



SIGNAGE HERE



FOR LEASE

Premium retail space for lease

32074 Gratiot Avenue Roseville, MI

This ± 20,797 SF junior anchor space is positioned at the high-traffic corner of Gratiot Avenue and Masonic in Roseville, MI, next to Ross Dress for Less and across from Macomb Mall. The freestanding, B-3 zoned property offers strong visibility, pylon signage, ample parking, and exposure to more than 65,000 vehicles daily.

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Asking Rate

\$16.00 PSF NNN

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32074 Gratiot Ave
Roseville, MI

Premier Retail Opportunity

A ± 20,797 SF junior anchor space is available at the highly visible northeast corner of Gratiot Avenue and Masonic in Roseville, Michigan. This well-positioned location offers strong exposure within one of the area's busiest retail corridors.

Adjacent to Established Retail

The property is located directly next to Ross Dress for Less, benefiting from the consistent customer traffic generated by neighboring national retailers. Its placement within an established shopping corridor enhances visibility and accessibility for businesses.

Across from Regional Shopping Destination

Situated directly across from Macomb Mall, the site enjoys proximity to a major 933,000 SF regional shopping center anchored by Dick's Sporting Goods, Kohl's, and Hobby Lobby. This location provides access to a large and diverse customer base drawn to the area's premier retail destination.

Exceptional Visibility & Access

More than 65,000 vehicles pass the property each day, providing outstanding exposure for retailers. The site also features ample parking with 3.61 spaces per 1,000 SF and prominent pylon signage to maximize customer convenience and brand visibility.

Freestanding, Flexible Site

The property consists of a 1.72-acre freestanding building constructed in 1974 and is zoned B-3, allowing for a variety of commercial uses. Its standalone configuration offers flexibility for retailers seeking a highly visible, independently operated location.

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\$16.00 PSF NNN



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Civic Address

32074 Gratiot Avenue

Location

Roseville, MI

Site Area

20,797 SF

Lot Size

1.72 Acres

Parking

3.61 Spaces per 1,000 SF

Zoning

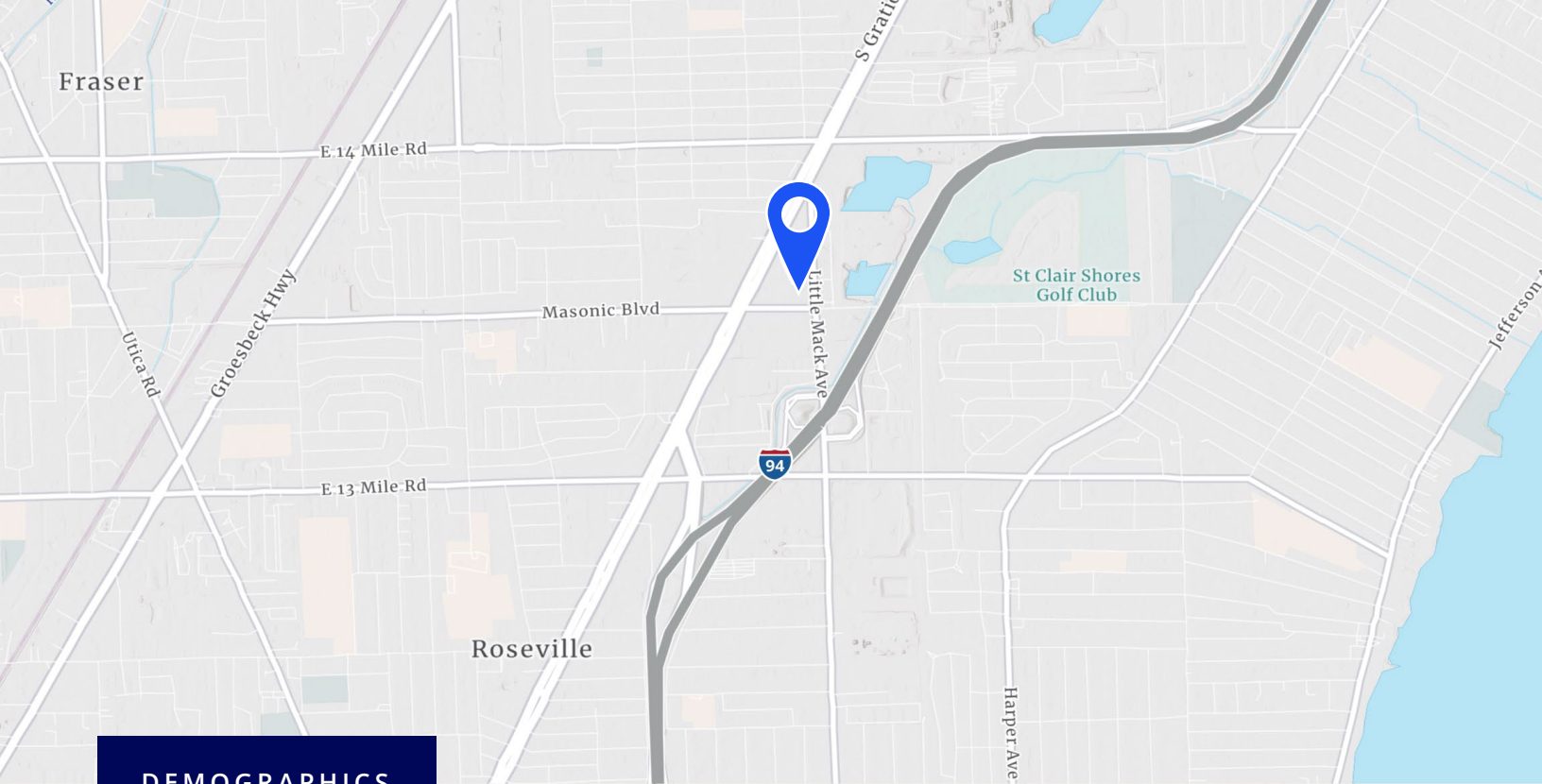
B-3 (General Business)

Year Built

1974

Parcel Number

08-14-04-276-029



DEMOGRAPHICS

Population 255,303

Total households 113,257

Median age 42.8

Male population 124,799 / 48.9%

Female population 130,504 / 51.1%

Median household income \$73,416

Average household income \$90,767

Daytime population 222,578

Within a 5-mile radius, the area is home to 255,303 residents living in 113,257 households, with a median age of 42.8 years, reflecting a mature and established community. The market demonstrates strong purchasing power, with a median household income of \$73,416 and an average household income of \$90,767, while a daytime population of 222,578 highlights substantial economic and workforce activity.

- The 5-mile radius population of 255,303 is evenly distributed by gender, with 48.9% male and 51.1% female residents.
- The area includes 113,257 households and a median age of 42.8, indicating a large, established residential base.
- Strong income levels (\$73,416 median household income and \$90,767 average household income) combined with a daytime population of 222,578 suggest significant consumer spending power and daily activity.

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