



FOR LEASE

FRASER SHOPPING CENTER

31240 GROESBECK HWY, FRASER, MI 48026

**FOR
LEASE**



LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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FOR LEASE

PROPERTY DETAILS

Location:	31240 Groesbeck Hwy Fraser, MI 48026
Property Type:	Grocery Anchored Center
Date Available:	Immediately
Rent:	Contact Broker
NNN Expenses:	\$3.59/SF
Building Size:	75,331 SF
Available Space:	6,150 SF; 3,190 SF; 1,150 SF
Zoning:	CG
Traffic Count:	Groesbeck Hwy (32,100 CPD) Utica Rd (22,700 CPD) 13 Mile Rd (16,600 CPD)
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ANCHORS



DESCRIPTION

Fraser Shopping Center is a grocery-anchored neighborhood center featuring Oakridge Market and Family Dollar. The property is situated at the heavily trafficked triple intersection of Groesbeck Highway, Thirteen Mile Road and Utica Road. The site provides four points of ingress and egress along Groesbeck Highway, Utica Road and 13 Mile Road.



ROSEVILLE
HIGH SCHOOL
1,271 STUDENTS

UTICA RD (22,400 CPD)

13 MILE RD (16,600 CPD)

EISENHOWER
ELEMENTARY SCHOOL
496 STUDENTS

WILD BILL'S
TOBACCO

H&R BLOCK

Oak Ridge
SUPERVALU

SUBWAY

Advance
Auto Parts

GROESBECK HWY (52,300 CPD)

Walgreens

6,150 SF
AVAILABLE

3,190 SF
AVAILABLE

1,150 SF
AVAILABLE

SAVVY

FAMILY
DOLLAR

MED
POINTE
URGENT CARE

Pita Plus

GROESBECK HWY (32,100 CPD)

Checkers

JJ'S

POPEYES
LOUISIANA KITCHEN

UTICA RD (22,700 CPD)



**1,150 SF
AVAILABLE**



**3,190 SF
AVAILABLE**

H&R BLOCK

SUBWAY

31300



**6,150 SF
AVAILABLE**

MICRO

UTICA RD (22,700 CPD)
GROESBECK HWY (32,100 CPD)

EISENHOWER
ELEMENTARY SCHOOL
496 STUDENTS

T-Mobile



1,150 SF AVAILABLE



6,150 SF AVAILABLE

3,190 SF AVAILABLE

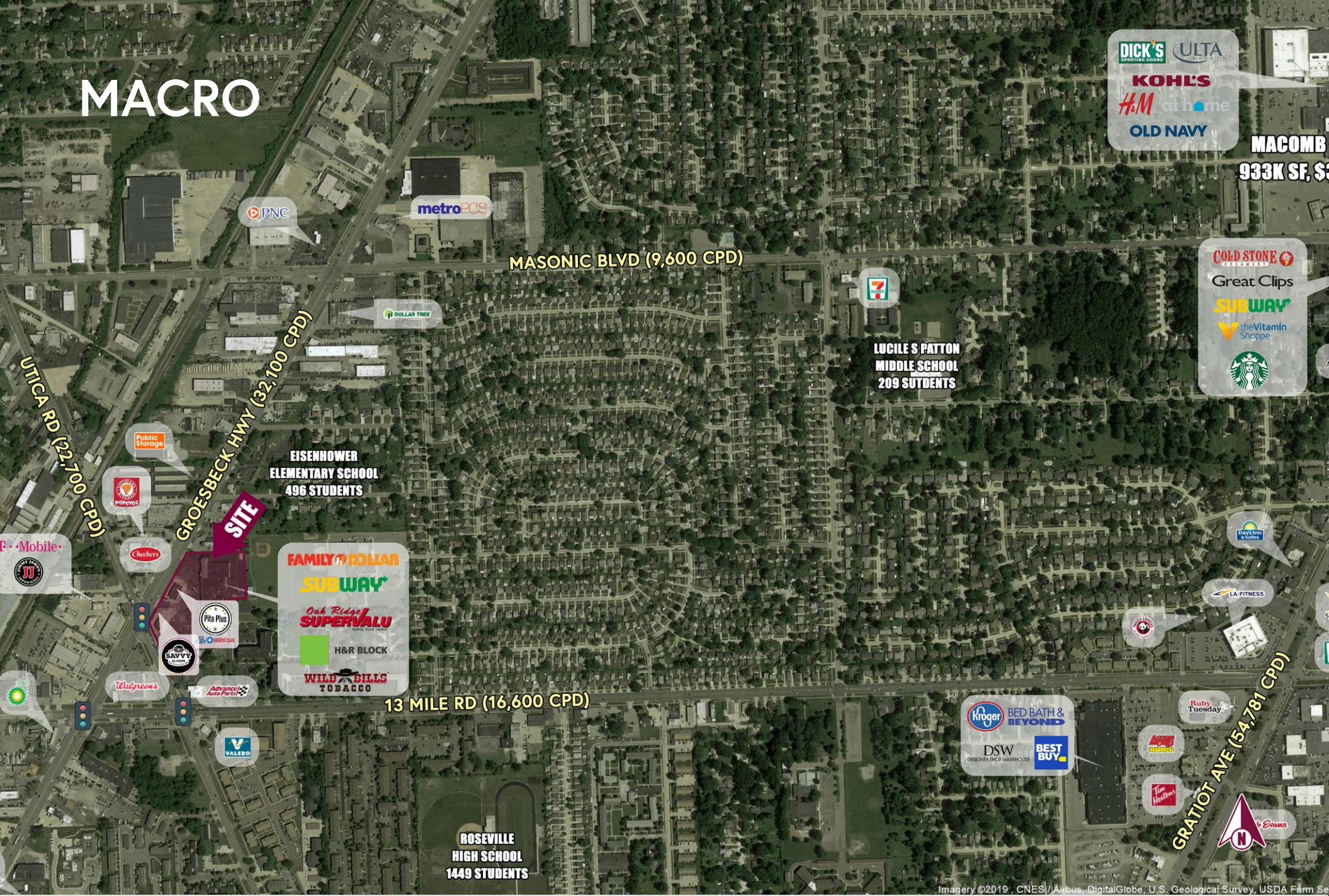
FAMILY DOLLAR
SUBWAY
Oak Ridge SUPERVALU
family food center
H&R BLOCK
WILD BILLS TOBACCO



13 MILE RD (16,600 CPD)

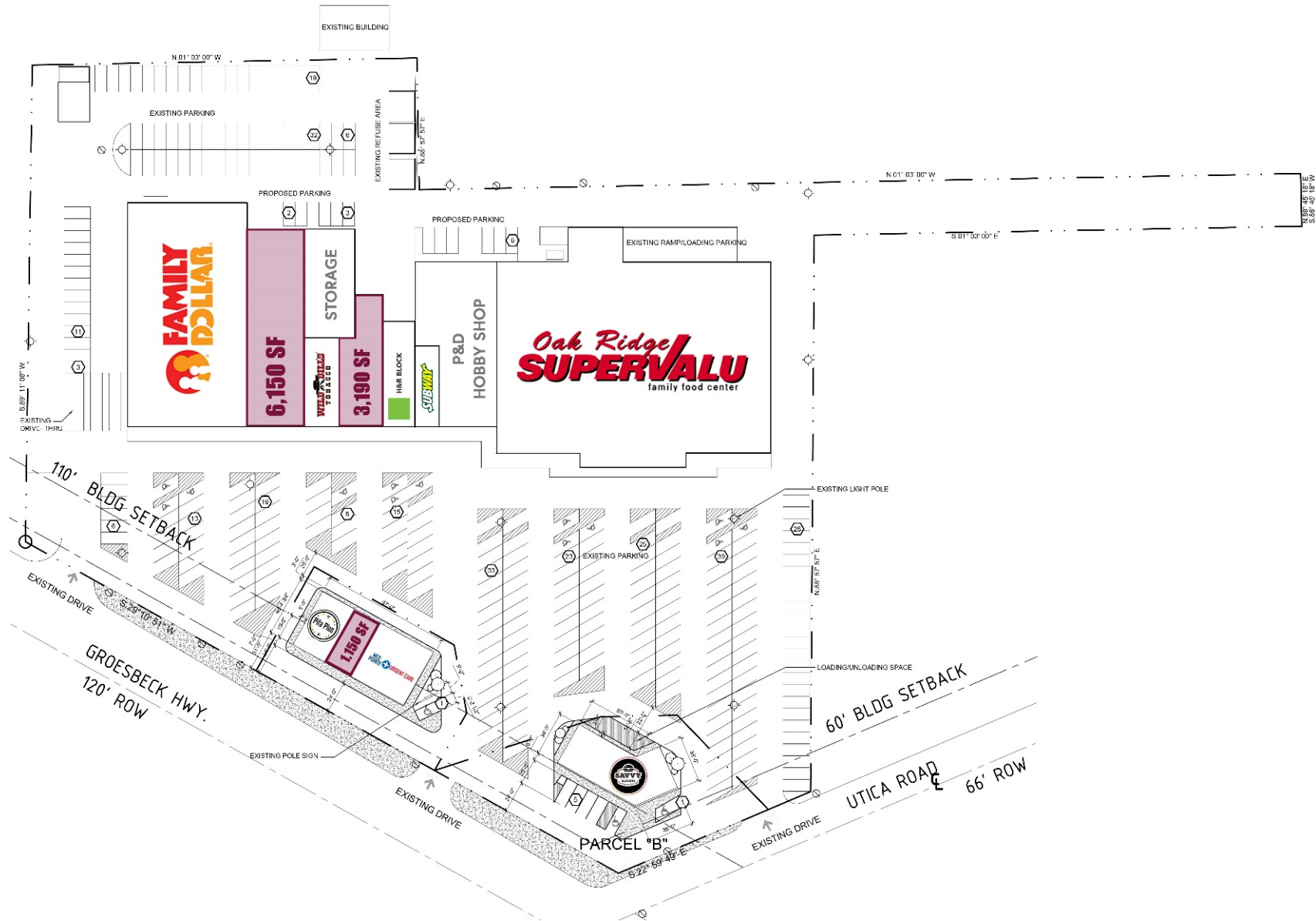


MACRO



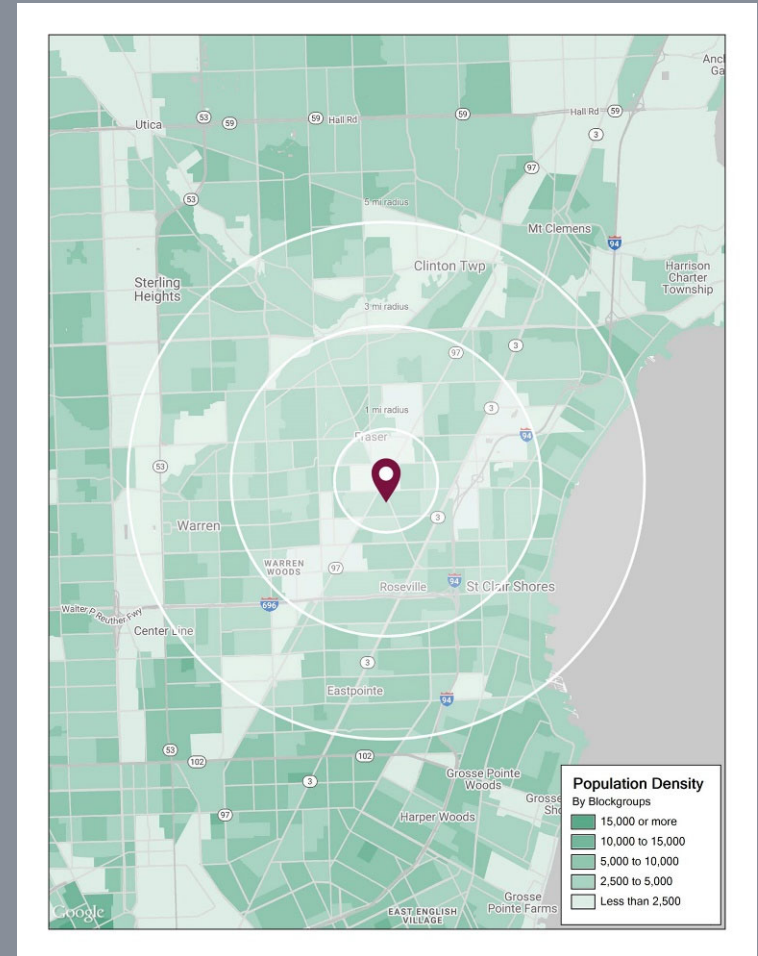
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SITE PLAN



DEMOGRAPHICS

	DESCRIPTION	1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	13,920	121,897	304,485
	2025 Projected Population	14,098	123,885	309,195
	2010 Census Population	13,803	122,767	306,053
	2000 Census Population	14,040	125,086	314,278
	Projected Annual Growth 2020 to 2025	0.3%	0.3%	0.3%
	Historical Annual Growth 2000 to 2020	-	-0.1%	-0.2%
HOUSEHOLDS	2020 Estimated Households	6,391	52,787	131,972
	2025 Projected Households	6,540	54,026	134,960
	2010 Census Households	6,092	51,134	127,675
	2000 Census Households	6,168	51,260	129,811
	Projected Annual Growth 2020 to 2025	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2020	0.2%	0.1%	-
RACE	2020 Est. White	77.0%	79.8%	77.7%
	2020 Est. Black	16.9%	13.3%	15.3%
	2020 Est. Asian or Pacific Islander	2.4%	3.4%	3.6%
	2020 Est. American Indian or Alaska Native	0.5%	0.4%	0.3%
	2020 Est. Other Races	3.2%	3.1%	3.1%
INCOME	2020 Est. Average Household Income	\$62,431	\$71,740	\$73,182
	2020 Est. Median Household Income	\$50,748	\$58,161	\$58,916
	2020 Est. Per Capita Income	\$28,669	\$31,114	\$31,786
BUSINESS	2020 Est. Total Businesses	506	4,100	10,666
	2020 Est. Total Employees	4,603	42,580	127,158



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