

RETAIL PROPERTY // FOR LEASE

# 1,352 SF RETAIL/OFFICE SPACE WITH GROESBECK SIGNAGE - CARINI PLAZA

33970 GROESBECK HIGHWAY  
CLINTON TOWNSHIP, MI 48035



- 1,352 SF Retail/Office Space
- Former Nail Shop
- Great Groesbeck Hwy exposure
- Over 39,000 cars per day

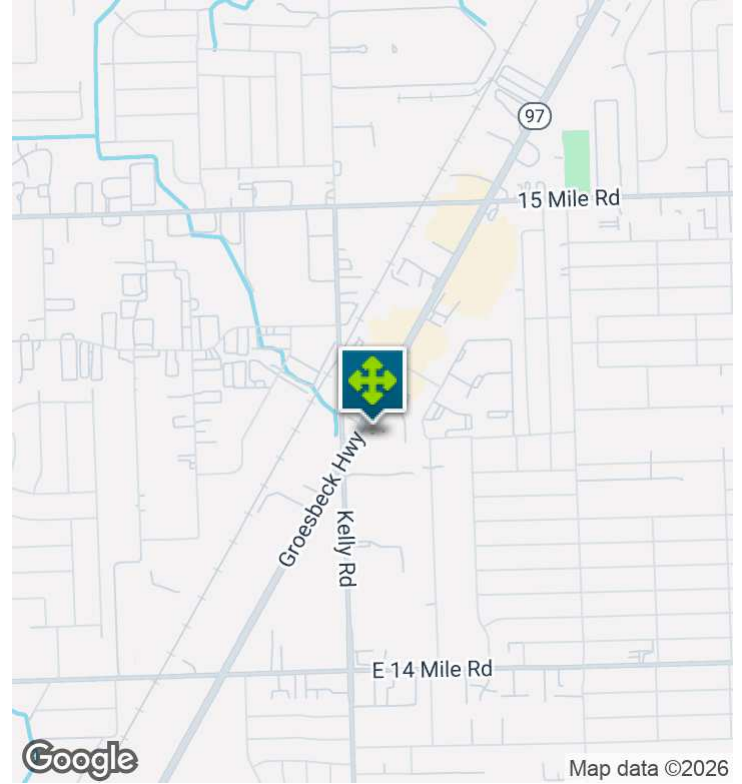


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**EXECUTIVE SUMMARY**



<b>Lease Rate</b>	<b>\$8.00 SF/YR (GROSS)</b>
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**OFFERING SUMMARY**

<b>Building Size:</b>	6,248 SF
<b>Available SF:</b>	1,352 SF
<b>Year Built:</b>	1987
<b>Market:</b>	Detroit
<b>Submarket:</b>	Macomb East
<b>Traffic Count:</b>	39,000

**PROPERTY OVERVIEW**

1,352 SF former nail salon available for lease in Clinton Twp. The space features one (1) bathroom, wood laminate floors, plumbing and water hookups, a drop ceiling, fluorescent lighting, and an open layout. Ideal for retail or office use; move-in ready. 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**

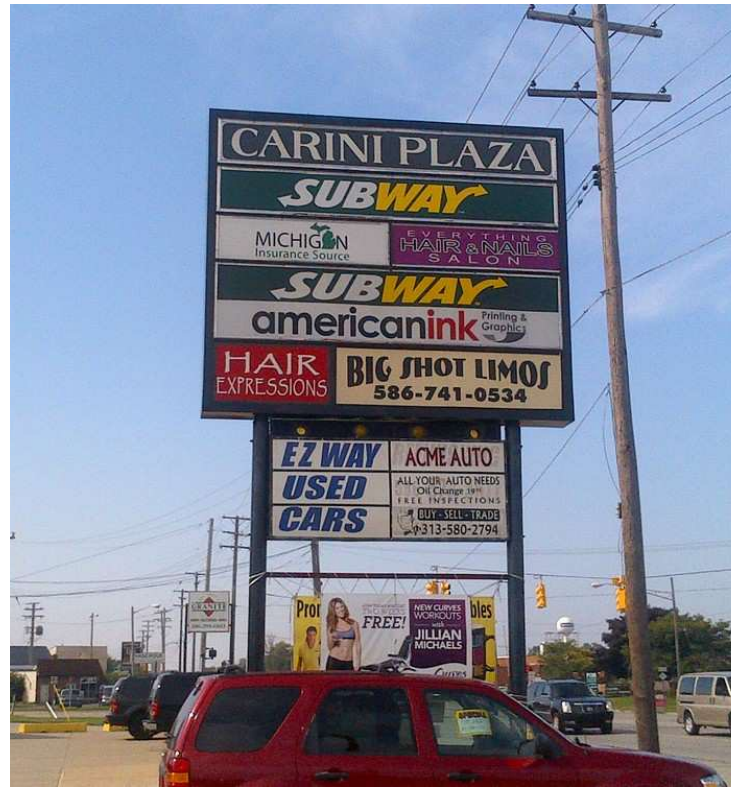
Great location with Groesbeck frontage.

**PROPERTY HIGHLIGHTS**

- 1,352 SF Space
- Former Nail Shop
- Great Groesbeck Hwy exposure
- Over 39,000 cars per day

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# ADDITIONAL PHOTOS



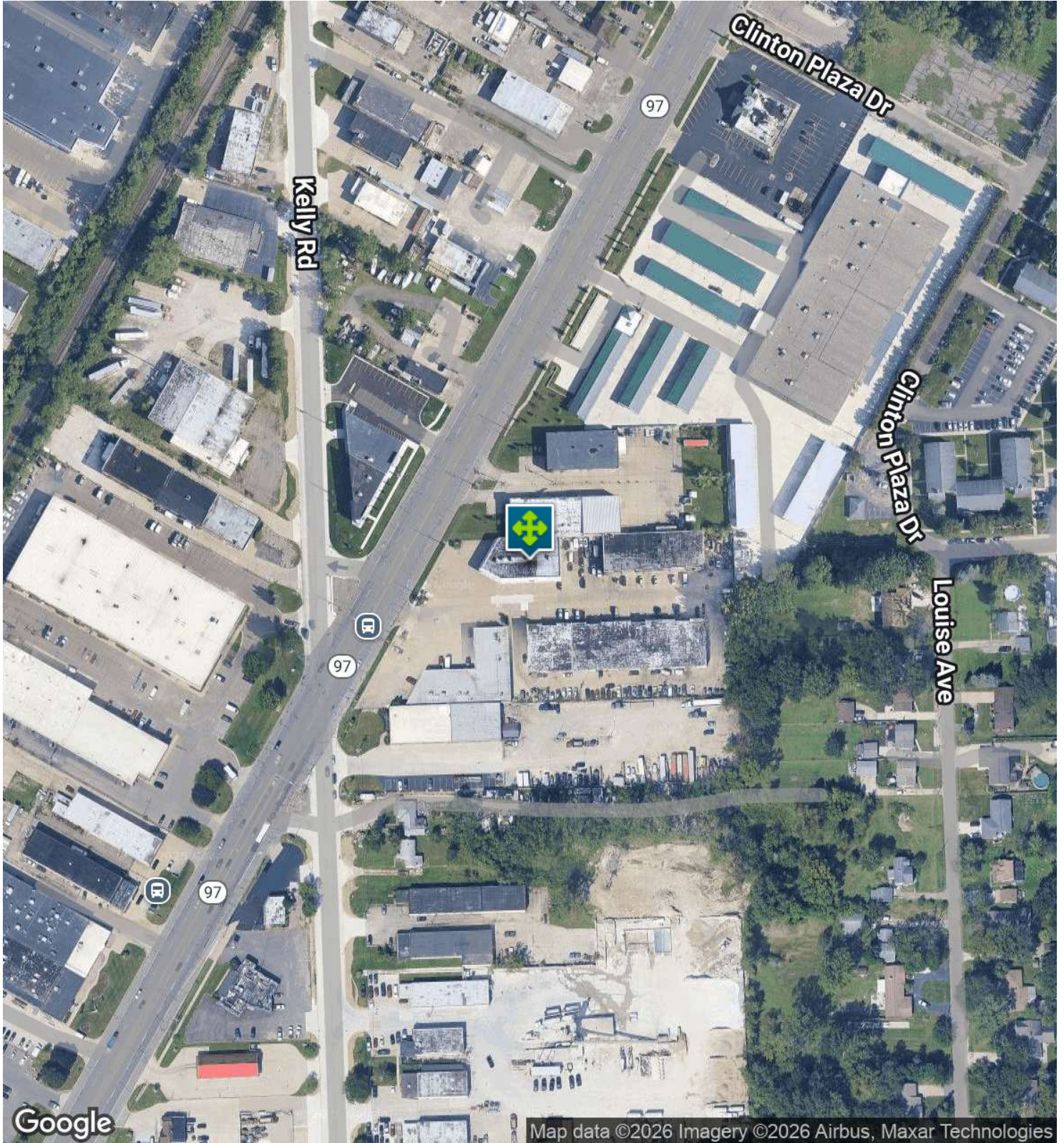
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# RETAILER MAP



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# AERIAL MAP



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



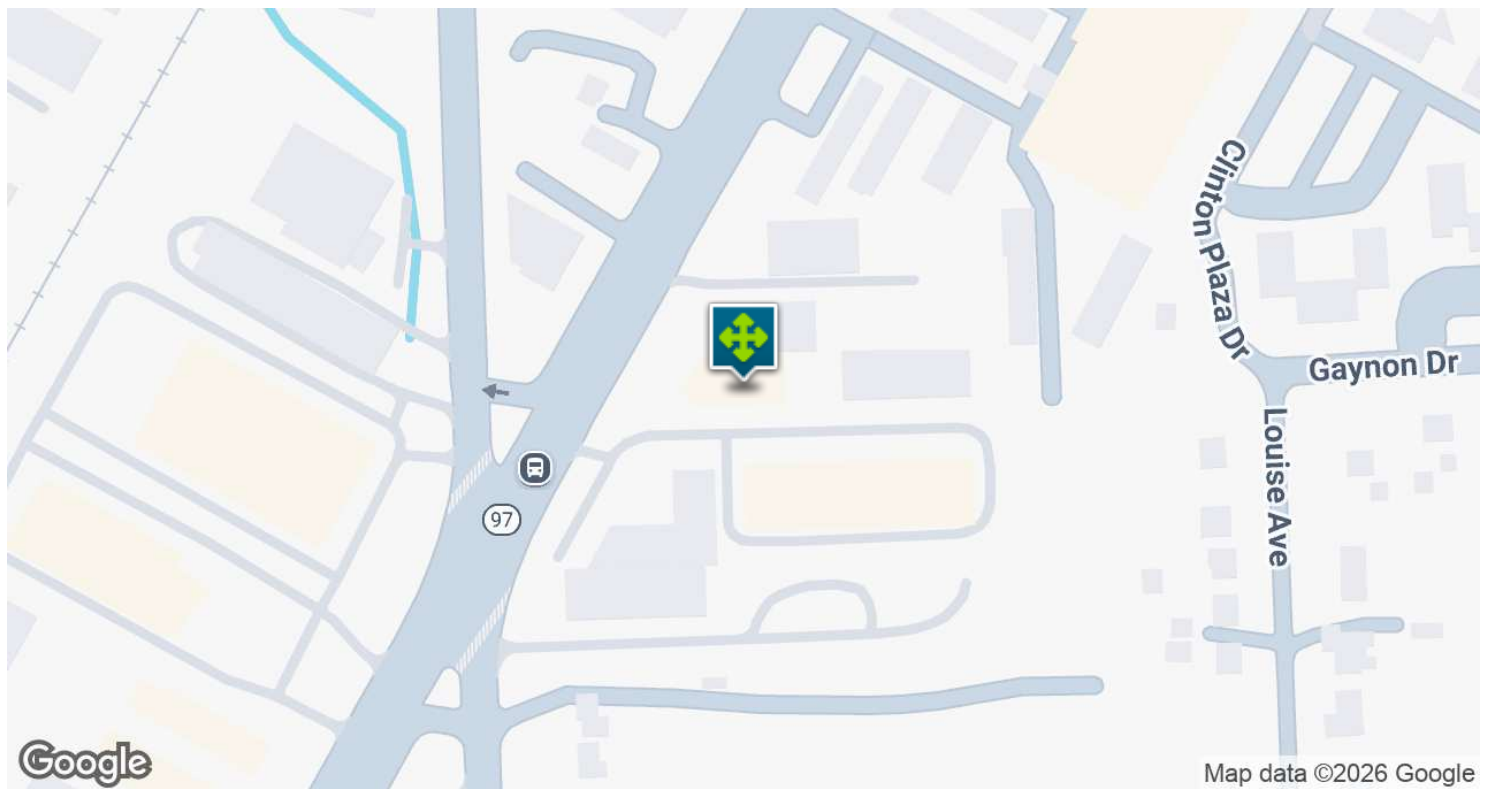
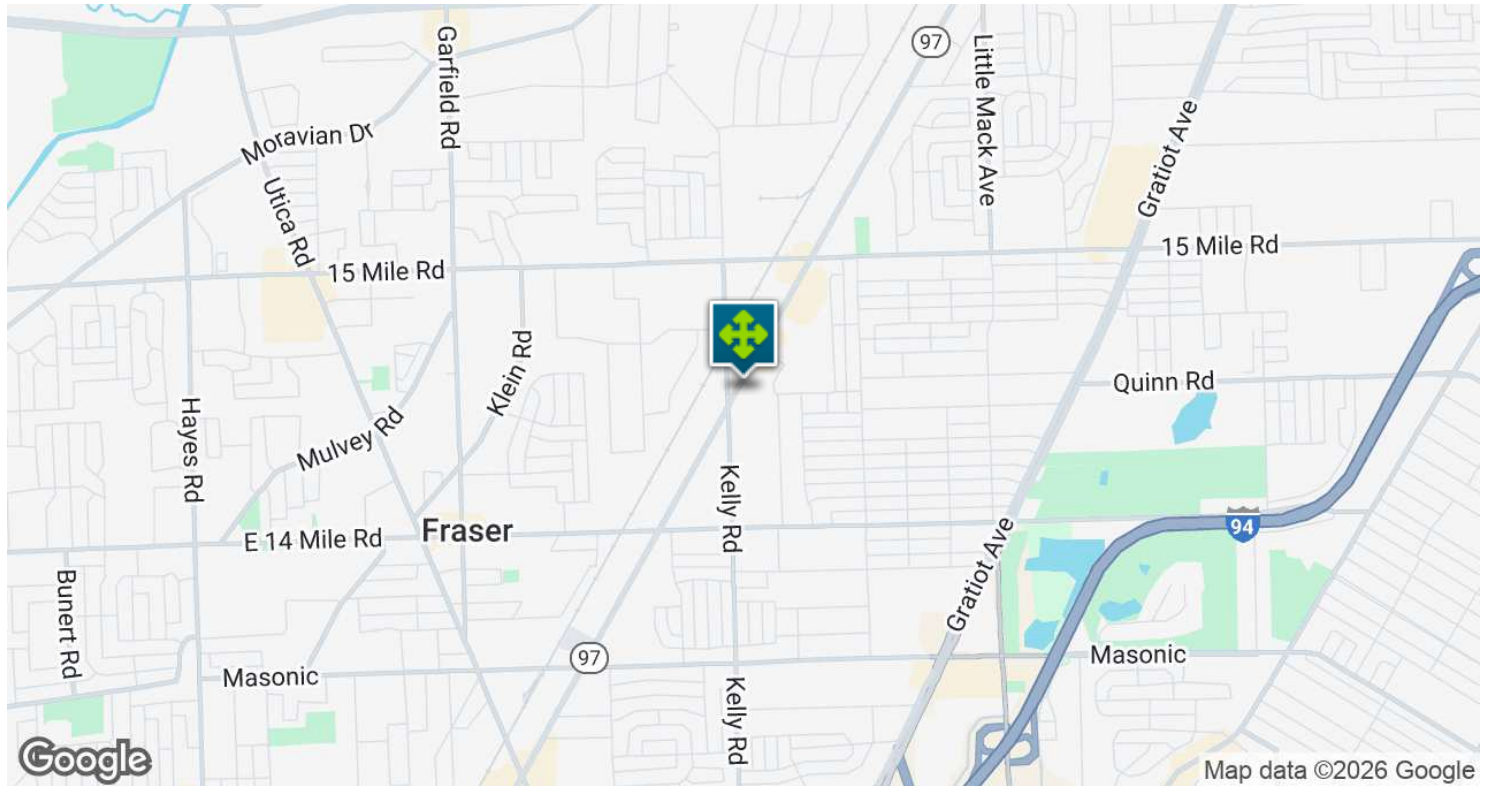
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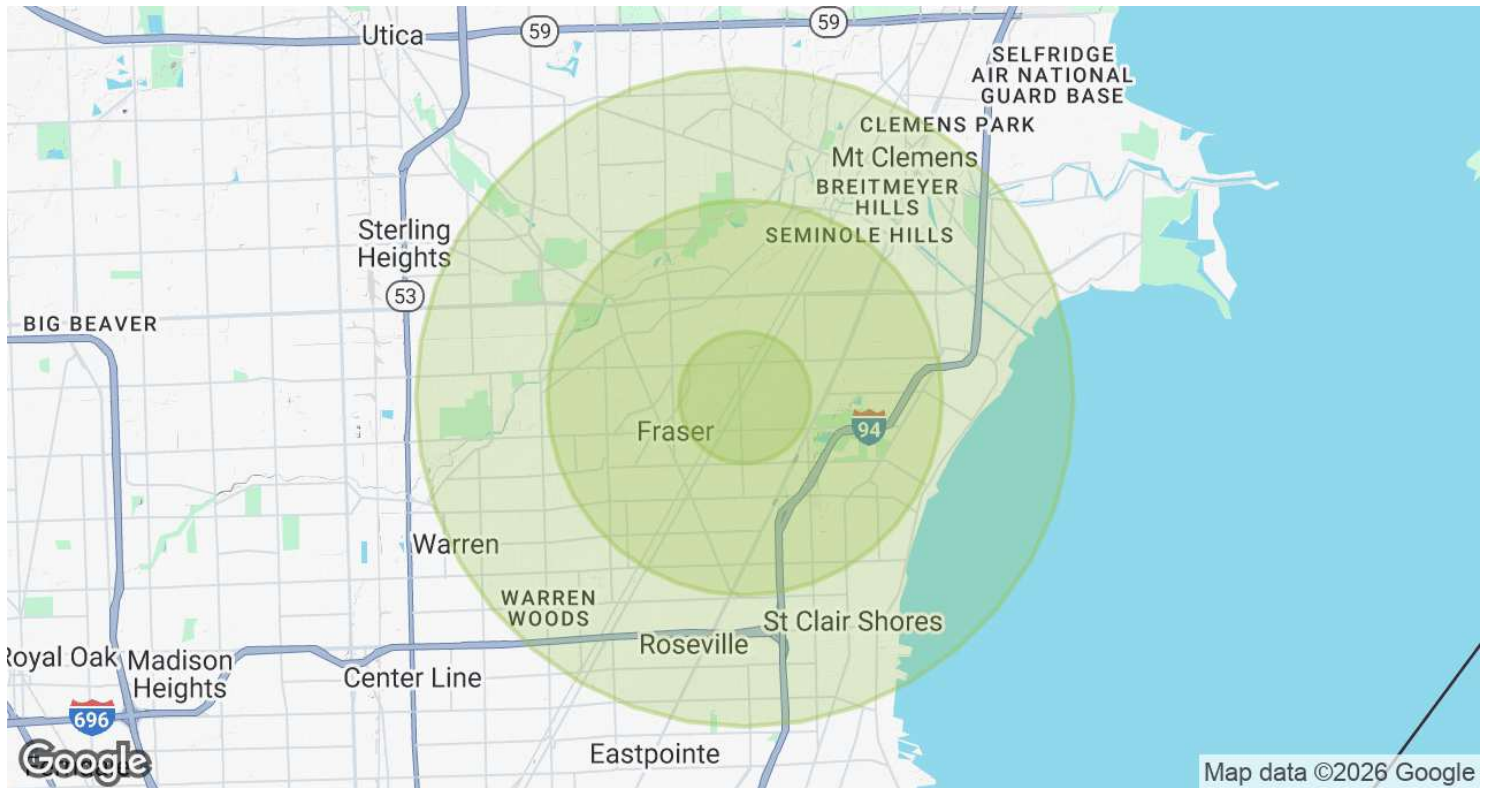
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# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,206	110,520	289,922
Average Age	39.2	42.3	42.5
Average Age (Male)	37.7	41.1	40.8
Average Age (Female)	40.0	43.0	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,894	49,383	129,526
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$63,830	\$70,885	\$71,031
Average House Value	\$142,741	\$139,950	\$149,501

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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