

# FORMER FAST FOOD PARCEL

For Lease



**Paul DeBono**

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# FORMER FAST FOOD PARCEL

34360 Groesbeck Hwy, Clinton Township, MI 48035

## Property Summary



### PROPERTY HIGHLIGHTS

- Flexible Ground Lease Terms.
- Former Fast Food site formally approved for a Drive-Thru.
- Generous parcel dimensions of 150 ft wide by 250 ft deep.
- Prime location on Groesbeck Highway with high traffic exposure
- Adjacent to established fast food franchises (Taco Bell and KFC)
- Versatile development potential for various commercial uses
- Excellent visibility and easy access for customers
- Situated in a vibrant, growing community

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	37,500 SF
Lot Size:	37,350 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	376	1,126	5,758
Total Population	937	2,777	13,459
Average HH Income	\$69,440	\$69,715	\$77,772

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## Property Description



## PROPERTY DESCRIPTION

The versatile dimensions of the parcel make it suitable for a variety of development projects. Formally approved for a drive-thru, this site offers the flexibility to meet diverse business needs. The prominent frontage along Groesbeck Highway ensures high visibility for any future development, making it easy for customers to spot and access your business. The convenient ingress and egress enhance the overall customer experience, supporting long-term business success.

## LOCATION DESCRIPTION

Situated on the bustling Groesbeck Highway, this property benefits from excellent exposure to a steady stream of vehicular traffic. Its central position in Clinton Township provides convenient access to major thoroughfares, including I-94 and M-59, ensuring ease of travel for customers and employees alike. The site enjoys a premium location nestled between a newer Taco Bell to the north and a newer KFC to the south. This adjacency to established and popular fast food franchises guarantees a high volume of foot and vehicle traffic, offering an invaluable advantage for any new business setting up shop at this location.

## SITE DESCRIPTION

The former fast food site is perfectly suited for a wide range of uses, including another quick-service restaurant, retail outlet, or service-oriented business. The existing infrastructure supports easy adaptation to meet the specific needs of various business types, allowing for a swift and cost-effective setup. Spanning 150 feet in width and 250 feet in depth, this parcel provides a well-proportioned space suitable for a wide range of commercial and development projects.

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[Additional Photos](#)



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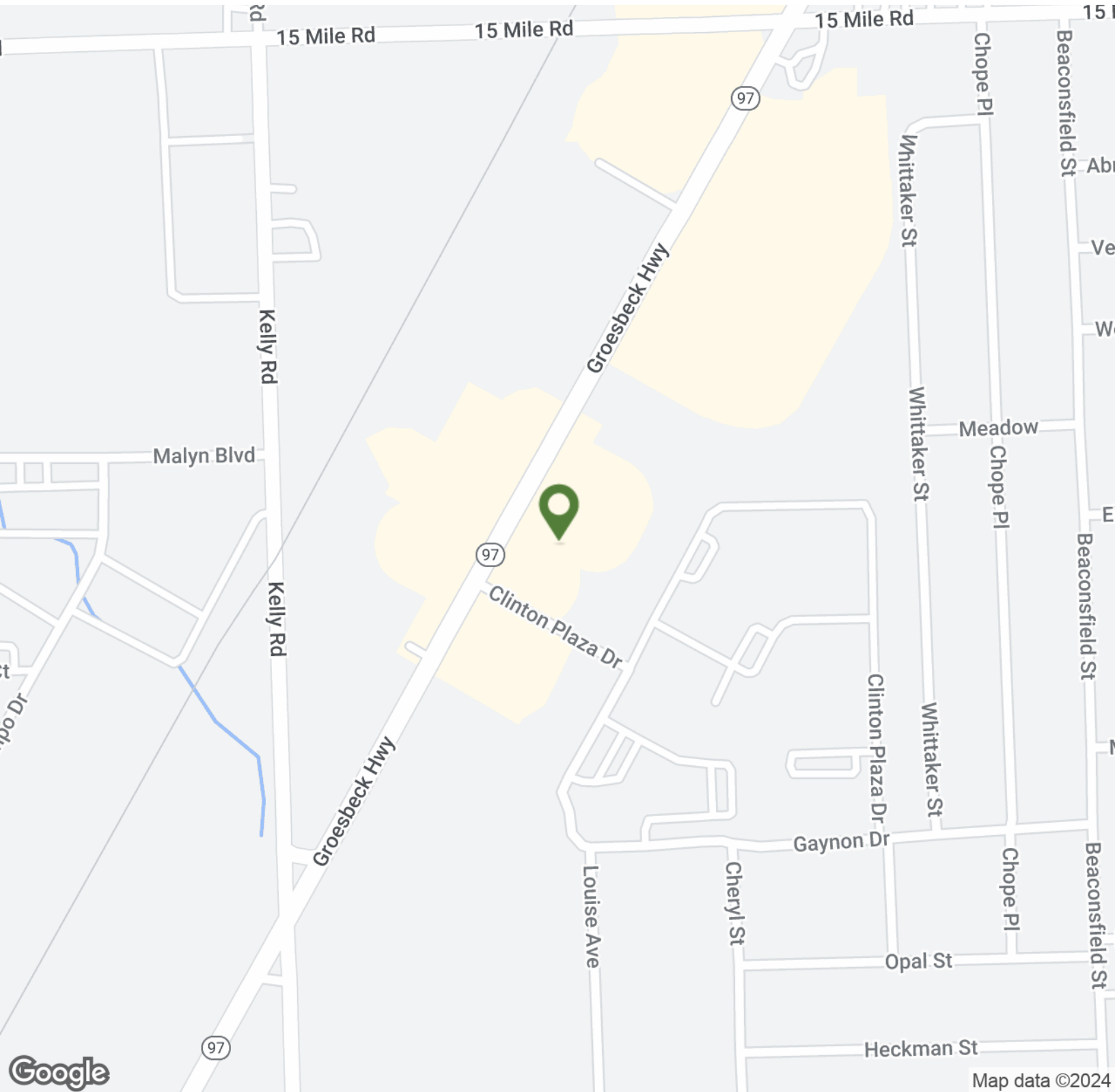


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Location Map



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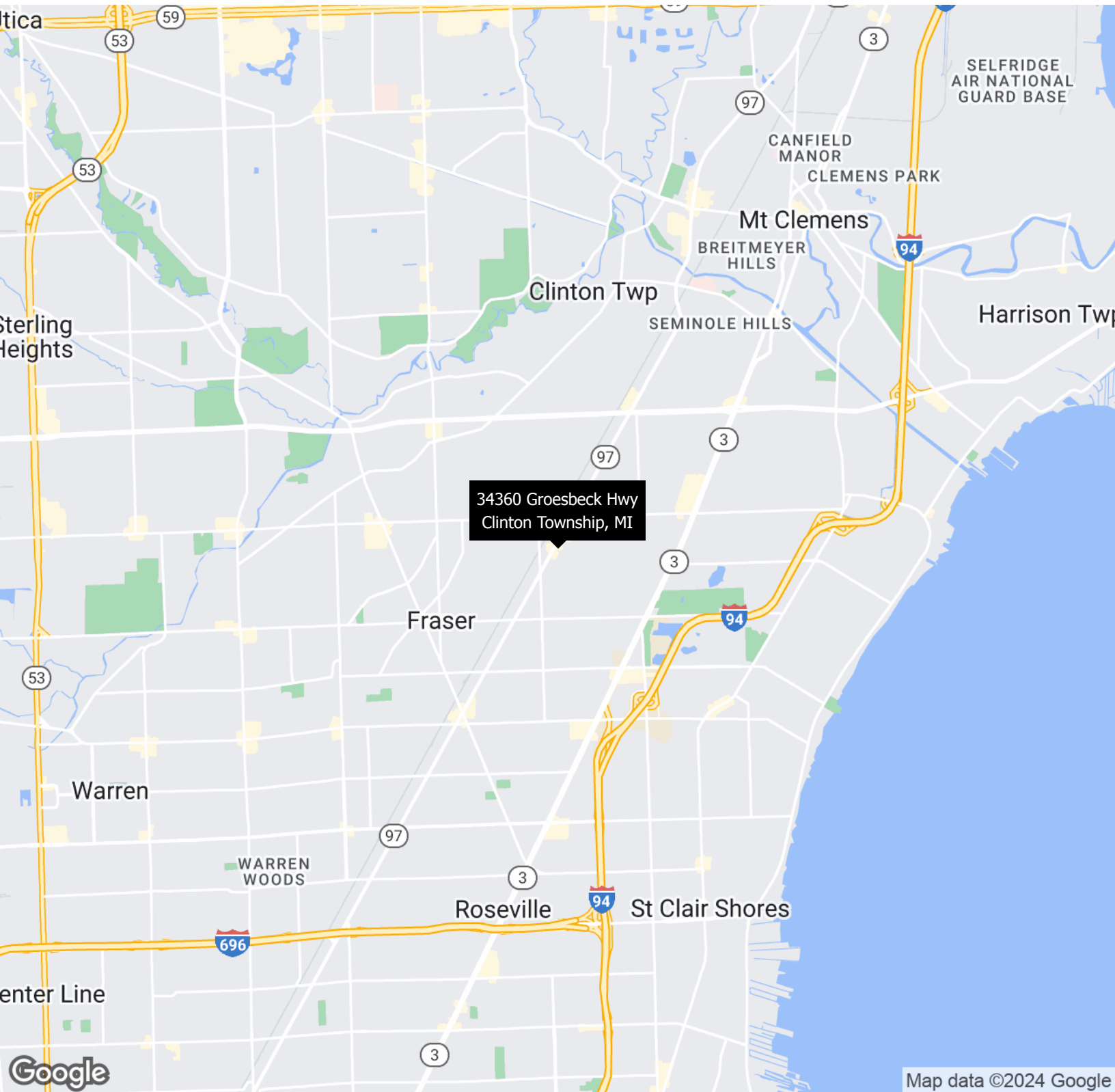


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Regional Map



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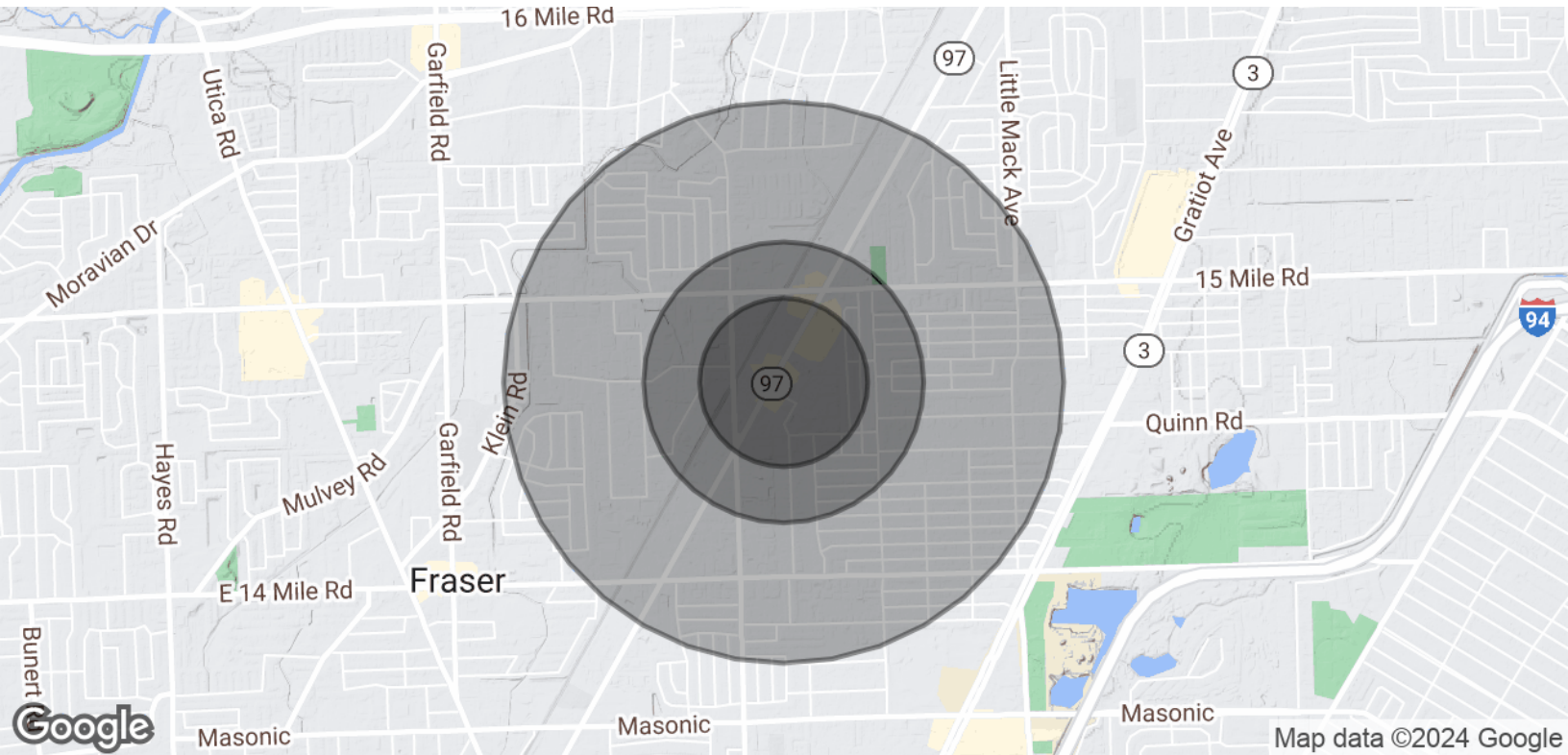


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## Demographics Map & Report



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	937	2,777	13,459
Average Age	36	37	41
Average Age (Male)	35	36	40
Average Age (Female)	36	38	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	376	1,126	5,758
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$69,440	\$69,715	\$77,772
Average House Value	\$148,659	\$140,889	\$168,106

Demographics data derived from AlphaMap

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Meet the Team



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