



## **RARE VALUE-ADD RETAIL OPPORTUNITY**

**Garfield Landing | Lease-up + Development Upside**

**41560-41660 GARFIELD ROAD, CLINTON TOWNSHIP, MICHIGAN 48038**

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# PILOT

## PROPERTY GROUP

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# INVESTMENT HIGHLIGHTS

## INVESTMENT HIGHLIGHTS

- Rare value-add neighborhood retail center in a prime corridor
- ±14,800 SF shopping center on 3.05 acres
- Significant vacancy ±7,600 SF (5,200SF & 2,400SF) providing **lease-up upside**
- Ability to **increase NOI through strategic leasing**
- Located along the highly trafficked Garfield Corridor
- Strong demographics and established surrounding retail base
- Excellent visibility with prominent signage opportunities
- Ample on-site parking (125± spaces)
- Flexible layout suitable for retail, restaurant, and office users

## VALUE-ADD COMPONENTS

- **Strategic lease-up opportunity** to stabilize the asset
- **Below-market rents** provide room for rental growth
- Ability to **re-tenant and reposition** the center
- Additional land offers **future development or expansion potential**
- Ideal for **redevelopment or reconfiguration** of the site

## INVESTMENT STRUCTURE

- Offered **free and clear of existing debt**
- Flexibility to implement a tailored capital structure
- Multiple exit strategies: stabilize and hold, refinance, or redevelop

## ADDITIONAL INFORMATION

- Rent roll and operating statements
- Site plan and floor plans
- Conceptual redevelopment plans available upon request



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# PROPERTY SUMMARY

Pilot Property Group has been exclusively engaged to solicit offers for Garfield Landing, a 14,800 square-foot neighborhood retail center located at 41560-41660 Garfield Road in Clinton Township, Michigan.

Positioned in the heart of the highly desirable Garfield Corridor—one of the region’s most established and heavily trafficked retail corridors—Garfield Landing serves as a key neighborhood shopping destination for the surrounding communities.

This offering presents a compelling , featuring approximately 7,600 square feet of available space (5,200 SF & 2,400 SF), allowing investors to implement a strategic lease-up plan and significantly increase net operating income. The property is well-suited for a diverse tenant mix including retail, restaurant, and office users, supported by strong visibility, prominent signage, and ample on-site parking.

A standout component of this offering is the , providing investors with exceptional flexibility and long-term optionality. This excess land creates the opportunity for future development, expansion, or redevelopment—further enhancing the asset’s upside potential.

Offered , Garfield Landing allows investors to capitalize on favorable financing structures while executing a business plan tailored to maximize returns. , including rent roll, site plans, and conceptual development plans.

Property Type: ..... Retail/Shopping Center  
Cross Streets: ..... East side of Garfield,  
South of Canal Road  
Total Square Footage: ..... 14,800  
Building Name: ..... Garfield Landing  
Parcel Size: ..... 3.053 Acres  
Includes additional land for development  
Year Built: ..... 1979  
Zoning: ..... B-2  
Parking Spaces: ..... 125 +/-  
Property Taxes: ..... \$3.55 psf  
Sale Price: ..... \$1,895,000 (\$128.04 psf)



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# TRADE AREA

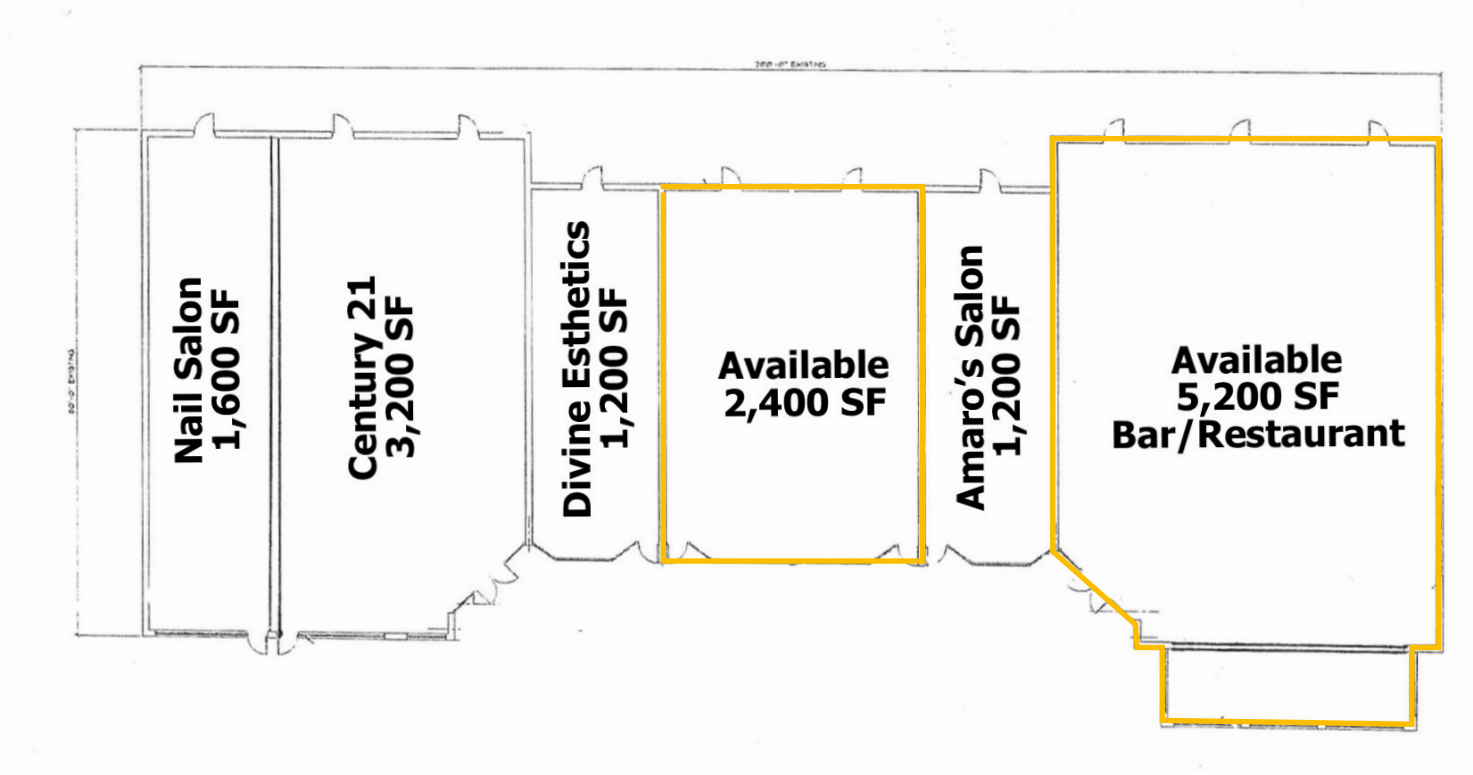


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# SITE PLAN



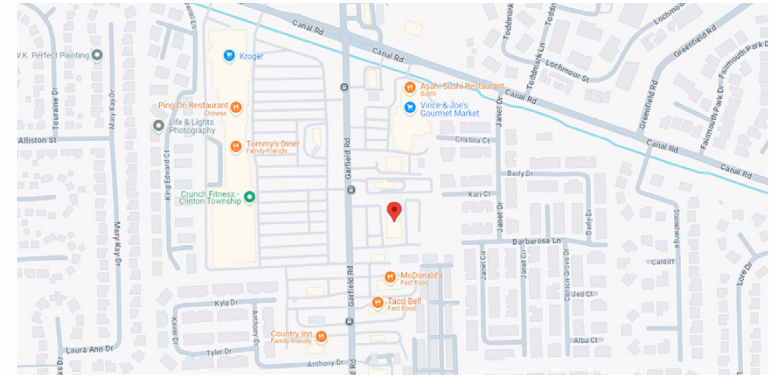
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# AREA & DEMOGRAPHICS

<b>DEMOGRAPHICS &amp; TRAFFIC</b>			
	<b>2 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>2024 POPULATION</b>	106,505	276,904	811,746
<b>2024 HOUSEHOLDS</b>	45,504	112,737	327,726
<b>AVERAGE HOUSEHOLD INCOME</b>	\$89,893	\$89,868	\$90,980
<b>TRAFFIC COUNTS</b>	37,436 VPD ON GARFIELD		



Strategically located along the highly sought-after Garfield Corridor, Garfield Landing benefits from exceptional visibility and strong daily traffic counts, positioning it within one of Clinton Township's most dominant retail thoroughfares. The property sits directly across from Kroger, a top-performing national grocer that serves as a major traffic driver and anchors the immediate trade area. Surrounded by a dense concentration of national and local retailers, restaurants, and service-oriented businesses, this location offers consistent consumer draw and long-term stability. The combination of high traffic exposure, strong co-tenancy, and a well-established customer base makes this corridor a premier destination for retail users and a highly desirable investment location.

Garfield Landing is further supported by the strength of the surrounding residential base and the highly regarded Clinton Township school district, which continues to attract and retain families in the area. The property is surrounded by established neighborhoods with stable homeownership and consistent population density, providing a built-in and reliable customer base for local businesses. This strong residential presence, combined with quality schools and community amenities, drives steady daily traffic and repeat consumer activity along the Garfield Corridor. As a result, retailers and service-oriented tenants benefit from both daytime and evening demand, reinforcing the location's long-term viability and making it an ideal environment for sustained business success.

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