



# IMPERIAL PLAZA

Type: Lease

41703-41941 GARFIELD RD  
CLINTON TWP, MI  
MACOMB COUNTY

PROPERTY TYPE: Grocery Anchored Center

DATE AVAILABLE: Immediately

RENT: \$15.00/SF NNN

NNN EXPENSE: \$3.00/SF

BLDG SIZE: 62,038 SF

AVAILABLE SPACE: From 1,500 SF to as large as 6,000 SF

LOT SIZE: 24 Acres

ANCHORS: Kroger

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## DESCRIPTION:

Imperial Plaza features an excellent opportunity to locate within a recently remodeled Kroger anchored shopping center on the Southwest Corner of Garfield and Canal Roads in Clinton Township, Michigan. This well-established neighborhood center is situated in a densely populated area in the heart of one of Clinton Township's major retail corridors which boasts traffic counts in excess of 25,000 vehicles per day. The Center is in close proximity to Henry Ford Macomb Hospital, Macomb Community College and is just south of the Hall Road super-regional trade area, which is anchored by two regional malls.

Radius:	1 Mile	3 Mile	5 Mile
Pop. Density:	15,823	107,181	277,018
Avg. HH Income:	\$67,104	\$75,153	\$75,006



CLINTON TWP, MI

**LANDMARK**  
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Great Clips



Greek Parthenon Restaurant

Vacant  
6,000 sf.

Nails & Spa

Vacant  
2,000

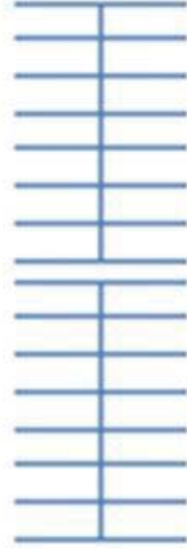
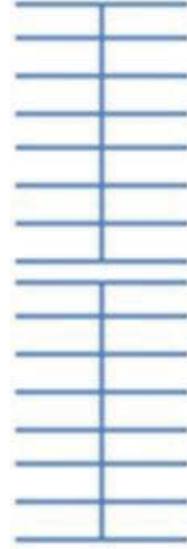
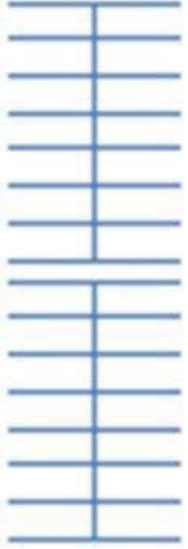
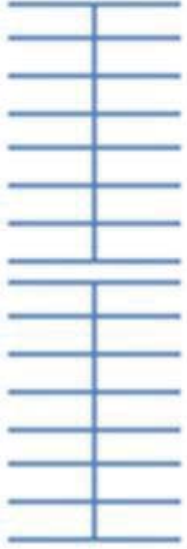
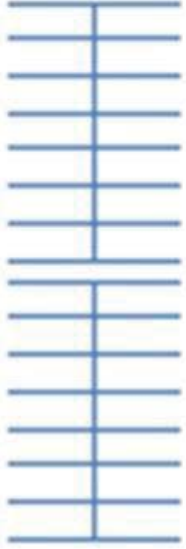
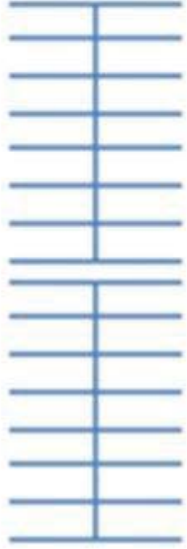
Passport Pizza

AVON

Wig N Hair

Vacant  
1,500

Ping-On Chinese Restaurant



Great Clips

SUBWAY

H&R BLOCK

GREEK PANTHEON  
RESTAURANT

WALSH'S  
PIZZA

PIZZA

PIZZA

Great Clips  
Walk  
Right  
In!

Haircuts

ALL SET AND  
PRODUCTS  
\$10

Walk Right In!

OPEN

6

RESTAURANT

RESTAURANT

PIZZA

PIZZA



PING ON  
FINE DRINKS & COCKTAILS

GOLD CROWN Hallmark GOLD CROWN

CASSINO PIZZA

AVON

20

OFFER  
Exclusive  
Prizes



discover local



Kroger

Andy Mast

STOP



FREE

# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.6048/-82.9526

RF1

## 41703 Garfield Rd

### Charter Twp of Clinton, MI 48038

1 mi radius    3 mi radius    5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2017 Estimated Population	15,823	107,181	277,018
	2022 Projected Population	15,997	108,728	282,028
	2010 Census Population	15,304	102,823	266,369
	2000 Census Population	14,616	97,535	247,396
	Projected Annual Growth 2017 to 2022	0.2%	0.3%	0.4%
	Historical Annual Growth 2000 to 2017	0.5%	0.6%	0.7%
<b>HOUSEHOLDS</b>	2017 Estimated Households	7,686	46,491	114,092
	2022 Projected Households	7,956	48,194	118,675
	2010 Census Households	7,232	43,318	106,961
	2000 Census Households	6,597	39,061	97,503
	Projected Annual Growth 2017 to 2022	0.7%	0.7%	0.8%
	Historical Annual Growth 2000 to 2017	1.0%	1.1%	1.0%
<b>AGE</b>	2017 Est. Population Under 10 Years	9.2%	9.8%	10.9%
	2017 Est. Population 10 to 19 Years	9.7%	11.5%	12.1%
	2017 Est. Population 20 to 29 Years	12.9%	13.4%	12.8%
	2017 Est. Population 30 to 44 Years	16.5%	17.3%	18.3%
	2017 Est. Population 45 to 59 Years	21.0%	22.3%	21.7%
	2017 Est. Population 60 to 74 Years	18.9%	17.1%	16.6%
	2017 Est. Population 75 Years or Over	11.9%	8.6%	7.6%
	2017 Est. Median Age	45.9	42.6	41.3
<b>MARITAL STATUS &amp; GENDER</b>	2017 Est. Male Population	45.5%	47.4%	48.2%
	2017 Est. Female Population	54.5%	52.6%	51.8%
	2017 Est. Never Married	28.5%	30.6%	31.3%
	2017 Est. Now Married	46.1%	48.3%	48.4%
	2017 Est. Separated or Divorced	17.1%	14.0%	13.5%
	2017 Est. Widowed	8.3%	7.0%	6.8%
<b>INCOME</b>	2017 Est. HH Income \$200,000 or More	1.8%	3.6%	3.9%
	2017 Est. HH Income \$150,000 to \$199,999	5.1%	6.3%	6.3%
	2017 Est. HH Income \$100,000 to \$149,999	14.5%	16.7%	16.1%
	2017 Est. HH Income \$75,000 to \$99,999	13.3%	14.1%	13.4%
	2017 Est. HH Income \$50,000 to \$74,999	21.1%	19.7%	19.4%
	2017 Est. HH Income \$35,000 to \$49,999	13.1%	12.5%	12.7%
	2017 Est. HH Income \$25,000 to \$34,999	10.8%	9.8%	9.8%
	2017 Est. HH Income \$15,000 to \$24,999	13.0%	9.3%	9.4%
	2017 Est. HH Income Under \$15,000	7.3%	7.8%	8.9%
	2017 Est. Average Household Income	\$67,104	\$75,153	\$75,006
	2017 Est. Median Household Income	\$55,554	\$64,495	\$64,489
2017 Est. Per Capita Income	\$32,601	\$32,696	\$31,017	
2017 Est. Total Businesses	968	3,612	10,479	
2017 Est. Total Employees	9,801	41,392	120,516	

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41703 Garfield Rd		1 mi radius	3 mi radius	5 mi radius
Charter Twp of Clinton, MI 48038				
<b>RACE</b>	2017 Est. White	84.6%	84.5%	82.0%
	2017 Est. Black	10.1%	9.4%	11.3%
	2017 Est. Asian or Pacific Islander	2.6%	3.3%	3.6%
	2017 Est. American Indian or Alaska Native	0.1%	0.2%	0.3%
	2017 Est. Other Races	2.6%	2.6%	2.9%
<b>HISPANIC</b>	2017 Est. Hispanic Population	402	2,933	7,627
	2017 Est. Hispanic Population	2.5%	2.7%	2.8%
	2022 Proj. Hispanic Population	3.4%	3.7%	3.7%
	2010 Hispanic Population	2.1%	2.3%	2.4%
<b>EDUCATION (Adults 25 or Older)</b>	2017 Est. Adult Population (25 Years or Over)	11,894	77,301	195,758
	2017 Est. Elementary (Grade Level 0 to 8)	2.0%	2.4%	3.3%
	2017 Est. Some High School (Grade Level 9 to 11)	4.8%	5.5%	6.0%
	2017 Est. High School Graduate	29.7%	28.4%	29.3%
	2017 Est. Some College	25.7%	25.9%	25.4%
	2017 Est. Associate Degree Only	12.8%	11.6%	10.9%
	2017 Est. Bachelor Degree Only	17.7%	17.2%	16.1%
	2017 Est. Graduate Degree	7.3%	9.1%	8.9%
<b>HOUSING</b>	2017 Est. Total Housing Units	7,892	47,677	117,533
	2017 Est. Owner-Occupied	63.8%	70.1%	72.5%
	2017 Est. Renter-Occupied	33.6%	27.4%	24.6%
	2017 Est. Vacant Housing	2.6%	2.5%	2.9%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	0.2%	0.3%	0.3%
	2010 Homes Built 2000 to 2004	12.7%	14.4%	14.5%
	2010 Homes Built 1990 to 1999	20.1%	21.3%	19.3%
	2010 Homes Built 1980 to 1989	34.2%	26.2%	16.6%
	2010 Homes Built 1970 to 1979	27.5%	23.7%	20.0%
	2010 Homes Built 1960 to 1969	3.9%	9.5%	16.4%
	2010 Homes Built 1950 to 1959	3.5%	6.4%	10.8%
	2010 Homes Built Before 1949	2.6%	3.2%	6.7%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	-	-	0.1%
	2010 Home Value \$500,000 to \$999,999	1.2%	1.0%	1.2%
	2010 Home Value \$400,000 to \$499,999	1.1%	1.6%	1.6%
	2010 Home Value \$300,000 to \$399,999	5.8%	6.6%	7.3%
	2010 Home Value \$200,000 to \$299,999	19.7%	23.8%	24.3%
	2010 Home Value \$150,000 to \$199,999	29.9%	26.6%	23.2%
	2010 Home Value \$100,000 to \$149,999	27.4%	24.5%	24.6%
	2010 Home Value \$50,000 to \$99,999	15.7%	13.0%	14.7%
	2010 Home Value \$25,000 to \$49,999	2.8%	3.2%	4.2%
	2010 Home Value Under \$25,000	2.5%	4.9%	5.0%
	2010 Median Home Value	\$152,585	\$162,080	\$159,259
2010 Median Rent	\$793	\$780	\$743	

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	13,475	89,341	226,729
	2017 Est. Civilian Employed	58.5%	62.9%	60.9%
	2017 Est. Civilian Unemployed	2.8%	2.8%	3.0%
	2017 Est. in Armed Forces	-	0.1%	0.1%
	2017 Est. not in Labor Force	38.6%	34.3%	36.0%
	2017 Labor Force Males	44.7%	46.6%	47.5%
	2017 Labor Force Females	55.3%	53.4%	52.5%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,978	56,168	138,488
	2010 Mgmt, Business, & Financial Operations	15.1%	15.3%	14.9%
	2010 Professional, Related	22.0%	21.0%	20.8%
	2010 Service	17.9%	18.3%	18.0%
	2010 Sales, Office	23.1%	24.2%	23.8%
	2010 Farming, Fishing, Forestry	-	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	6.5%	6.8%	7.0%
	2010 Production, Transport, Material Moving	15.4%	14.2%	15.5%
	2010 White Collar Workers	60.2%	60.6%	59.4%
	2010 Blue Collar Workers	39.8%	39.4%	40.6%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	89.2%	88.9%	88.0%
	2010 Drive to Work in Carpool	7.9%	6.5%	6.9%
	2010 Travel to Work by Public Transportation	0.5%	0.8%	0.8%
	2010 Drive to Work on Motorcycle	-	-	-
	2010 Walk or Bicycle to Work	0.6%	0.9%	1.2%
	2010 Other Means	0.3%	0.4%	0.6%
	2010 Work at Home	1.4%	2.6%	2.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	20.0%	22.5%	21.5%
	2010 Travel to Work in 15 to 29 Minutes	35.9%	36.6%	36.1%
	2010 Travel to Work in 30 to 59 Minutes	39.0%	38.9%	36.7%
	2010 Travel to Work in 60 Minutes or More	7.5%	8.9%	7.6%
	2010 Average Travel Time to Work	25.9	25.4	25.1
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$410 M	\$2.68 B	\$6.56 B
	2017 Est. Apparel	\$14.2 M	\$93.2 M	\$228 M
	2017 Est. Contributions, Gifts	\$27.0 M	\$183 M	\$448 M
	2017 Est. Education, Reading	\$15.2 M	\$104 M	\$255 M
	2017 Est. Entertainment	\$22.9 M	\$151 M	\$368 M
	2017 Est. Food, Beverages, Tobacco	\$63.1 M	\$409 M	\$1.00 B
	2017 Est. Furnishings, Equipment	\$14.0 M	\$92.7 M	\$226 M
	2017 Est. Health Care, Insurance	\$36.5 M	\$235 M	\$573 M
	2017 Est. Household Operations, Shelter, Utilities	\$127 M	\$830 M	\$2.03 B
	2017 Est. Miscellaneous Expenses	\$6.14 M	\$39.7 M	\$96.7 M
	2017 Est. Personal Care	\$5.33 M	\$34.8 M	\$85.0 M
	2017 Est. Transportation	\$78.4 M	\$510 M	\$1.24 B

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