

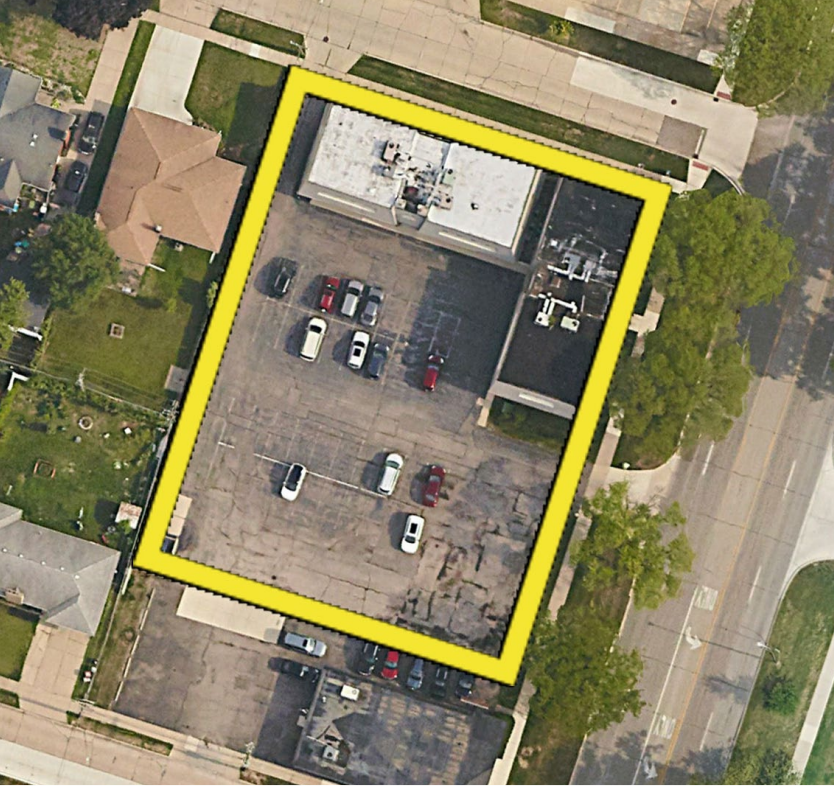
22725 GREATER MACK AVE
ST. CLAIR SHORES, MICHIGAN

OFFICE/RETAIL FOR SALE OR LEASE
14,039 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

GREAT REDEVELOPMENT OPPORTUNITY



PROPERTY FEATURES

- Approx. 1.00 acre available for redevelopment opportunity to convert to retail or mixed-use
- 14,039 total square feet available
- Two professional office buildings - 8,000 and 6,039 square feet for sale or ground lease
- In the heart of St. Clair Shores and within walking distance to restaurants and shopping district
- Ample on-site parking
- Contact broker for sale price or lease rate



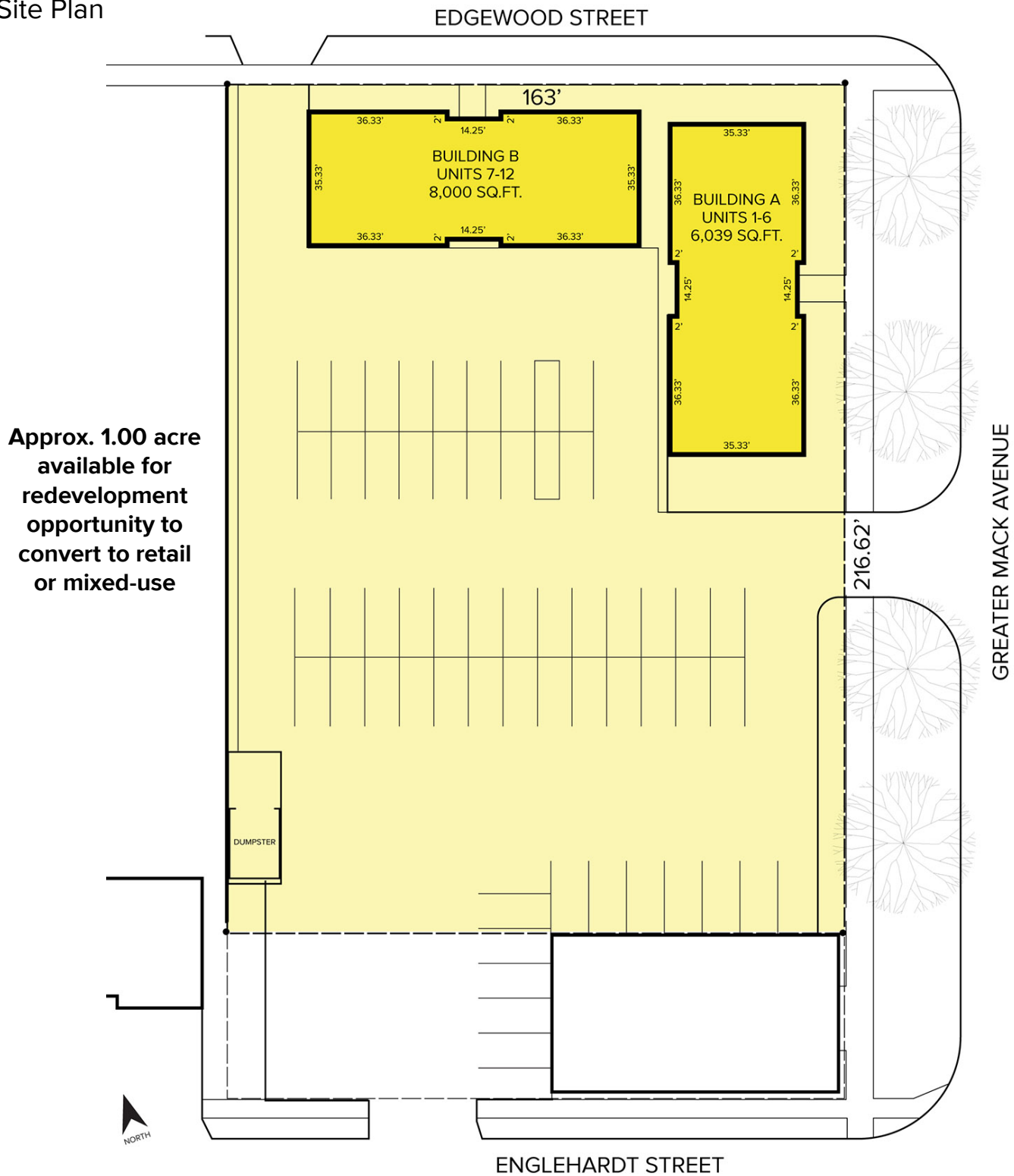
For more information, please contact:

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(248) 359 0629
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SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
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Site Plan



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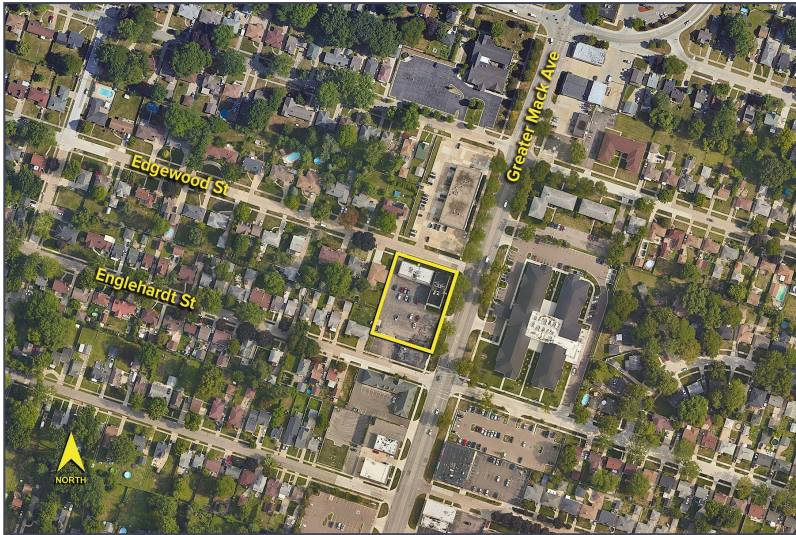
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22725 Greater Mack Avenue – St. Clair Shores, Michigan

Office/Retail For Sale or Lease

14,309
Square Feet
AVAILABLE



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	16,691	\$71,881
3 MILE	110,283	\$76,867
5 MILE	260,716	\$70,427

TRAFFIC COUNTS (TWO-WAY)

18,916	9 Mile Rd. E. of Greater Mack Ave.
28,919	9 Mile Rd. W. of Greater Mack Ave.
11,451	Greater Mack Ave. N. of 9 Mile Rd.
13,705	Greater Mack Ave. S. of 9 Mile Rd.



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