



FOR SALE/LEASE

FORMER TOYS "R" US & MICHAELS BOXES

32070 & 32078 GRATIOT AVE, ROSEVILLE, MI 48066

FOR
SALE/LEASE



LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

MATTHEW D. SWANTKO

Principal
mswantko@landmarkcres.com
(248) 488-2620

RICHARD A. SHLOM

Associate
rshlom@landmarkcres.com
(248) 488-2620

CONTACT US

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334

Phone: (248) 488-2620

landmarkcres.com

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PROPERTY DETAILS

Location: 32070 & 32078 Gratiot Ave
Roseville, MI 48066

Property Type: Shopping Center

Available Space: 25,650 SF; 45,900 SF

Tenant Roster: Petco

Traffic Count: Gratiot Ave = 65,122 cpd
Masonic Blvd= 10,300 cpd

Contact: Matthew D. Swantko
mswantko@landmarkcres.com

Richard A. Shlom
rshlom@landmarkcres.com

(248) 488-2620

HIGHLIGHTS

- Located across from the 1M SF Macomb Mall
- Excellent position in the market
- High traffic counts with 75,000 cpd by the site
- Densely populated with over 110,000 people in three miles

DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Pop. Density:	11,023	110,534	256,053
Avg. HH Income:	\$65,409	\$69,226	\$71,490

MICRO

OLD NAVY
ULTA BEAUTY
DICK'S SPORTING GOODS
Michael's H&M
PartyCity
KOHLS

MACOMB MALL
933K SF, \$315/SF

GRATIOT AVE (65,122 CPD)

MASONIC BLVD (11,500 CPD)

(10,300 CPD)

(37,161 CPD)

I-94 (90,551 CPD)

theVitamin Shoppe
COLD STONE CREAMERY
Great Clips
SUBWAY
Starbucks

Applebee's
PANDA EXPRESS GOURMET CHINESE FOOD

CHIPOTLE MEXICAN GRILL
POTBELLY SANDWICH SHOP

Firestone
Pepper's

DEL TACO

BURGER KING

Red Robin GOURMET BURGERS AND BEERS

Jersey Mike's SUBS

McDonald's

Dunham's SPORTS

petco

QDOBA MEXICAN EATS

SUPERCUTS

O'Reilly AUTO PARTS

Panera BREAD

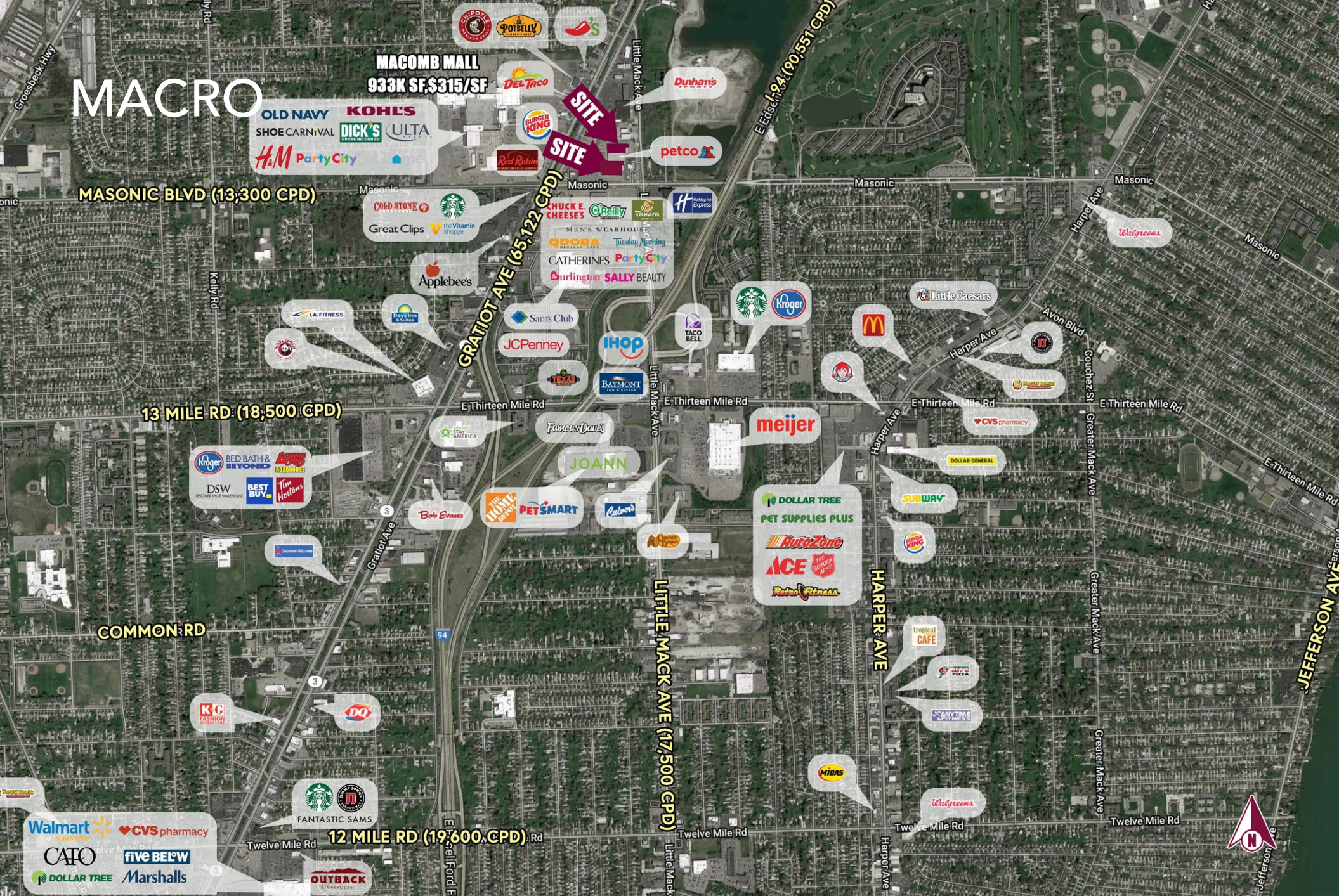
Arby's

MEN'S WEARHOUSE CATHERINES
Burlington SALLY BEAUTY
Tuesday Morning PartyCity

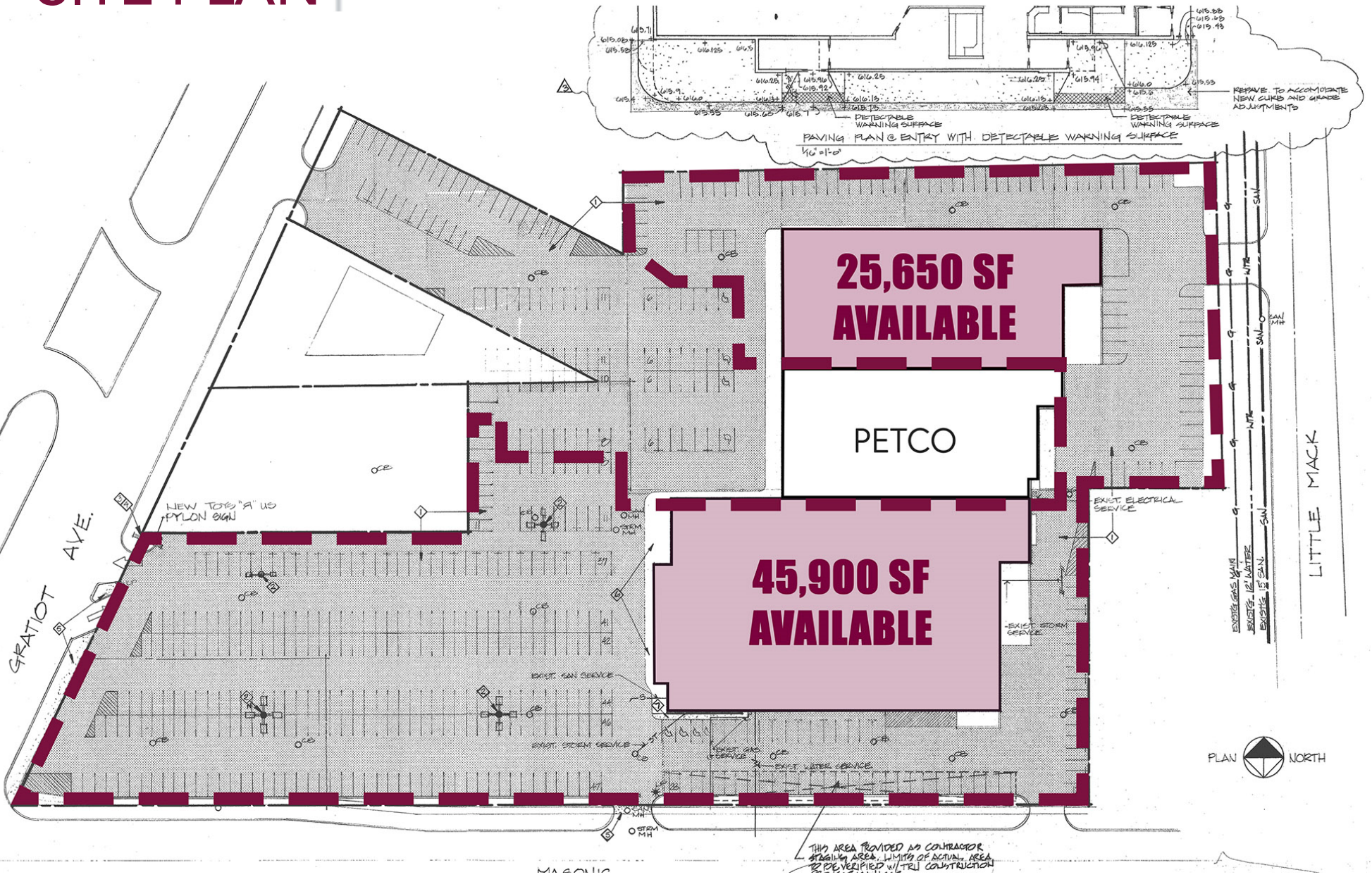
Holiday Inn Express



MACRO



SITE PLAN



DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2019 Estimated Population	11,023	110,534	256,053
	2024 Projected Population	11,393	112,894	261,589
	2010 Census Population	11,021	110,431	256,102
	2000 Census Population	11,277	113,125	262,918
	Projected Annual Growth 2019 to 2024	0.7%	0.4%	0.4%
	Historical Annual Growth 2000 to 2019	-0.1%	-0.1%	-0.1%
HOUSEHOLDS	2019 Estimated Households	5,003	48,290	112,142
	2024 Projected Households	5,196	49,676	115,396
	2010 Census Households	4,836	46,534	108,155
	2000 Census Households	4,927	46,688	109,272
	Projected Annual Growth 2019 to 2024	0.8%	0.6%	0.6%
	Historical Annual Growth 2000 to 2019	-	0.2%	0.1%
RACE	2019 Est. White	77.4%	79.9%	79.2%
	2019 Est. Black	15.9%	14.1%	14.5%
	2019 Est. Asian or Pacific Islander	2.4%	2.5%	2.9%
	2019 Est. American Indian or Alaska Native	0.3%	0.4%	0.3%
	2019 Est. Other Races	4.0%	3.2%	3.0%
INCOME	2019 Est. Average Household Income	\$65,409	\$69,226	\$71,490
	2019 Est. Median Household Income	\$53,710	\$56,611	\$58,262
	2019 Est. Per Capita Income	\$29,693	\$30,273	\$31,375
BUSINESS	2019 Est. Total Businesses	584	3,987	9,167
	2019 Est. Total Employees	7,262	39,981	86,869

