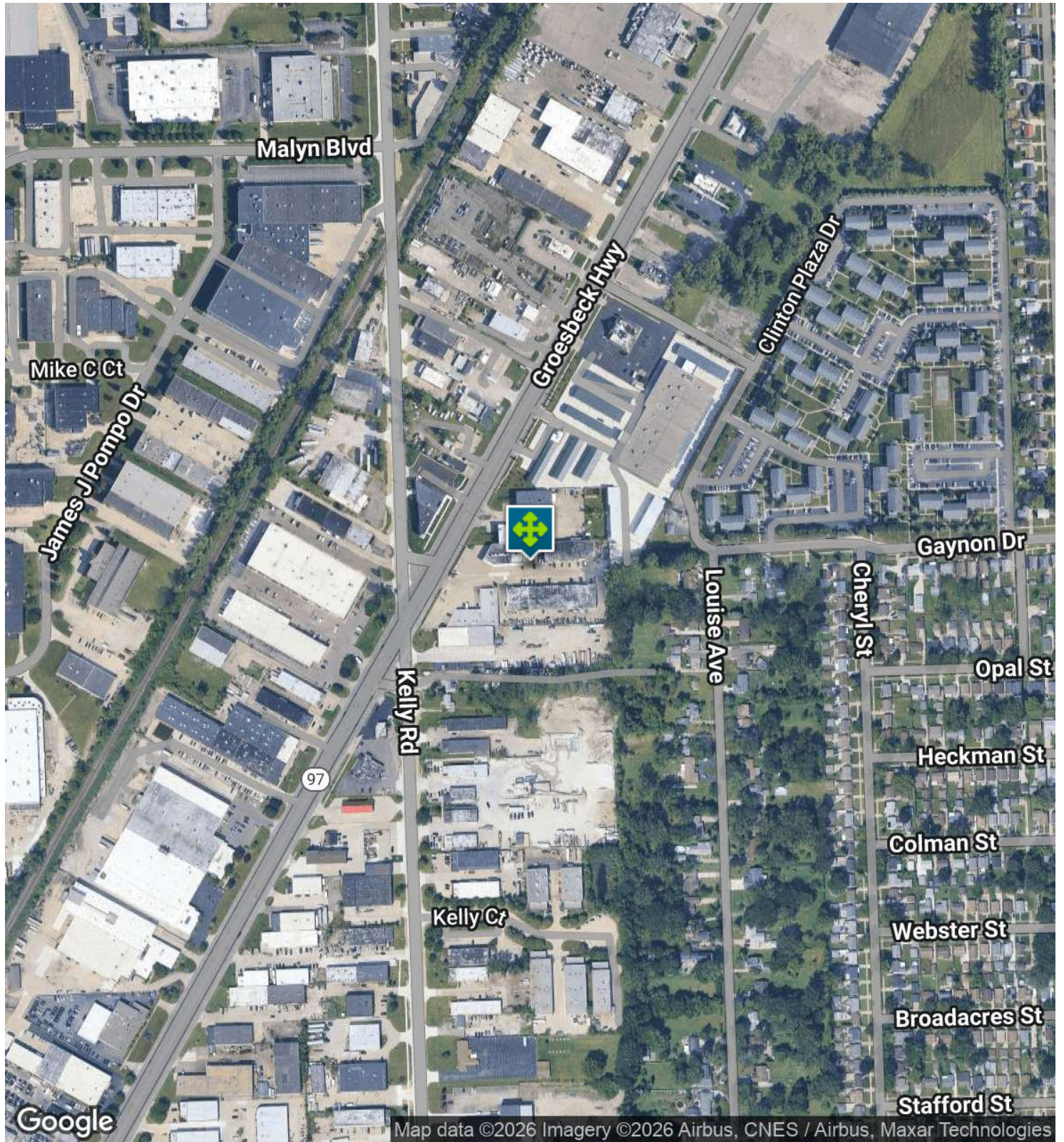
P.A. COMMERCIAL
Corporate & Investment Real Estate

John T. Arthurs PRINCIPAL
D: 248.663.0506 | C: 248.563.3225
johna@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

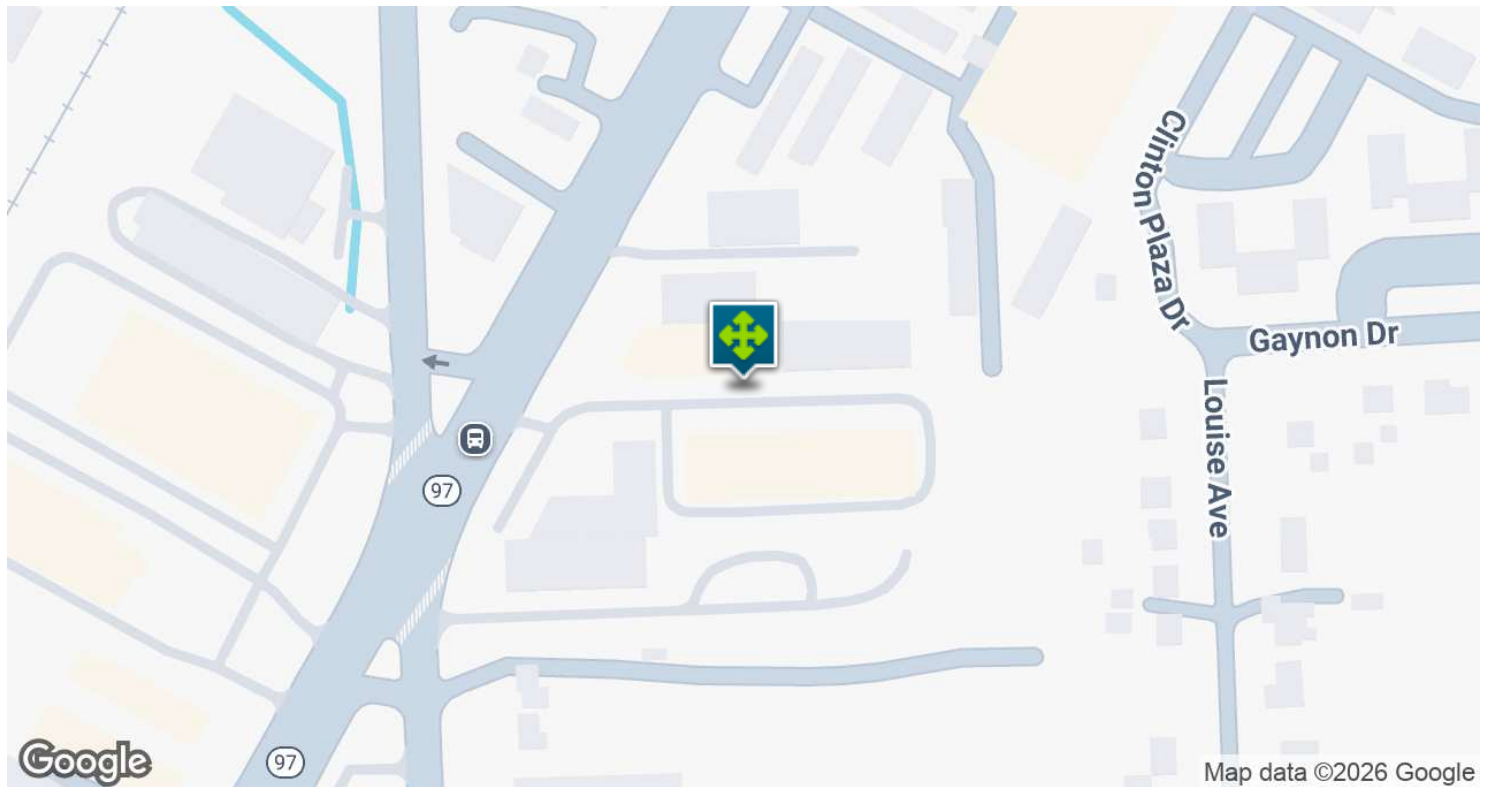
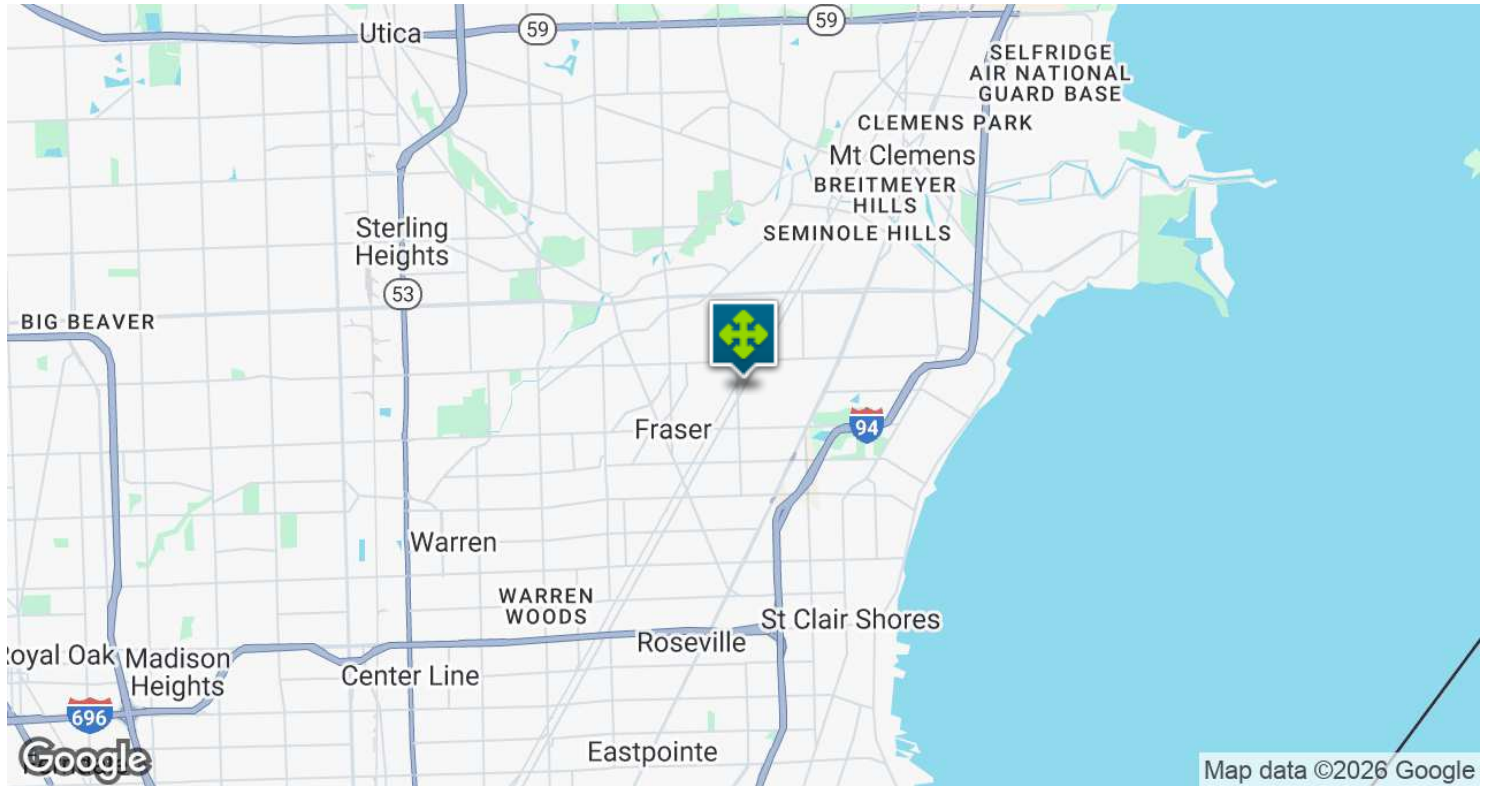
33810 GROESBECK HWY, CLINTON TOWNSHIP, MI 48035 // FOR LEASE

AERIAL MAP



33810 GROESBECK HWY, CLINTON TOWNSHIP, MI 48035 // FOR LEASE

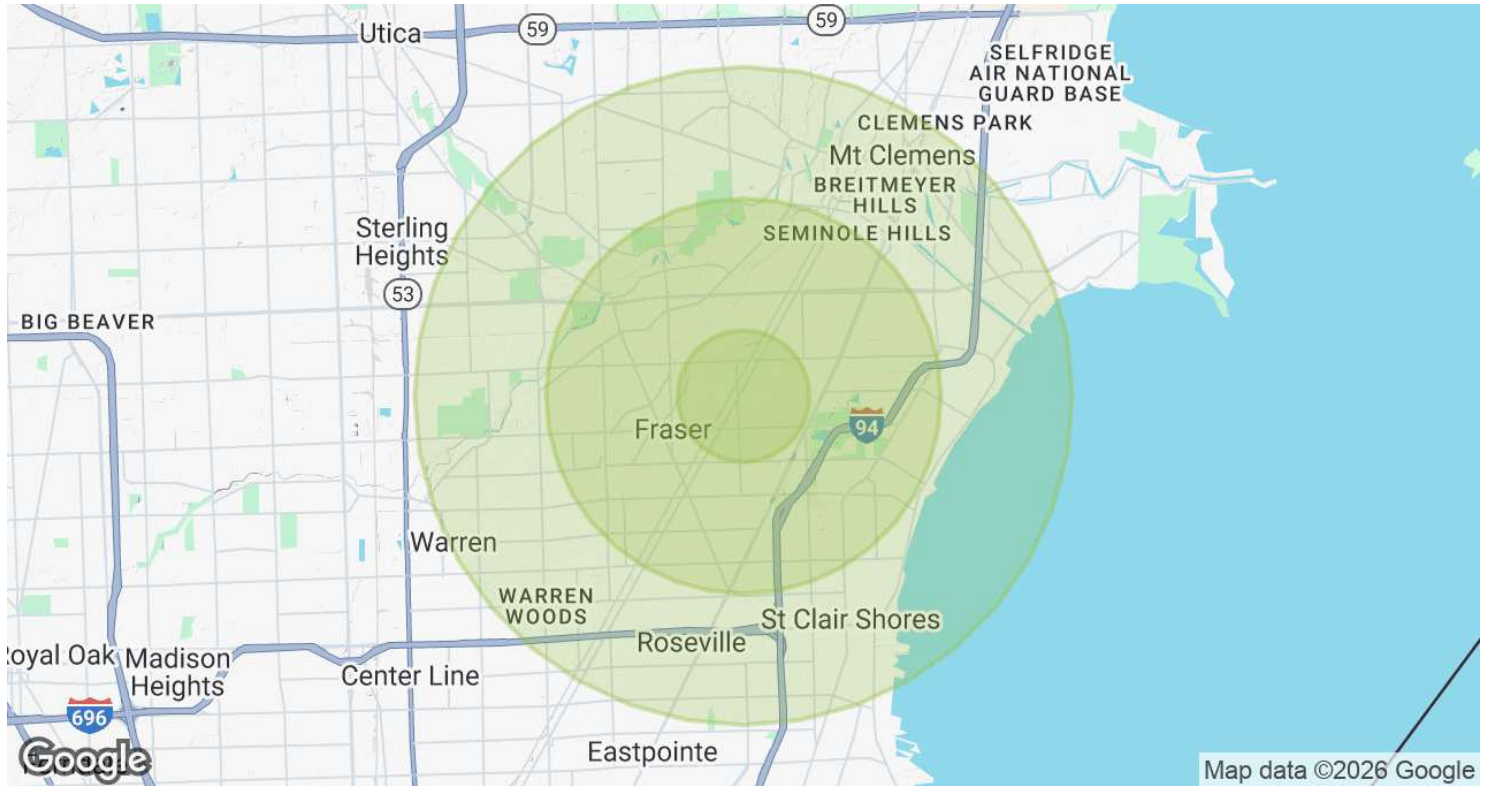
LOCATION MAP



John T. Arthurs PRINCIPAL
D: 248.663.0506 | C: 248.563.3225
johna@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,784	108,244	311,071
Average Age	38.0	40.4	40.9
Average Age (Male)	37.2	38.1	39.1
Average Age (Female)	39.1	42.3	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,348	45,762	130,470
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$55,225	\$58,361	\$60,451
Average House Value	\$131,632	\$145,721	\$150,066

* Demographic data derived from 2020 ACS - US Census

33810 GROESBECK HWY, CLINTON TOWNSHIP, MI 48035 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



John T. Arthurs
PRINCIPAL

D: 248.663.0506

C: 248.563.3225

johna@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



P.A. COMMERCIAL
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.