

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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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
Avg Household Income	\$76,585	\$83,554	\$87,566
Median Household Income	\$61,332	\$66,855	\$67,378

Traffic:

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

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Retail Property Details:

Details:

Location Description:	NE Corner of Gratiot & 13 Mile
Building Type:	Retail
Class:	C
Zoning:	Commercial
Floors:	1
Year Built:	1989
Gross SF:	11,406 SF
Total Rentable SF:	11,406 SF
Available SF:	3,060 SF
Acres:	1.28
Multitenant:	Yes
Parcel ID:	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:

Min/Max Rental Rate:	\$26.95/SF
Rental Terms:	\$6.51/SF NNN
Annual Escalations:	3%
Occupancy:	Immediate
Parking:	Surface - 6.58/1,000
Partition Allowance:	Negotiable
Signage:	Pylon & Building
Status:	Existing

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Troy, MI



Available Suites:



31040: 3,060 SF

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