

## RETAIL PROPERTY FOR LEASE

# 50,752 SF Low-Cost Retail on Gratiot Ave at 15 Mile

35220 GRATIOT  
CLINTON TOWNSHIP, MI 48035



50,752 SF

18' Clearance

1 Truckwell

Gratiot Avenue frontage

50,000 vehicles per day



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

# 35220 GRATIOT, CLINTON TOWNSHIP MI

35220 GRATIOT, CLINTON TOWNSHIP, MI

// EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	50,752 SF
Building Size:	89,760 SF
Lease Rate:	\$6.00 SF/yr (NNN)
Zoning:	Commercial
Year Built:	1991
Lot Size:	8.25 Acres
Market:	Detroit
Traffic Count:	50,000

## PROPERTY OVERVIEW

Very strong retail location at 15 Mile Rd & Gratiot Ave. There is currently an expansive 50,752 SF space available within an 89,760 SF two-unit retail building. Amenities include; signage on Gratiot and 15 Mile, 18' clearance, 1 truck well, fire suppressant, 400 car parking. Motivated landlord! NNN lease= Tenant pays the taxes, insurance and exterior maintenance.  
 Insurance for the entire complex = \$13,000 per year  
 Snow per year for the entire complex = \$11,000 per year  
 Landscaping , entire complex = \$4,500 per year

## LOCATION OVERVIEW

Located on the East side of Gratiot just north of 15 Mile Road in Clinton Township. High traffic count of 50,000 vehicles per day. Neighbors include Lee Beauty, Barber Supply, Rite Aid, Lowes, Big Lots, AMC Star, Moran Chevrolet, Gordon Food Service, TJ Maxx, Target, Hilton & more!

## PROPERTY HIGHLIGHTS

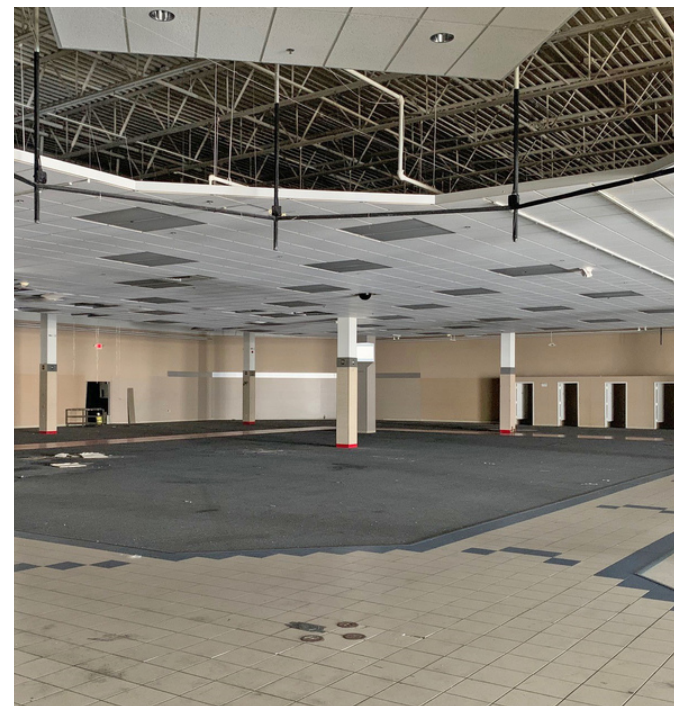
- 50,752 SF
- 18' Clearance and 1 Truckwell
- Gratiot Avenue Frontage!

# 35220 GRATIOT, CLINTON TOWNSHIP MI

35220 GRATIOT, CLINTON TOWNSHIP, MI

// INDUSTRIAL DETAILS

<b>PROPERTY TYPE:</b>	Retail
<b>LEASE RATE:</b>	\$6.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	87,760 SF
<b>AVAILABLE SPACE:</b>	50,752 SF
<b>ZONING:</b>	Commercial
<b>LOT SIZE:</b>	8.25 AC
<b>CLEAR HEIGHTS:</b>	18'
<b>POWER:</b>	-220 Volt
<b>LIGHTING</b>	Fluorescent
<b>AIR CONDITIONED:</b>	Yes
<b>PARKING SPACES:</b>	425
<b>YEAR BUILT / RENOVATED:</b>	1991
<b>CONSTRUCTION TYPE:</b>	Block
<b>TRUCKWELLS:</b>	1 Exterior
<b>TAXES:</b>	-\$53,746.35



# 35220 GRATIOT, CLINTON TOWNSHIP MI

35220 GRATIOT, CLINTON TOWNSHIP, MI

// ADDITIONAL PHOTOS



# 35220 GRATIOT, CLINTON TOWNSHIP MI

35220 GRATIOT, CLINTON TOWNSHIP, MI

// ADDITIONAL PHOTOS



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

**JOHN T. ARTHURS** Principal  
johna@pacommercial.com (P) 248.663.0506 (C) 248.563.3225

# 35220 GRATIOT, CLINTON TOWNSHIP MI

35220 GRATIOT, CLINTON TOWNSHIP, MI

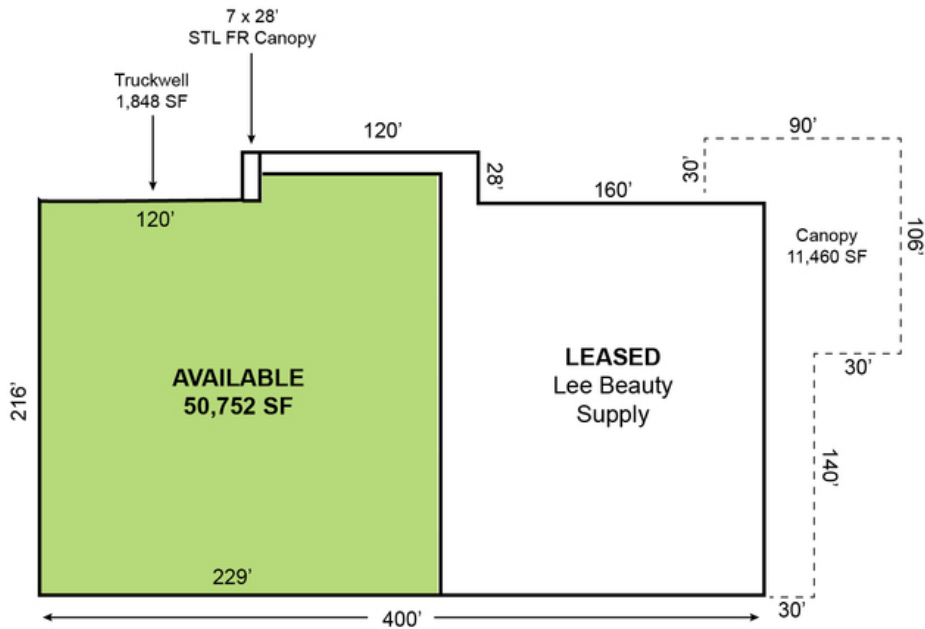
// [ADDITIONAL PHOTOS](#)



# 35220 GRATIOT, CLINTON TOWNSHIP MI

35220 GRATIOT, CLINTON TOWNSHIP, MI

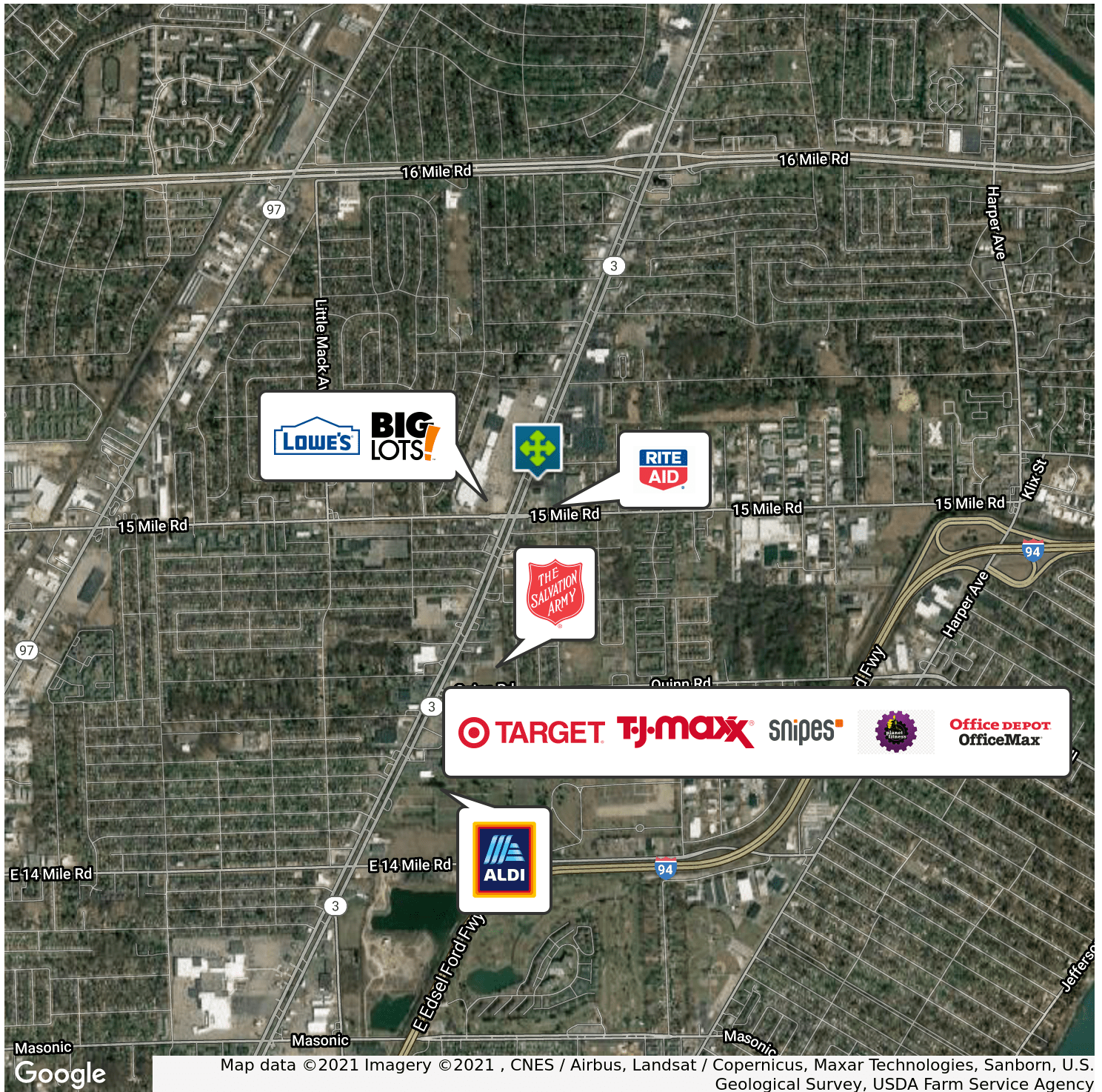
// SITE PLANS



# 35220 GRATIOT, CLINTON TOWNSHIP MI

35220 GRATIOT, CLINTON TOWNSHIP, MI

// RETAILER MAP



Map data ©2021 Imagery ©2021, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency

# 35220 GRATIOT, CLINTON TOWNSHIP MI

35220 GRATIOT, CLINTON TOWNSHIP, MI

// LOCATION MAP

