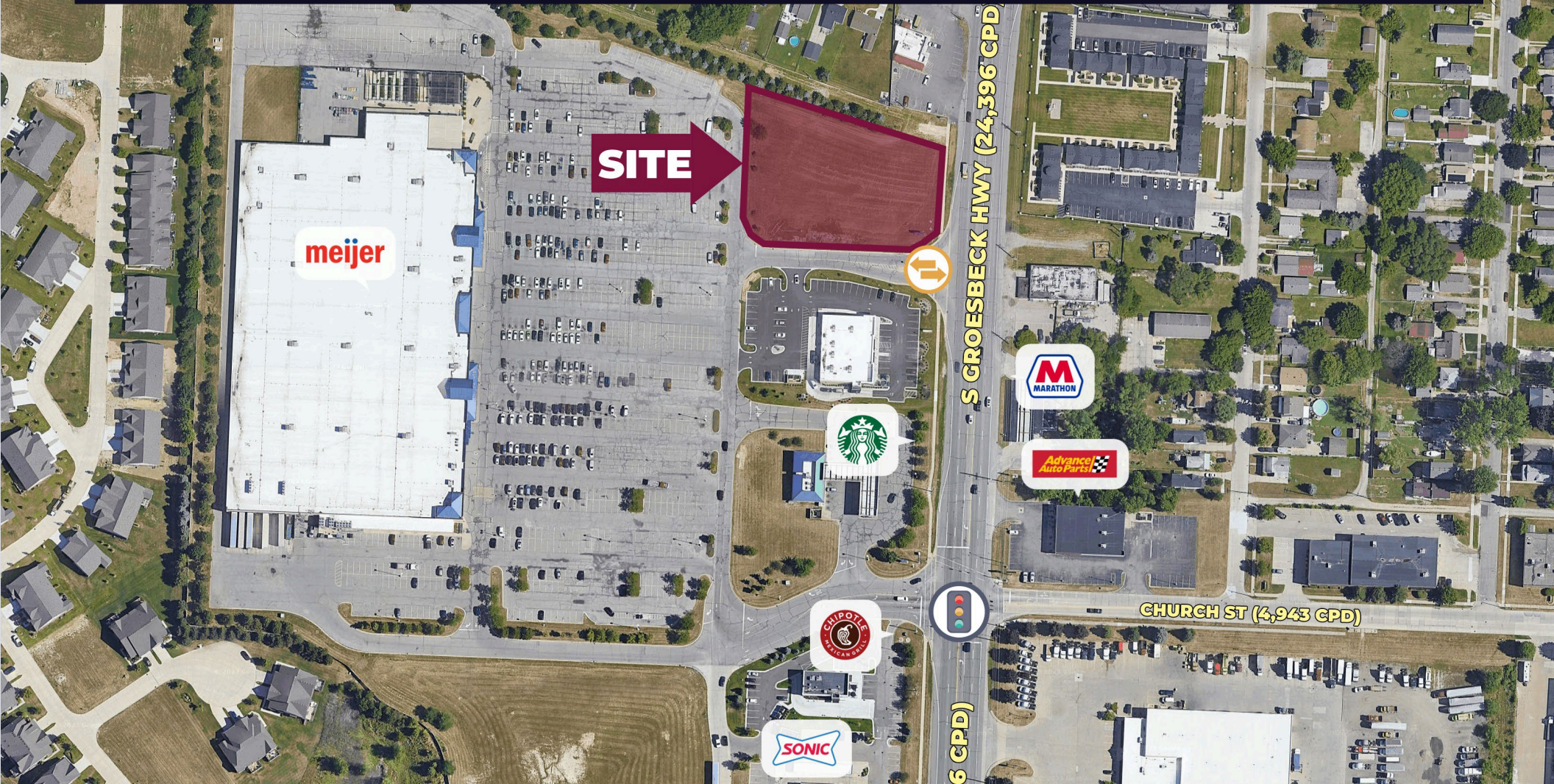


FOR LEASE/SALE
MEIJER PAD SITE

40445 S. GROESBECK HWY, CLINTON TWP, MI 48036



PROPERTY DETAILS

LOCATION: 40445 S. Groesbeck Hwy,
Clinton Twp, MI 48036

PROPERTY TYPE: Vacant Land

DATE AVAILABLE: Immediately

SALES PRICE: TBD

RENT: \$35.00/SF

NNN EXPENSES: \$6.00/SF

LOT SIZE: 1.21 AC

ZONING: B-3

TRAFFIC COUNT: Groesbeck Hwy (24,396 CPD)
Cass Ave (34,265 CPD)

\$35.00/SF

\$6.00/SF

RENT

NNN

TENANT ROSTER



AREA TENANTS

- Meijer Gas Station
- Sonic Drive-In
- Aldi
- Sprint
- Jimmy John's
- Chipotle
- Starbucks
- Wild Bill's Tobacco
- Tim Hortons
- Fifth Third Bank

DESCRIPTION

Pad site is located on the West side of South Groesbeck Highway, just South of Cass Avenue. It is prominently located at the front entrance to Meijer which is highly visible and heavily trafficked.

EXCLUSIVELY LISTED BY:



ANTHONY J. VITALE
Director
avitale@landmarkcres.com
248 488 2620

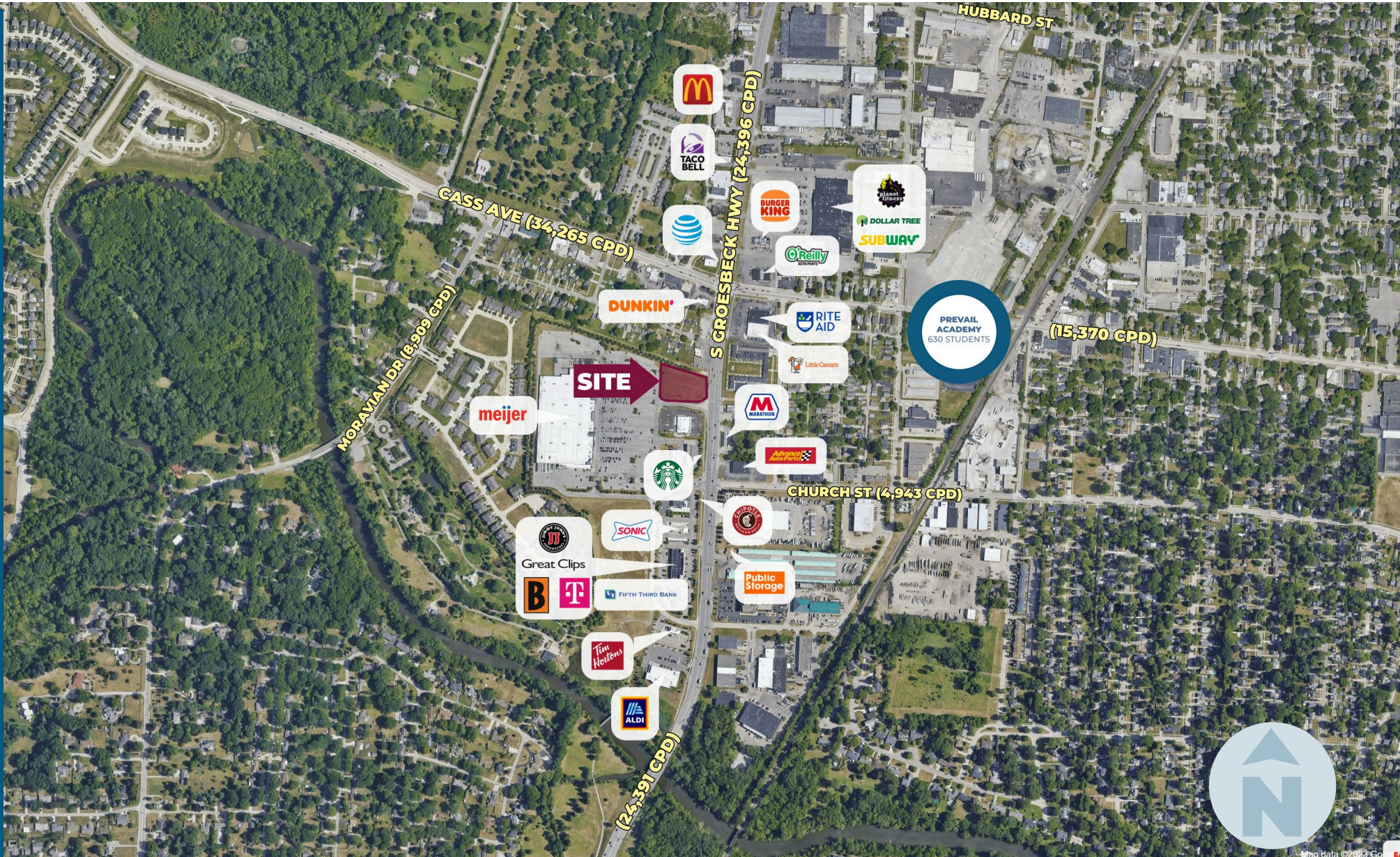


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MICRO AERIAL



MACRO AERIAL



PLAT



DEMOGRAPHICS



MEIJER PAD SITE

40445 S Groesbeck Hwy, Clinton Twp, MI

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 Estimated Population	6,636	91,846	242,633
2027 Projected Population	6,606	91,642	242,524
2020 Census Population	6,596	92,763	244,070
2010 Census Population	6,546	89,895	236,350
Projected Annual Growth 2022 to 2027	-	-	-
Historical Annual Growth 2010 to 2022	0.1%	0.2%	0.2%
HOUSEHOLDS			
2022 Estimated Households	2,909	40,694	103,028
2027 Projected Households	2,936	41,124	104,354
2020 Census Households	2,879	40,809	102,978
2010 Census Households	2,710	37,950	97,011
Projected Annual Growth 2022 to 2027	0.2%	0.2%	0.3%
Historical Annual Growth 2010 to 2022	0.6%	0.6%	0.5%
RACE			
2022 Est. White	80.0%	74.1%	78.2%
2022 Est. Black	13.9%	18.5%	14.0%
2022 Est. Asian or Pacific Islander	1.2%	2.2%	2.9%
2022 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2022 Est. Other Races	4.7%	5.0%	4.7%
INCOME			
2022 Est. Average Household Income	\$76,332	\$79,601	\$89,267
2022 Est. Median Household Income	\$70,148	\$68,661	\$74,264
2022 Est. Per Capita Income	\$33,916	\$35,459	\$38,016
BUSINESS			
2022 Est. Total Businesses	326	3,580	8,153
2022 Est. Total Employees	5,826	45,525	100,063

CONTACT US



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