



# FOR LEASE

## NEW RETAIL DEVELOPMENT

22765 GRATIOT AVE, EASTPOINTE, MI 48021

**DRIVE-THRU AVAILABLE**

**FOR LEASE**



**ANTHONY J. VITALE**

Senior Associate  
 avitale@landmarkcres.com  
 (248) 488-2620

**LOUIS J. CIOTTI**

Managing Director  
 lciotti@landmarkcres.com  
 (248) 488-2620

**CONTACT US**

30500 Northwestern Hwy, Suite 200  
 Farmington Hills, MI 48334

Phone: (248) 488-2620

landmarkcres.com

# FOR LEASE

## PROPERTY DETAILS

**Location:** 22765 Gratiot Ave  
Eastpointe, MI 48021

**Property Type:** Shopping Center

**Rent:** Contact Broker

**NNN:** \$5.00/SF

**Available Space:** 7,040 SF

**Building Size:** 7,040 SF

**Lot Size:** 1.22 AC

**Traffic Count:** Gratiot Ave (46,400 CPD)  
9 Mile Rd (16,000 CPD)

**Contact:** Anthony J. Vitale  
[avitale@landmarkcres.com](mailto:avitale@landmarkcres.com)

Louis J. Ciotti  
[lcioffi@landmarkcres.com](mailto:lcioffi@landmarkcres.com)

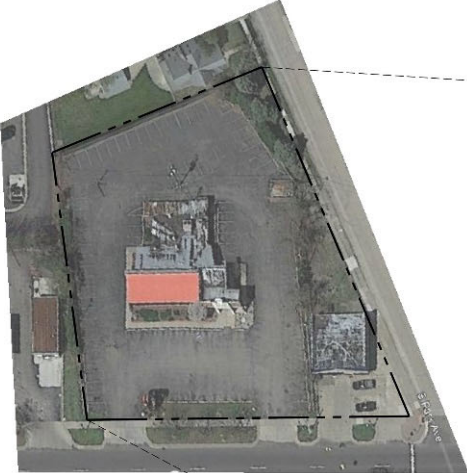
(248) 488-2620

## HIGHLIGHTS

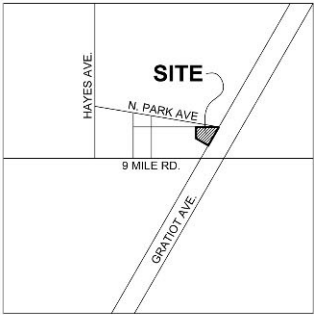
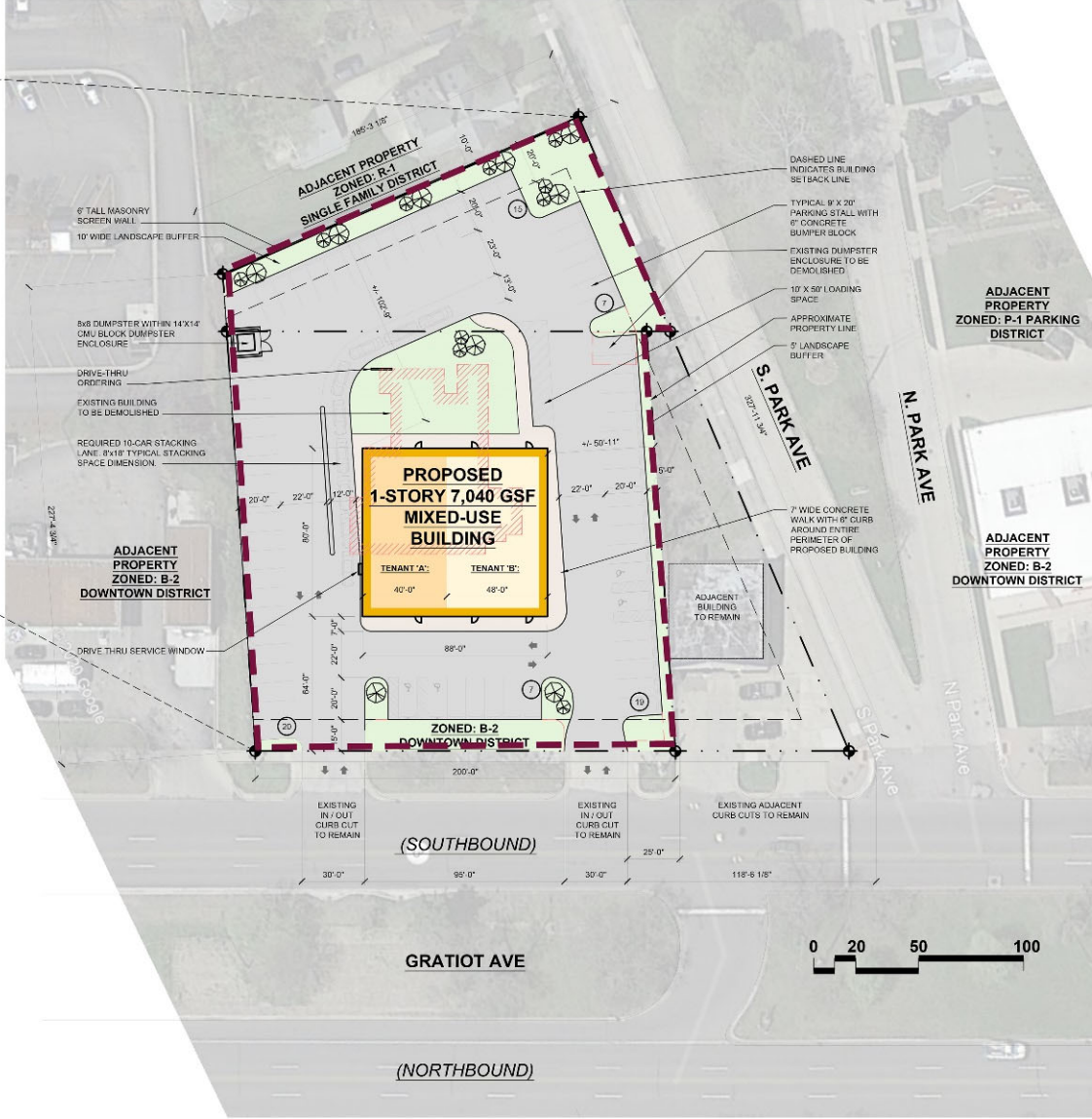
- Site provides great accessibility, visibility, and signage from Gratiot Avenue.
- Up to 7,040 SF w/ drive-thru.
- Landlord will consider ground lease or build-to-suit.
- Strong household density and daytime population.

DESCRIPTION	1 MILE	3 MILE	5 MILE
2020 Estimated Households	8,388	59,013	150,241
2020 Est. Total Employees	2,888	42,962	129,842

# SITE PLAN



**EXISTING SITE AERIAL**  
(SHOWN FOR REFERENCE)



# MICRO

**SITE**

**Advance  
Auto Parts**

**GRATIOT AVE (46,400 CPD)**

**CARQUEST**

**Bank of America**

**bp**

**9 MILE RD (16,000 CPD)**

**(22,400 CPD)**

**petco**  
**FIVE GUYS**

**RITE  
AID** **GNC**

**EASTPOINTE  
HIGH SCHOOL  
918 STUDENTS**

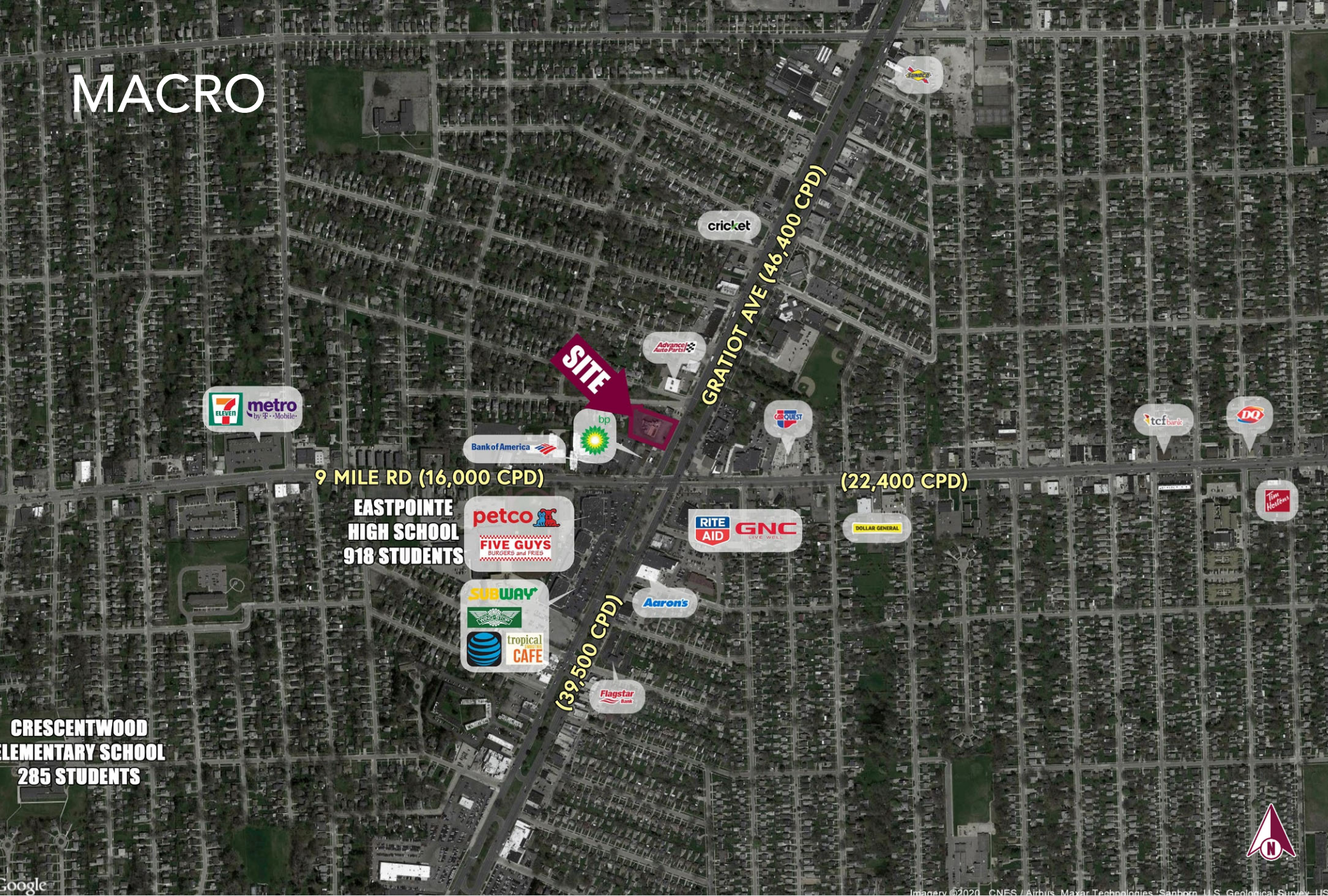
**(39,500 CPD)**

**SUBWAY**

**Aaron's**



# MACRO



Google

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# DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	21,116	149,667	368,948
	2025 Projected Population	22,193	153,929	379,666
	2010 Census Population	21,197	154,437	381,840
	2000 Census Population	22,543	173,423	441,605
	Projected Annual Growth 2020 to 2025	1.0%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	-0.3%	-0.7%	-0.8%
HOUSEHOLDS	2020 Estimated Households	8,388	59,013	150,241
	2025 Projected Households	8,849	60,140	152,796
	2010 Census Households	8,125	57,967	147,566
	2000 Census Households	8,757	64,593	165,125
	Projected Annual Growth 2020 to 2025	1.1%	0.4%	0.3%
	Historical Annual Growth 2000 to 2020	-0.2%	-0.4%	-0.5%
RACE	2020 Est. White	61.6%	54.9%	56.2%
	2020 Est. Black	31.5%	38.5%	37.5%
	2020 Est. Asian or Pacific Islander	2.4%	2.7%	2.8%
	2020 Est. American Indian or Alaska Native	0.5%	0.3%	0.3%
	2020 Est. Other Races	3.9%	3.5%	3.2%
INCOME	2020 Est. Average Household Income	\$54,719	\$58,514	\$65,075
	2020 Est. Median Household Income	\$46,136	\$49,271	\$52,125
	2020 Est. Average Household Income	\$21,751	\$23,127	\$26,557
BUSINESS	2020 Est. Total Businesses	472	4,588	11,604
	2020 Est. Total Employees	2,888	42,962	129,842

