

1,600-4,800 SF MULTI-TENANT RETAIL/OFFICE



FOR SALE / LEASE



22220-22228 Gratiot Avenue

Eastpointe, Michigan 48021

Property Description

22220-22228 Gratiot Avenue is a 4,800 SF multi-tenant retail property located just south of 9 Mile Road in Eastpointe, Michigan. The building includes three contiguous storefront units and sits on 0.16 acres with excellent frontage along Gratiot Avenue. The property offers a value-add opportunity for owner-users or investors seeking exposure in the Macomb East submarket. With strong daily traffic, nearby national retailers, and proximity to residential neighborhoods, the site is well positioned for long-term upside.

Property Highlights

- 4,800 SF Multi-Tenant Retail Building
- Two Contiguous Units Available (3,200 SF Total)
- Three Total Units (1,600 SF Each)
- One Unit Occupied by Existing Tenant (1,600 SF)
- Located on Gratiot Ave just South of 9 Mile Rd
- High Visibility with Over 44,000 VPD
- Surface Parking with Easy Access
- Ideal for Owner-User or Value-Add Investor
- Surrounded by Residential Density and Local Retail

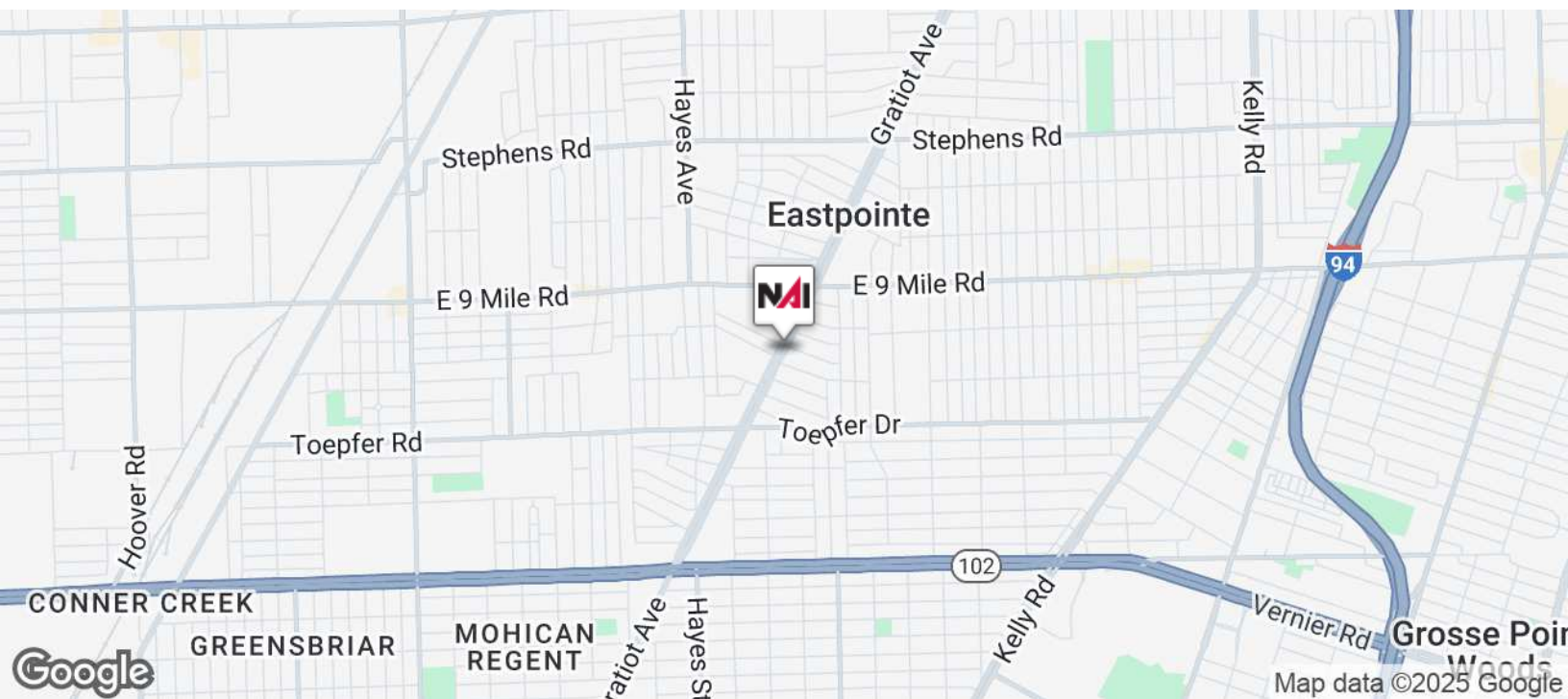
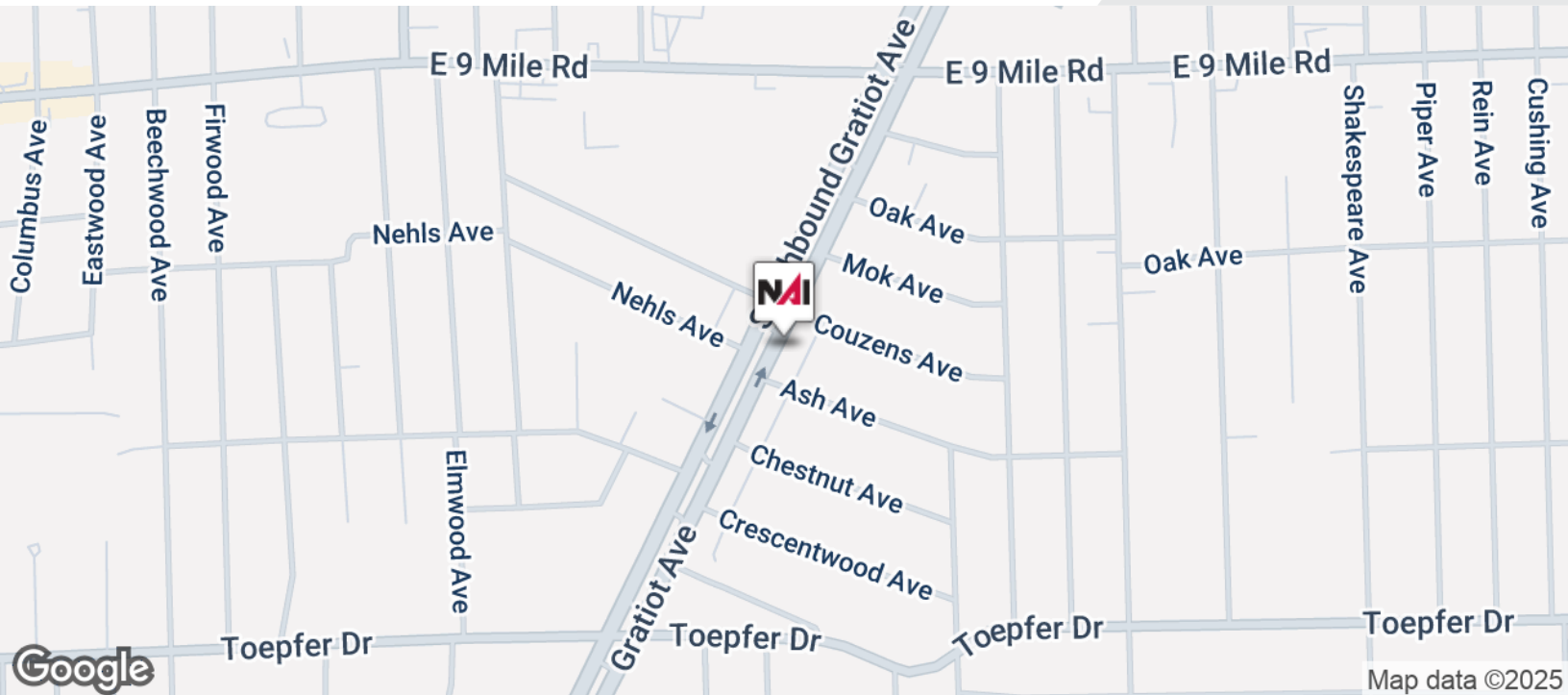
OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Sale Price:	\$339,999
Number of Units:	3
Available SF for Lease:	1,600-3,200 SF
Building Size:	4,800 SF

1,600-4,800 SF
MULTI-TENANT RETAIL/OFFICE



FOR SALE / LEASE



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Aiden Bracken

Sales Associate | 248.351.4380
bracken@farbman.com

Nathan Casey

Vice President | 248.351.4391
casey@farbman.com

Daniel McCleary

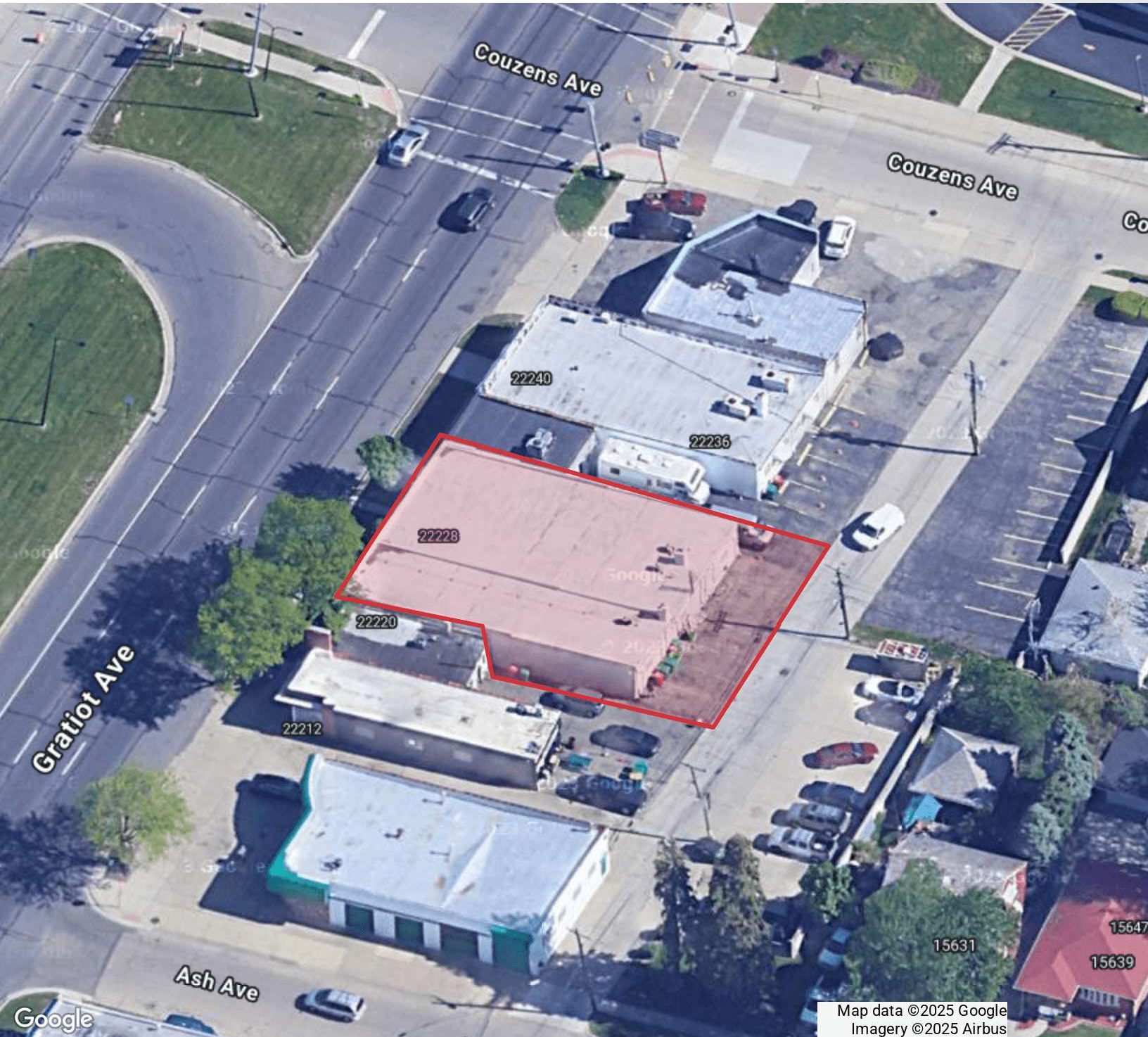
Vice President | 248.351.4384
mccleary@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

1,600-4,800 SF
MULTI-TENANT RETAIL/OFFICE



FOR SALE / LEASE



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Aiden Bracken

Sales Associate | 248.351.4380
bracken@farbman.com

Nathan Casey

Vice President | 248.351.4391
casey@farbman.com

Daniel McCleary

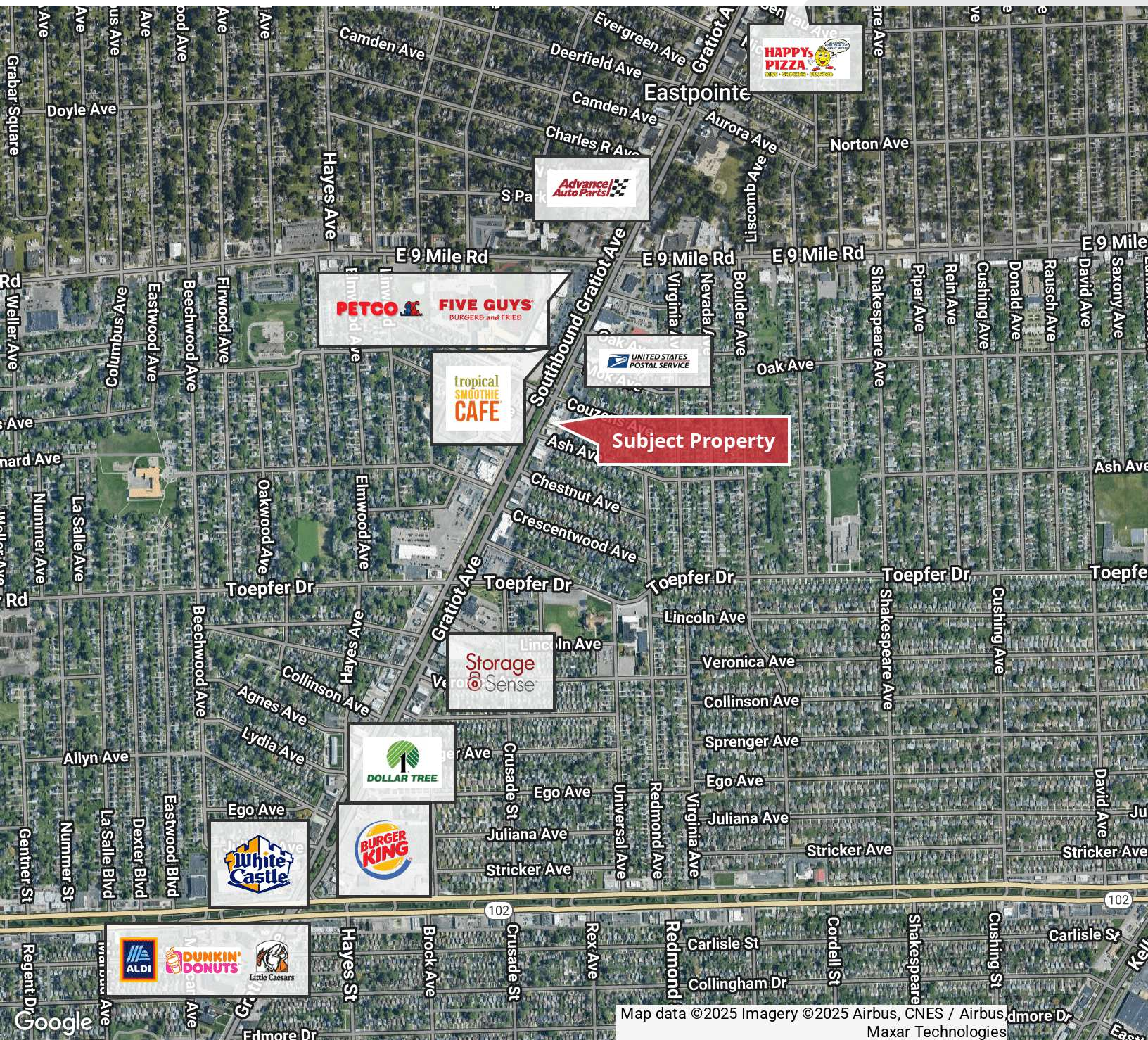
Vice President | 248.351.4384
mccleary@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

1,600-4,800 SF
MULTI-TENANT RETAIL/OFFICE



FOR SALE / LEASE



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Aiden Bracken

Sales Associate | 248.351.4380
bracken@farbman.com

Nathan Casey

Vice President | 248.351.4391
casey@farbman.com

Daniel McCleary

Vice President | 248.351.4384
mccleary@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01909696.

1,600-4,800 SF MULTI-TENANT RETAIL/OFFICE



FOR SALE / LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,146	142,225	347,969
Average Age	37	38	40
Average Age (Male)	36	37	38
Average Age (Female)	39	39	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,333	54,521	138,633
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$64,165	\$65,038	\$73,715
Average House Value	\$107,391	\$122,804	\$159,230

Demographics data derived from AlphaMap



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Aiden Bracken

Sales Associate | 248.351.4380
bracken@farbman.com

Nathan Casey

Vice President | 248.351.4391
casey@farbman.com

Daniel McCleary

Vice President | 248.351.4384
mccleary@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.