

# Haney Plaza

## 31040-31070 Gratiot Ave

Roseville, MI

- Former 7-11 Unit Available - 3,060 SF
- Outstanding Frontage on Heavily Travelled Gratiot
- Minutes from Macomb Mall & Major Retail Destinations
- Excellent I-94 Visibility & Access
- Pylon & Building Signage

## RETAIL BUILDING FOR LEASE

### FOR MORE INFORMATION:

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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



**Haney Plaza**  
**31040-31070 Gratiot Ave**  
*Roseville, MI*



**Signage:**



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## Retailer Map:



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### Demographics:

#### Population:

Year	1 Mile	5 Miles	10 Miles
2020 Population	11,904	277,592	875,705
2025 Population	11,783	277,178	889,600
2030 Population Projection	11,868	279,716	899,766

#### Households:

Year	1 Mile	5 Miles	10 Miles
2020 Households	5,221	118,933	352,121
2025 Households	5,163	119,115	357,238
2030 Household Projection	5,200	120,337	361,370

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### Demographics:

#### Income:

Income Type	1 Mile	5 Miles	10 Miles
<b>Avg Household Income</b>	\$76,585	\$83,554	\$87,566
<b>Median Household Income</b>	\$61,332	\$66,855	\$67,378

#### Traffic:

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
<b>E 13 Mile Rd</b>	<b>Gratiot Ave W</b>	21,487	2025	0.03 mi
<b>Gratiot Ave</b>	<b>E 13 Mile Rd SW</b>	38,800	2025	0.05 mi
<b>Gratiot Ave &amp; W I-94</b>	<b>Orange St</b>	15,297	2025	0.07 mi
<b>Gratiot Ave</b>	<b>E 13 Mile Rd NE</b>	54,726	2025	0.08 mi

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## Retail Property Details:

### Details:

<b>Location Description:</b>	NE Corner of Gratiot & 13 Mile
<b>Building Type:</b>	Retail
<b>Class:</b>	C
<b>Zoning:</b>	Commercial
<b>Floors:</b>	1
<b>Year Built:</b>	1989
<b>Gross SF:</b>	11,406 SF
<b>Total Rentable SF:</b>	11,406 SF
<b>Available SF:</b>	3,060 SF
<b>Acres:</b>	1.28
<b>Mulitenant:</b>	Yes
<b>Parcel ID:</b>	08-14-04-455-010

**Property Description:** Positioned along heavily traveled Gratiot Avenue with outstanding frontage and immediate visibility to I-94. 3,060 SF former 7-Eleven offers a prime retail opportunity in a highly trafficked commercial corridor. Excellent access, prominent pylon and building signage, and strong surrounding retail synergy directly across from national and local retailers. The space is well-suited for a variety of retail, medical, restaurant, or service-oriented users.

### Economic:

<b>Min/Max Rental Rate:</b>	\$26.95/SF
<b>Rental Terms:</b>	NNN
<b>Annual Escalations:</b>	3%
<b>Occupancy:</b>	Immediate
<b>Parking:</b>	Surface - 6.58/1,000
<b>Partition Allowance:</b>	Negotiable
<b>Signage:</b>	Pylon & Building
<b>Status:</b>	Existing

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## 31040-31070 Gratiot Ave

*Troy, MI*



### Available Suites:



**31040:** 3,060 SF

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