

FREESTANDING DRIVE-THRU BUILDING

35134 Groesbeck Highway / Clinton Township, MI



FOR SALE OR
LEASE



FREESTANDING DRIVE-THRU



Address

35134 Groesbeck Highway
Clinton Township, MI 48192

Availability

2,946 SF

Area Tenants

**HARBOR
FREIGHT**

DOLLAR GENERAL®

Lowe's®

Walgreens



Wendy's



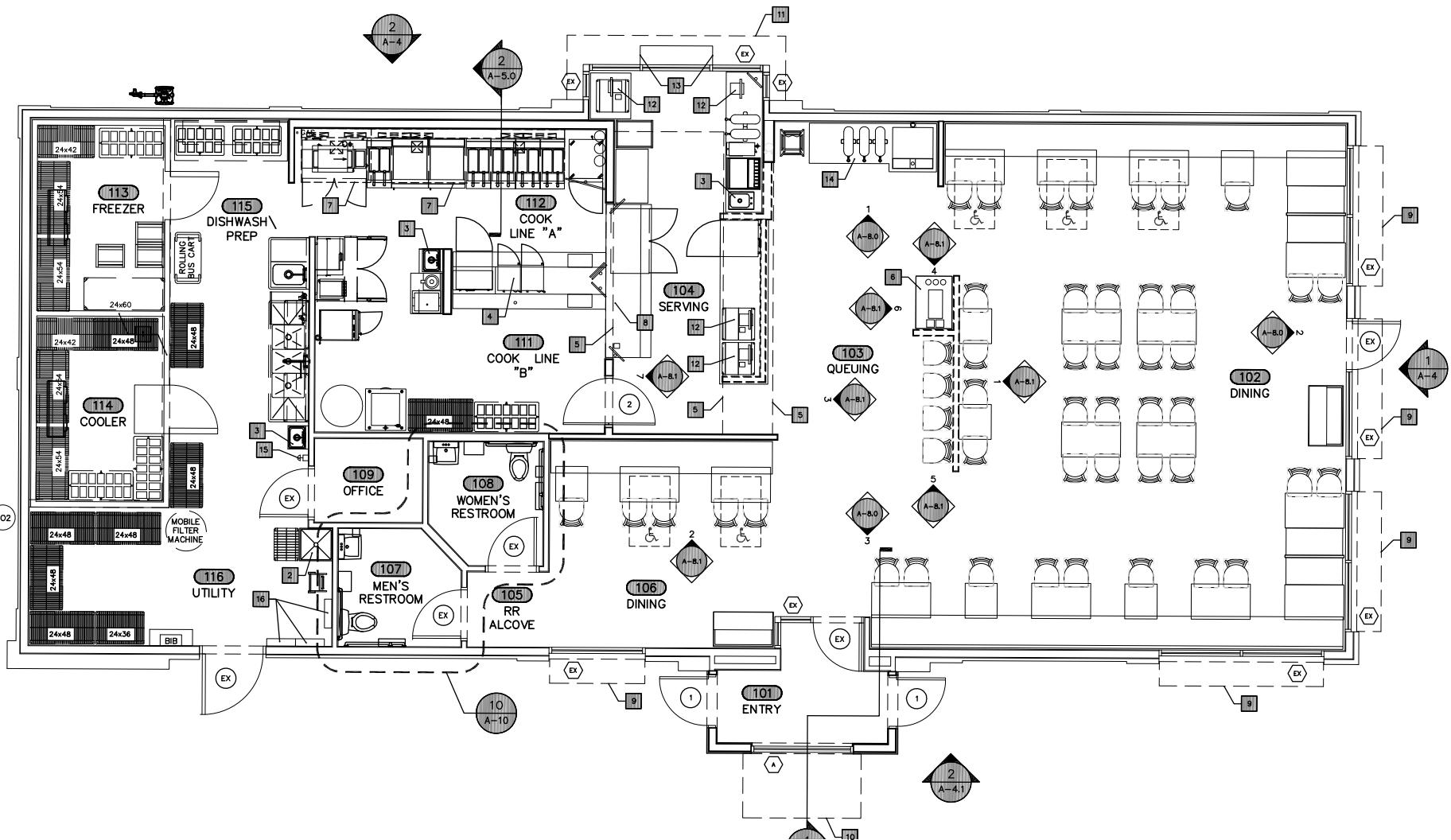
Features

- High-visibility location along Groesbeck Highway with strong daily traffic counts.
- Freestanding commercial building ideal for retail, service, or office use.
- Zoned B-3 on a 0.73-acre parcel.
- Newly remodeled in 2020 with brand-new infrastructure and utilities throughout.
- Convenient ingress/egress with multiple access points.
- Ample parking
- Prominent signage opportunities along the main corridor.
- Close proximity to major retailers, services and residential neighborhoods.
- Strong regional demographics and steady population growth.

Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	15,555	104,051	280,824
HOUSEHOLDS	5,321	45,650	123,464
AVG HOUSEHOLD INCOME	\$80,747	\$90,291	\$91,239
DAYTIME POPULATION	11,992	95,529	241,370

FREESTANDING DRIVE-THRU



FLOOR PLAN

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LOW LEVEL AERIAL

FREESTANDING DRIVE-THRU



HIGH LEVEL AERIAL

FREESTANDING DRIVE-THRU



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