



FOR SALE

Get**Real** *quality*
248.476.3700

LISTED BY:

Andrew Battersby

Senior Associate
abattersby@thomasduke.com

Dave Tesch

Senior Associate
dtesch@thomasduke.com

FOR SALE

Dinover Plaza

25205 Gratiot Ave Roseville, MI 48066



Sale Price: \$2,900,000

DESCRIPTION

24,887 SF Dollar General anchored shopping center for sale in Roseville, MI

PROPERTY HIGHLIGHTS

- 24,887 SF on 2.69 acres
- Dollar General anchored center
- Over 43,000 vehicles per day on Gratiot
- Strong visibility in a great location
- Contact Broker for financials

FOR SALE

Dinover Plaza

25205 Gratiot Ave Roseville, MI 48066

BUILDING INFORMATION

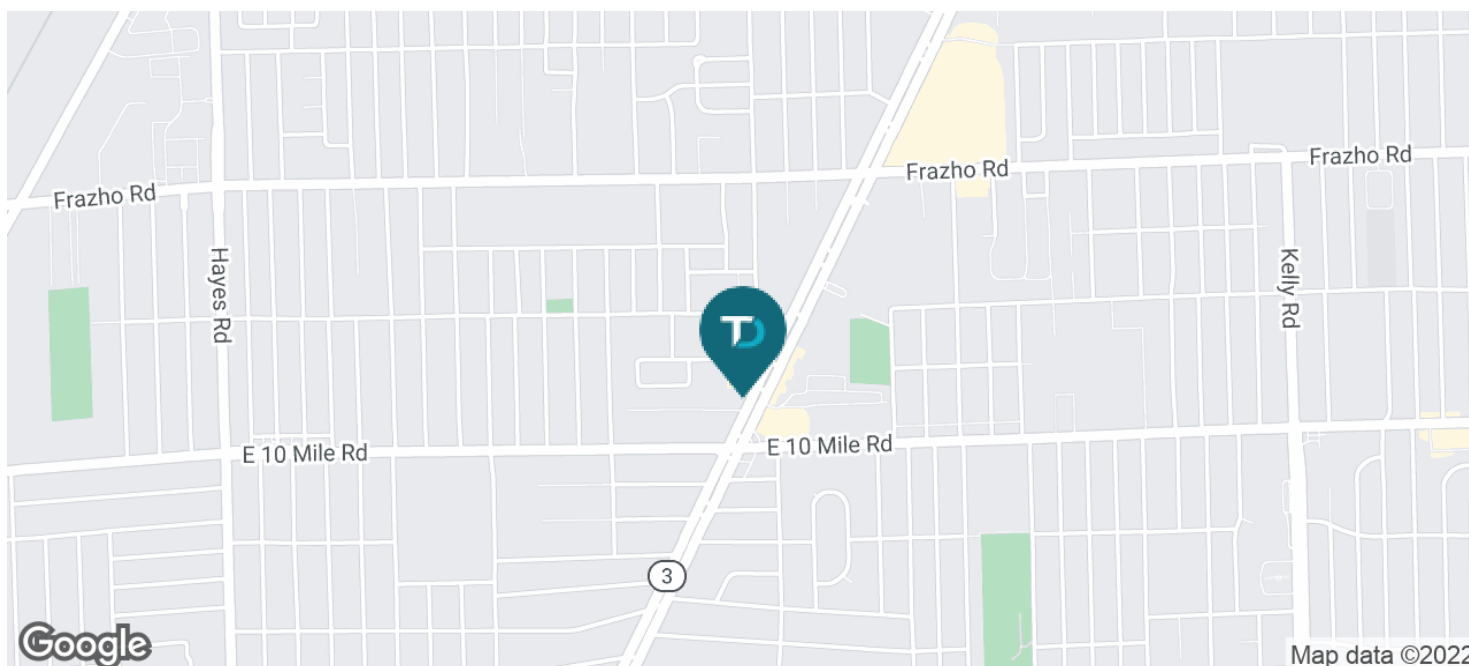
Price/SF:	\$116.53
Building Size:	24,887 SF
Year Built:	1960
Last Renovated:	1981
Number of Floors:	1
Utilities:	City water and sewer

PROPERTY INFORMATION

Lot Size:	2.69 AC
Property Type:	Retail
Property Subtype:	Neighborhood Center
2022 Summer Tax (combined):	\$17,253.90
2021 Winter Tax (combined):	\$15,018.99
Zoning	B-3
Traffic Count:	43,287 Vehicles/Day (Costar, 2022)
Legal Description:	Available upon request
APN:	08-14-19-477-056; 059; 060; 061

LOCATION INFORMATION

Located on the west side of Gratiot Avenue, one block north of E Ten Mile Rd.



FOR SALE

Dinover Plaza

25205 Gratiot Ave Roseville, MI 48066



FOR SALE

Dinover Plaza

25205 Gratiot Ave Roseville, MI 48066



25205-25223 Gratiot Ave.
Roseville, MI 48304
Dinover Plaza
Profit and Loss

Gross Rental Income:	\$253,545.00
CAM Reimbursement:	\$12,069.22
Late Income:	\$0.00
Other Income:	\$0.00

Total Income:	\$265,614.22
----------------------	---------------------

Expenses:

Property Taxes:	\$29,804.42
Insurance:	\$8,971.10
Snow Removal:	\$8,200.00
Leasing Commissions:	\$1,387.00
Landscaping:	\$2,130.00
Licenses/Permits:	\$75.00
Management Fees:	\$7,606.35
Legal Fees:	\$1,200.00
Repairs (Elec.):	\$461.66
Repairs (Plumbing):	\$935.00
Repairs (Other):	\$3,025.00
Gas & Electric:	\$4,396.30
Storm Drains:	\$961.74
Water (Vac. Unit):	\$571.18

Total Operating Expense:	\$69,724.75
---------------------------------	--------------------

Net Operating Income:	\$195,889.47
------------------------------	---------------------

25205-25223 Gratiot Ave.
Roseville, MI 48304
Dinover Plaza
Profit and Loss (PROFORMA)

Gross Rental Income:	\$253,545.00
CAM Reimbursement:	\$19,599.00
Late Income:	\$0.00
Other Income:	\$0.00

Total Income:	\$273,144.00
----------------------	---------------------

Expenses:

Property Taxes:	\$29,804.42
Insurance:	\$8,971.10
Snow Removal:	\$8,200.00
Leasing Commissions:	\$1,387.00
Landscaping:	\$2,130.00
Licenses/Permits:	\$75.00
Management Fees:	\$12,677.00
Legal Fees:	\$1,200.00
Repairs (Elec.):	\$461.66
Repairs (Plumbing):	\$935.00
Repairs (Other):	\$3,025.00
Gas & Electric:	\$4,396.30
Storm Drains:	\$961.74
Water (Vac. Unit):	\$571.18

Total Operating Expense:	\$91,612.90
---------------------------------	--------------------

Net Operating Income:	\$181,531.10
------------------------------	---------------------

FOR SALE

Dinover Plaza

25205 Gratiot Ave Roseville, MI 48066



Map data ©2022 Imagery ©2022 , CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GE

FOR SALE

Dinover Plaza

25205 Gratiot Ave Roseville, MI 48066



DEMOGRAPHIC INFORMATION	0.25 MILES	0.5 MILES	1 MILE
Total population	833	4,116	19,057
Median age	47.1	43.7	38.1
Total households	437	1,943	8,244
Average HH income	\$43,934	\$48,433	\$53,517
Average house value	\$69,452	\$77,815	\$80,422