

RETAIL / OFFICE / FLEX SPACE PROPERTY FOR LEASE

Customizable - Per Tenant Requirements

28905-28909 UTICA RD
ROSEVILLE, MI 48066



Substantial Buildout Allowance Available

Flexible Space

Multiple Adoptable Uses Possible



P.A. COMMERCIAL
Corporate & Investment Real Estate

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// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,993 SF
Building Size:	2,993 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Year Built:	1955
Lot Size:	0.15 Acres
Market:	Detroit
Submarket:	Roseville

PROPERTY OVERVIEW

Flexible building which includes retail, offices and flex-type space plus a basement, garage and 2nd floor. Landlord will provide substantial improvements for a qualified tenant.

LOCATION OVERVIEW

Roseville is a city in East Macomb, which is part of the Metro Detroit area. Roseville is considered a large town with a population of over 47,000 residents and 4,272 businesses. Some of the largest industries in Roseville are professional services, restaurants and building and contractors.

PROPERTY HIGHLIGHTS

- Substantial Buildout Allowance Available
- Flexible Space
- Multiple Adoptable Uses Possible
- Zoned B-3: General Business District

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// ADDITIONAL PHOTOS



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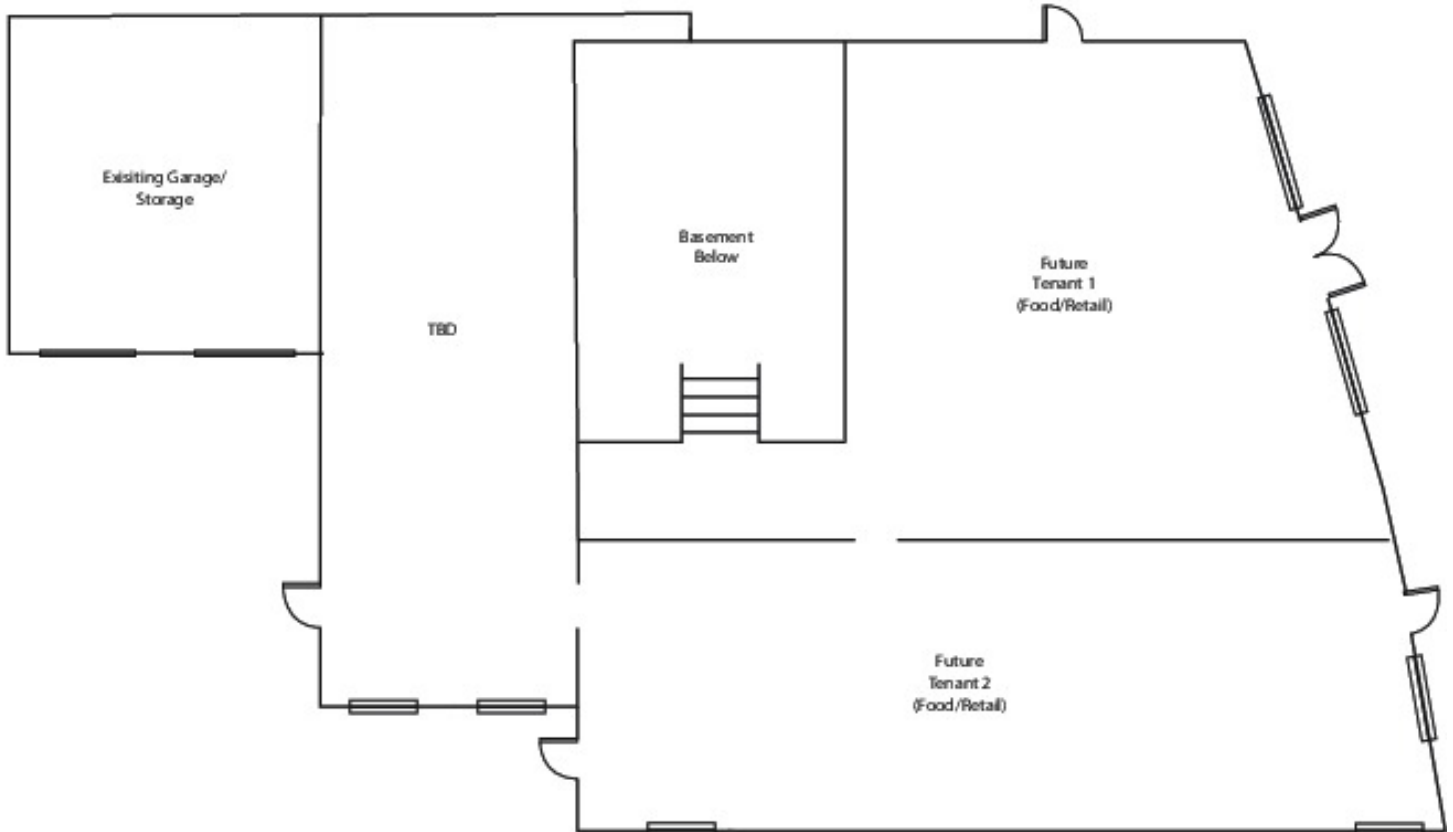
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// FLOOR PLANS



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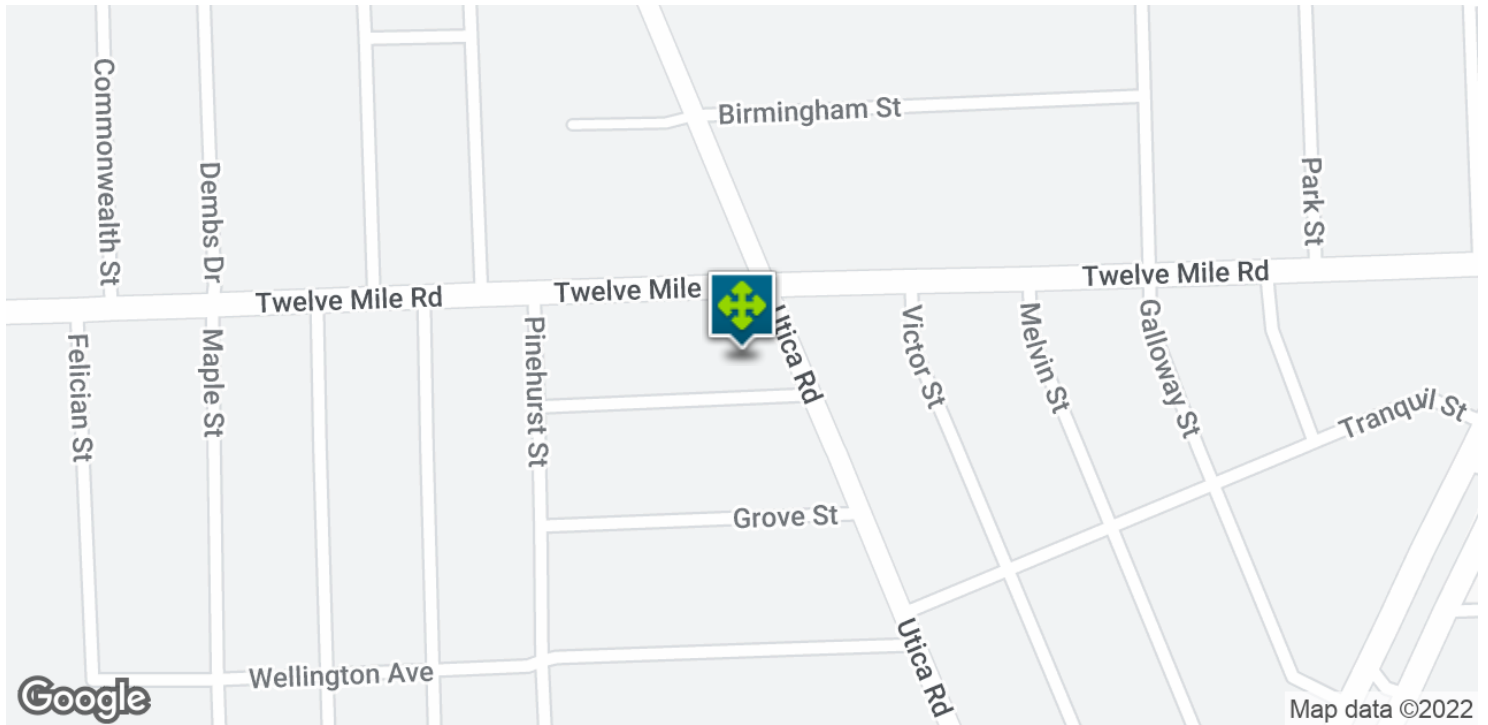
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// LOCATION MAP



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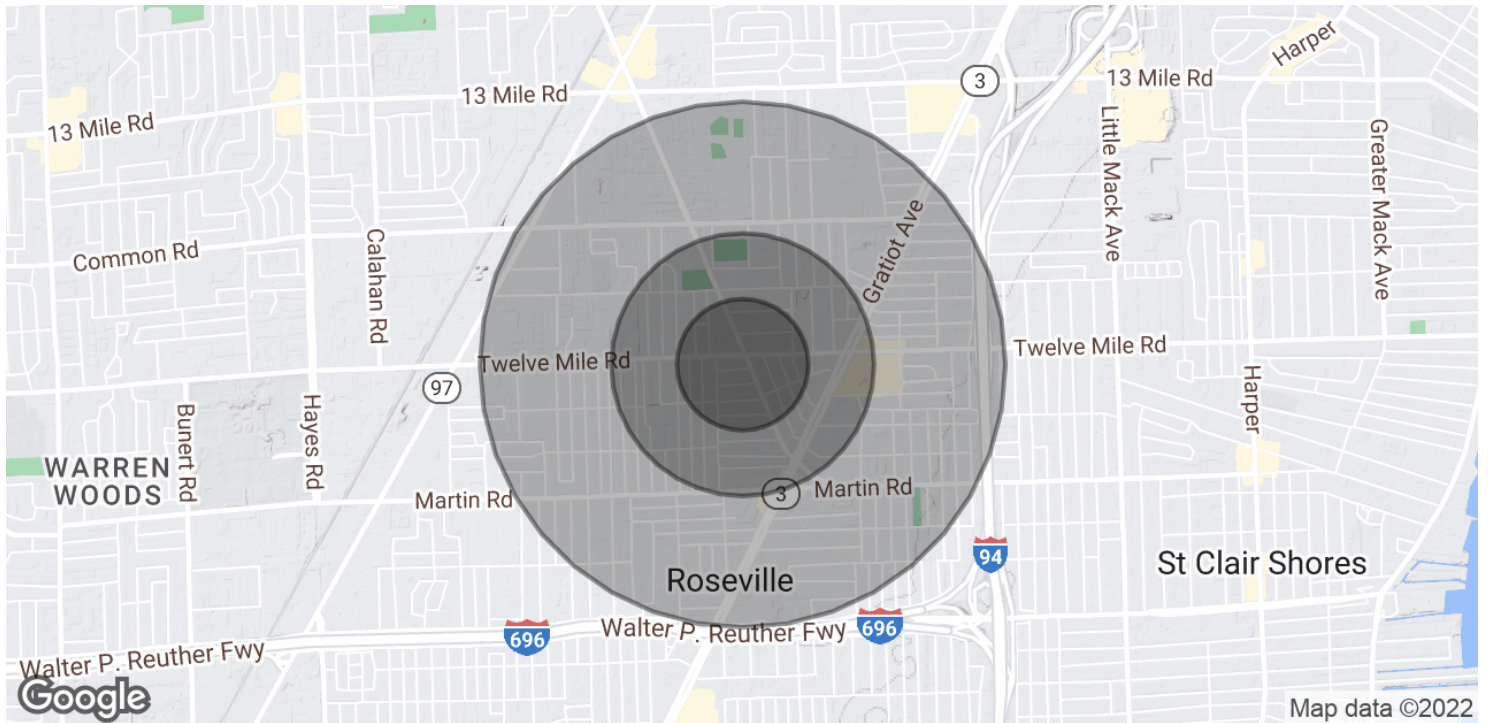
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// DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,094	4,759	18,439
Average Age	45.3	46.7	40.1
Average Age (Male)	42.8	41.9	36.8
Average Age (Female)	45.0	48.8	42.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	490	2,145	8,446
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$60,405	\$54,213	\$56,832
Average House Value	\$82,430	\$86,415	\$88,309

* Demographic data derived from 2020 ACS - US Census

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