

RETAIL PROPERTY FOR LEASE

For Lease 2,400 Office/Retail
with Groesbeck Frontage

33806 GROESBECK
CLINTON TOWNSHIP, MI 48035



Office/Retail for lease - 2,400 SF

Corner location with traffic light

35,000 Cars daily

Building signage available



P.A. COMMERCIAL
Corporate & Investment Real Estate

SPACE WITH GROESBECK FRONTAGE

33806 GROESBECK, CLINTON TOWNSHIP, MI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,400 SF

Lease Rate: \$9.00 SF/yr (Gross)

Building Size: 5,000 SF

Zoning: Lt. Industrial

Lot Size: 2.47 Acres

PROPERTY OVERVIEW

Ideal for fast food, party store, or any retail/office use! Landlord will renovate to suit and provide front windows if required. Located in the heart of the Groesbeck corridor. Gross lease includes taxes, insurance and exterior maintenance.

Very clean and renovated units located in Carini Plaza at Kelley and Groesbeck Hwy. Open layouts and signage available on Groesbeck.

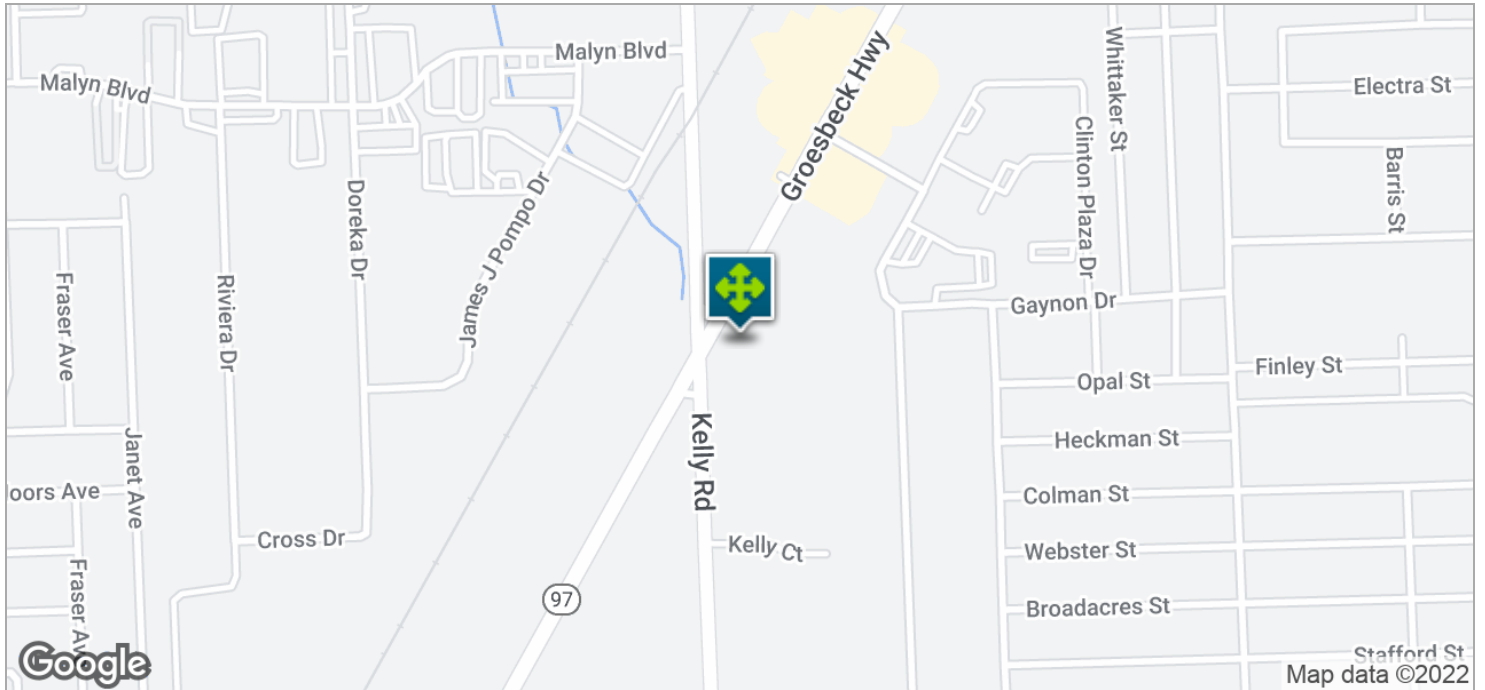
PROPERTY HIGHLIGHTS

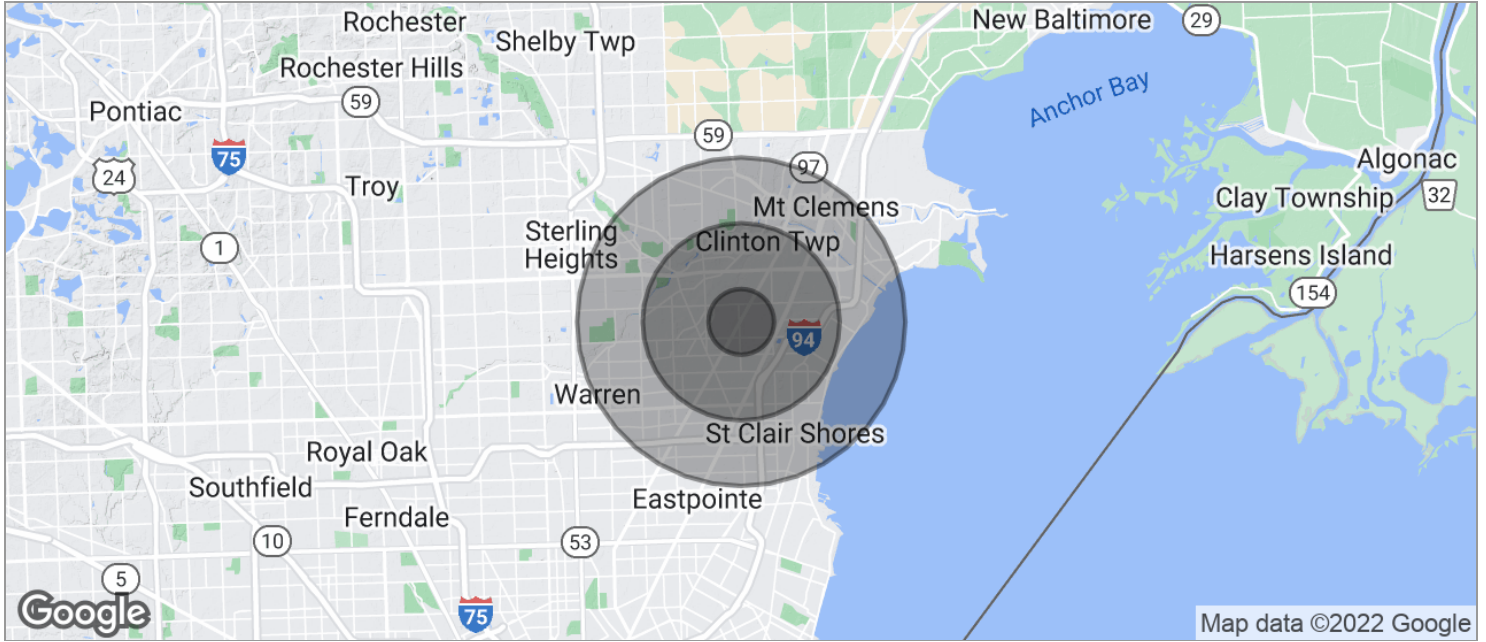
- Retail/Office for lease
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// ADDITIONAL PHOTOS







	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	11,334	107,535	308,159
MEDIAN AGE	37.7	40.4	40.9
MEDIAN AGE (MALE)	36.7	38.1	39.1
MEDIAN AGE (FEMALE)	38.8	42.3	42.4
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	4,558	45,457	129,444
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$53,874	\$58,501	\$60,383
AVERAGE HOUSE VALUE	\$130,870	\$145,161	\$150,254

* Demographic data derived from 2020 ACS - US Census

