

35974-35990 S GRATIOT AVE

35974 S Gratiot Ave, Clinton Township, MI 48035



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

DAVE TESCH

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OFFERING SUMMARY: 35974 S Gratiot Ave | Clinton Township, MI 48035



PROPERTY OVERVIEW

900 SF retail space available for lease

OFFERING SUMMARY

Lease Rate: \$1,300 per month (MG)
Building Size: 6,295 SF
Available SF: 900 SF
Year Built: 1969
Zoning: B-3 General Commercial

PROPERTY HIGHLIGHTS

- Great exposure on Gratiot Ave
- Excellent traffic counts
- Prominent signage
- Free rent available

BUILDING/PROPERTY INFORMATION: 35974 S Gratiot Ave | Clinton Township, MI 48035

BUILDING INFORMATION

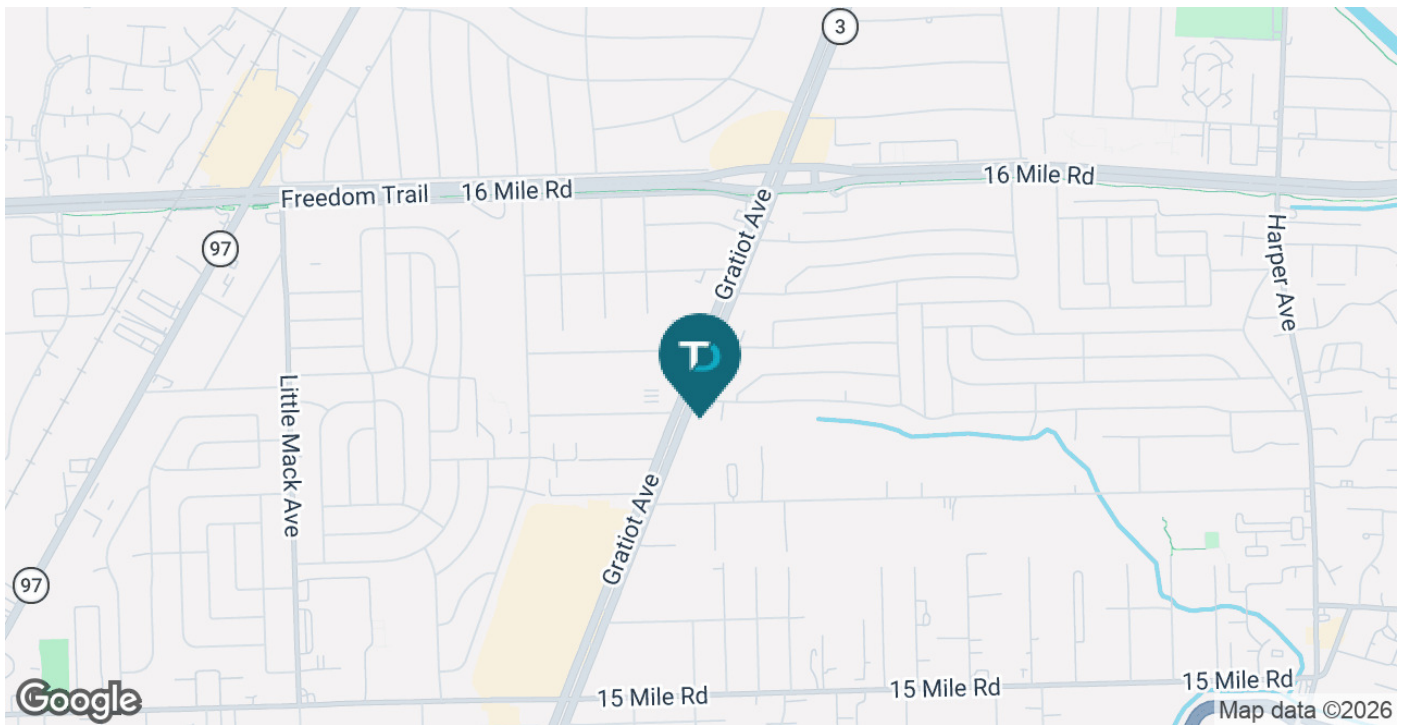
Price/SF:	\$1,300/month Modified Gross
Building Size:	6,295 SF
Year Built:	1969
Number of Floors:	1
Utilities:	City Water and Sanitary Sewer
Parking Spaces:	19

PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Strip Center
Zoning:	B-3 General Commercial
Traffic Count:	36,357 Vehicles/Day (Costar, 2022)
Legal Description:	Available upon request
APN:	11-27-279-017

LOCATION INFORMATION

Located on the east side of Gratiot Ave, between 15 Mile Rd and 16 Mile Rd in Clinton Twp, MI



LEASE SPACES: 35974 S Gratiot Ave | Clinton Township, MI 48035

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	900 SF	Lease Rate:	\$1,300 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
35974	Available	900 SF	Modified Gross	\$1,300 per month

ADDITIONAL PHOTOS: 35974 S Gratiot Ave | Clinton Township, MI 48035

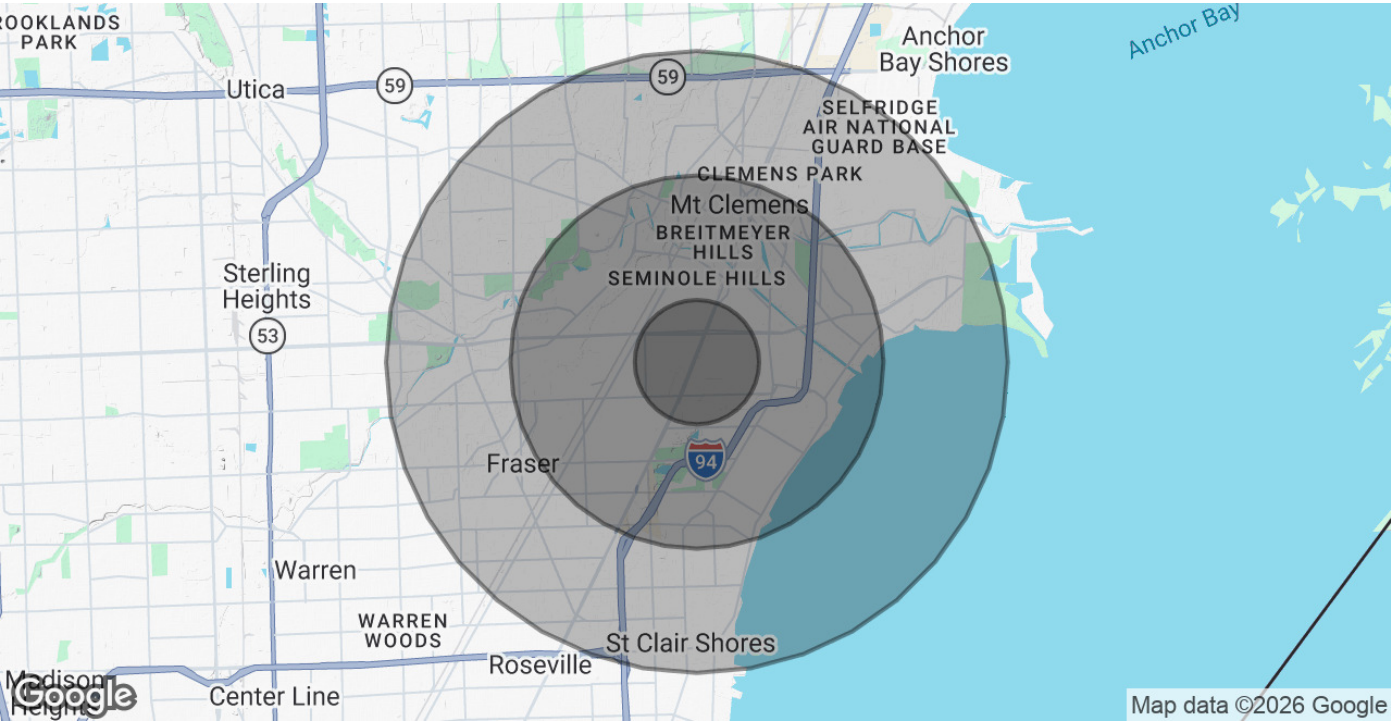


RETAILER MAP: 35974 S Gratiot Ave | Clinton Township, MI 48035



DEMOGRAPHICS MAP & REPORT:

35974 S Gratiot Ave | Clinton Township, MI 48035



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,106	101,869	230,052
Average Age	38.3	40.1	40.4
Average Age (Male)	35.9	37.9	38.8
Average Age (Female)	40.0	41.5	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,381	43,679	98,016
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$60,953	\$56,922	\$59,787
Average House Value	\$129,499	\$137,042	\$151,798
2020 American Community Survey (ACS)			