

RETAIL PROPERTY FOR LEASE

843 SF Retail/Office Space with Groesbeck Signage - Carini Plaza

33980 GROESBECK HIGHWAY
CLINTON TOWNSHIP, MI 48035



843 SF available for lease

Former ice cream shop

Great Groesbeck Hwy exposure

Over 39,000 cars per day



P.A. COMMERCIAL
Corporate & Investment Real Estate

CARINI PLAZA

33980 GROESBECK HIGHWAY, CLINTON TOWNSHIP, MI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	843 SF
Building Size:	6,248 SF
Lease Rate:	\$14.25 SF/yr (Gross)
Year Built:	1987
Lot Size:	
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	39,000

PROPERTY OVERVIEW

843 SF retail/office space is currently available for lease at Carini Plaza. This is a busy, high-exposure shopping center with a large sign on Groesbeck Hwy. This space was a former ice cream shop and has an open layout. Ideal for retail or office users. Affordable lease terms! Gross rate includes taxes, insurance, and exterior maintenance.

LOCATION OVERVIEW

Great location with Groesbeck frontage.

PROPERTY HIGHLIGHTS

- 843 SF available for lease
- Former ice cream shop
- Great Groesbeck Hwy exposure
- Over 39,000 cars per day

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// ADDITIONAL PHOTOS



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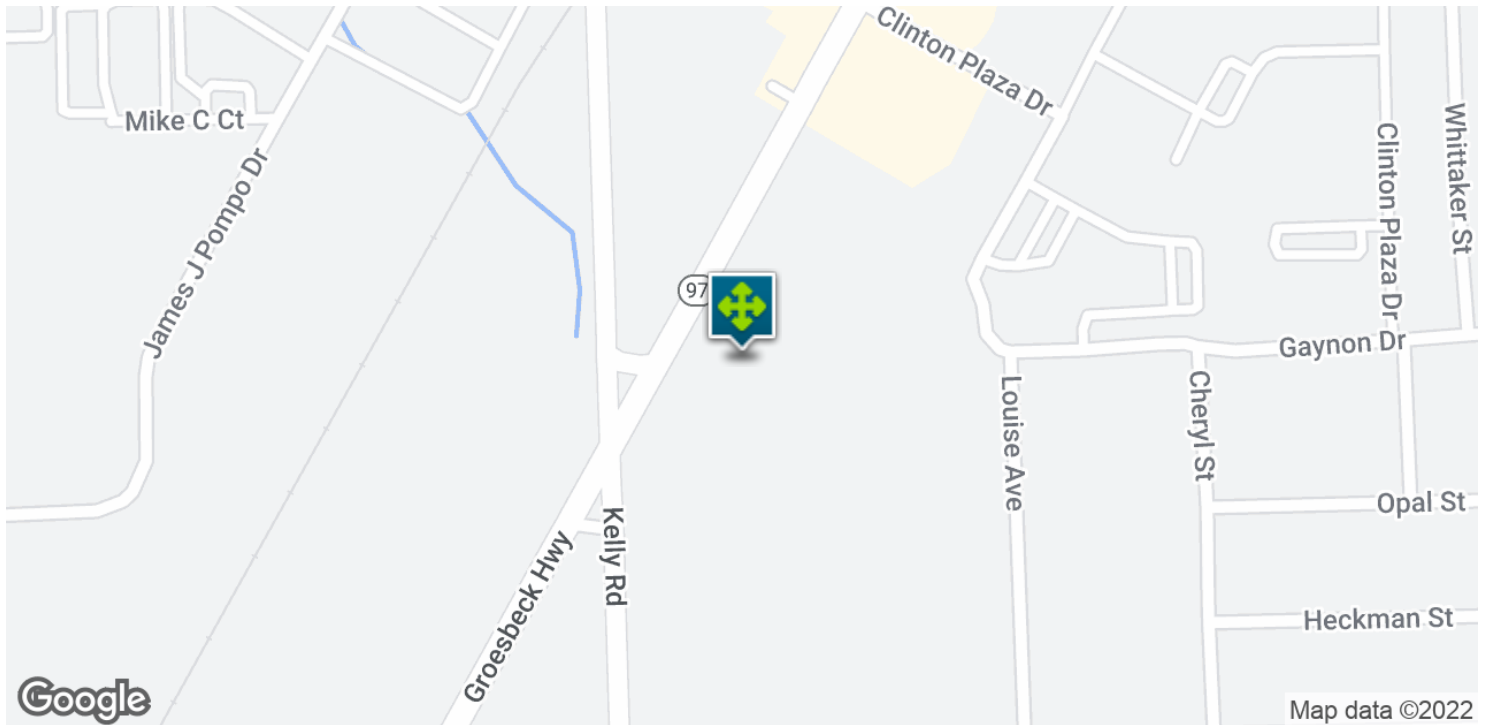
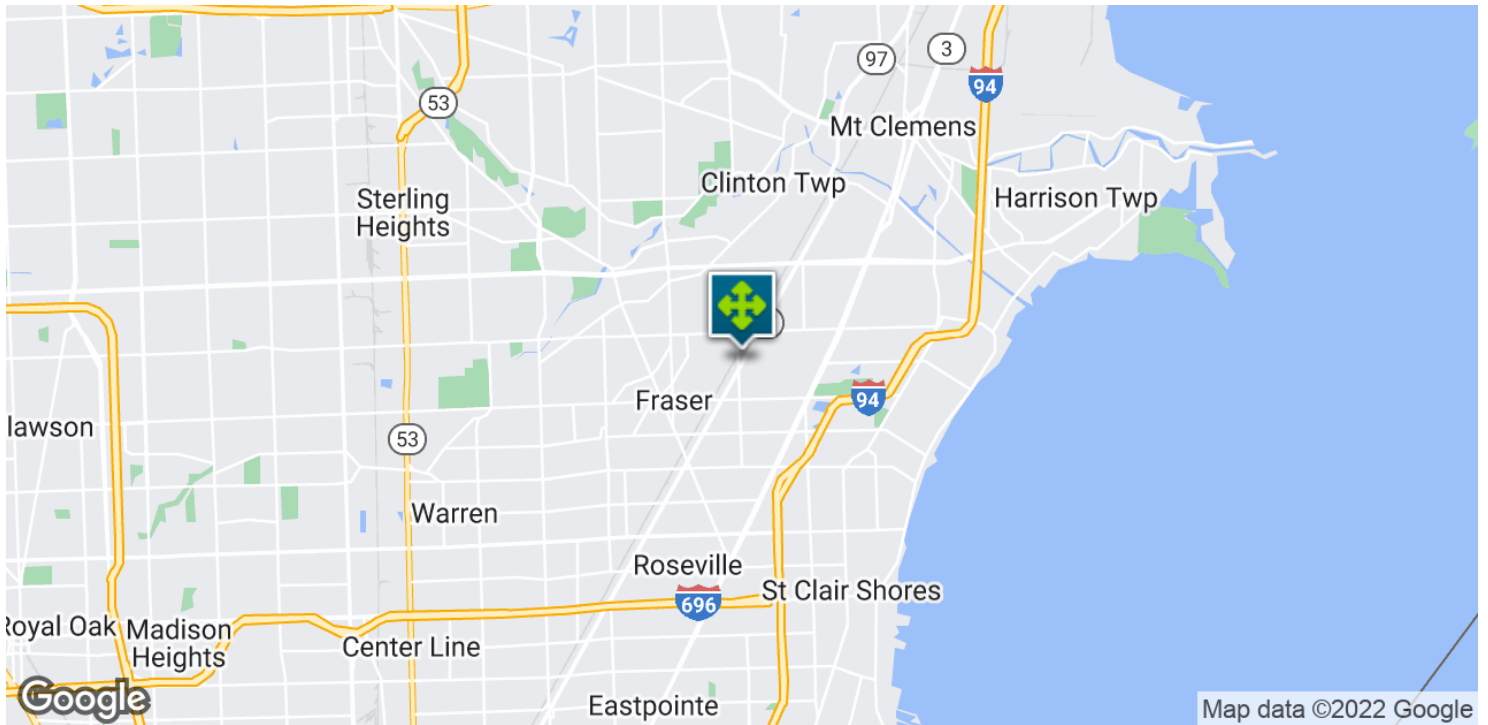
// AERIAL MAPS



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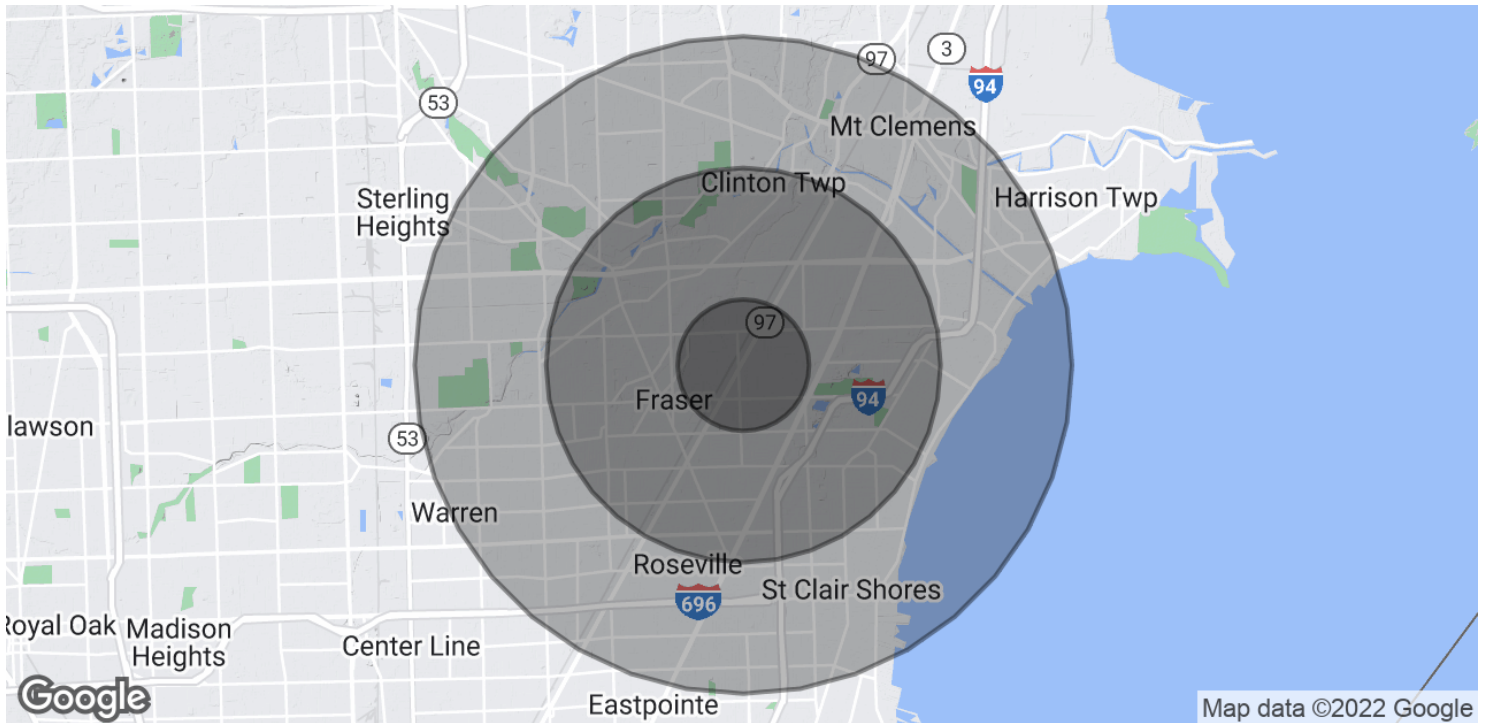
// LOCATION MAPS



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// DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,472	106,735	306,768
Average age	37.7	40.4	41.0
Average age (Male)	36.6	38.1	39.1
Average age (Female)	38.7	42.4	42.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,608	45,158	128,810
# of persons per HH	2.5	2.4	2.4
Average HH income	\$53,543	\$58,649	\$60,375
Average house value	\$130,981	\$145,230	\$149,734

* Demographic data derived from 2020 ACS - US Census