

RETAIL PROPERTY // FOR LEASE

HARD CORNER RETAIL/OFFICE WITH MAIN ROAD EXPOSURE

22237 GREATER MACK
SAINT CLAIR SHORES, MI 48080



- 3,600 SF Retail/Office Suite available
- Formerly used as a Physical Therapy Clinic
- Hard corner exposure with 15,707 vehicles passing per day
- Pylon sign and building signage for brand presence
- Mostly Open Floor Plan with Private Therapy Rooms, Private Offices, and Kitchenette
- Great display windows that let in natural light
- Landlord willing to build-to-suit
- Convenient front and rear parking
- Walking distance to downtown St. Clair Shores
- Proximity to I-94 and the Grosse Pointe Communities



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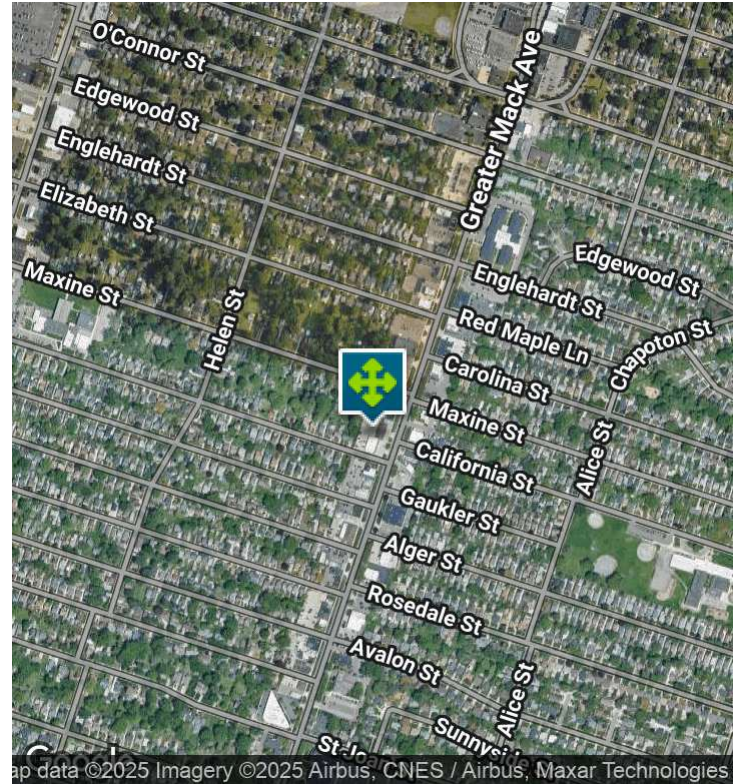
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EXECUTIVE SUMMARY



Lease Rate	\$19.00 SF/YR (MG)
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OFFERING SUMMARY

Building Size:	5,400 SF
Available SF:	3,600 SF
Lot Size:	0.35 Acres
Number of Units:	2
Year Built:	1956
Zoning:	Commercial
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	15,707

PROPERTY OVERVIEW

This 3,600 SF Retail/Office Suite, formerly a Physical Therapy Clinic, boasts a highly visible exposure, with a daily traffic flow of 15,707 vehicles. The space features ample natural lighting, a versatile open floor plan with private therapy rooms, offices, and a convenient kitchenette. With the added benefit of front and rear parking, pylon sign, and building signage options, this space offers a prominent brand presence.

LOCATION OVERVIEW

Located on Greater Mack Avenue, within walking distance to downtown St. Clair Shores and in proximity to the Grosse Pointe Communities. The area boasts a dynamic mix of shopping, dining, and entertainment options, making it an ideal destination for retail tenants seeking high foot traffic and consumer engagement.

PROPERTY HIGHLIGHTS

- 3,600 SF Retail/Office Suite available
- Formerly used as a Physical Therapy Clinic
- Hard corner exposure with 15,707 vehicles passing per day
- Pylon sign and building signage for brand presence



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PROPERTY DETAILS

Lease Rate	\$19.00 SF/YR
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	Commercial
Lot Size	0.35 Acres
Corner Property	Yes
Traffic Count	15,707
Traffic Count Street	Greater Mack Ave
Amenities	Pylon Sign Building Signage Bus Line
Waterfront	No
Power	Yes

LOCATION INFORMATION

Street Address	22237 Greater Mack
City, State, Zip	Saint Clair Shores, MI 48080
County	Macomb
Market	Detroit
Sub-market	Macomb East
Cross-Streets	Greater Mack and California
Side of the Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94 and I-696

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	26

BUILDING INFORMATION

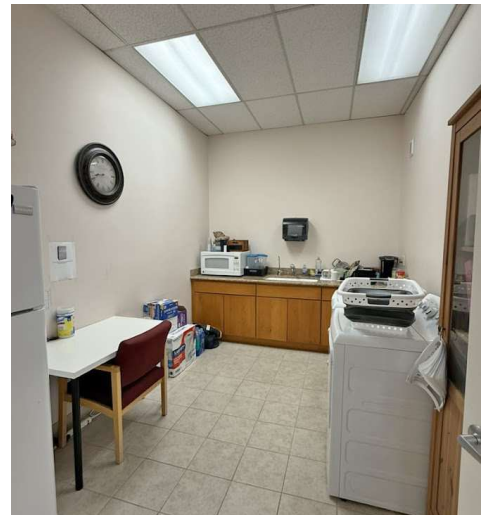
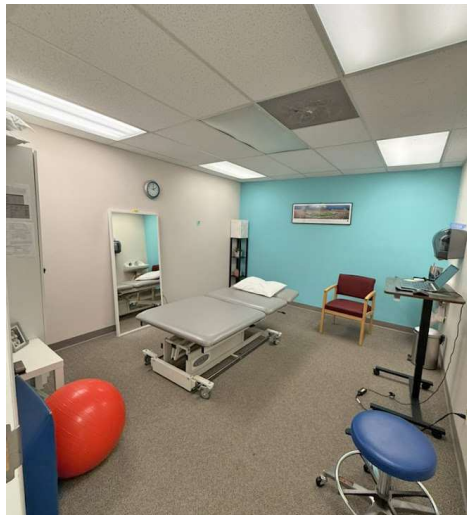
Building Size	5,400 SF
Tenancy	Multiple
Number of Floors	1
Average Floor Size	5,400 SF
Year Built	1956
Gross Leasable Area	3,600 SF
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Central HVAC	Yes
Leed Certified	No
Gas / Propane	Yes

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ADDITIONAL PHOTOS



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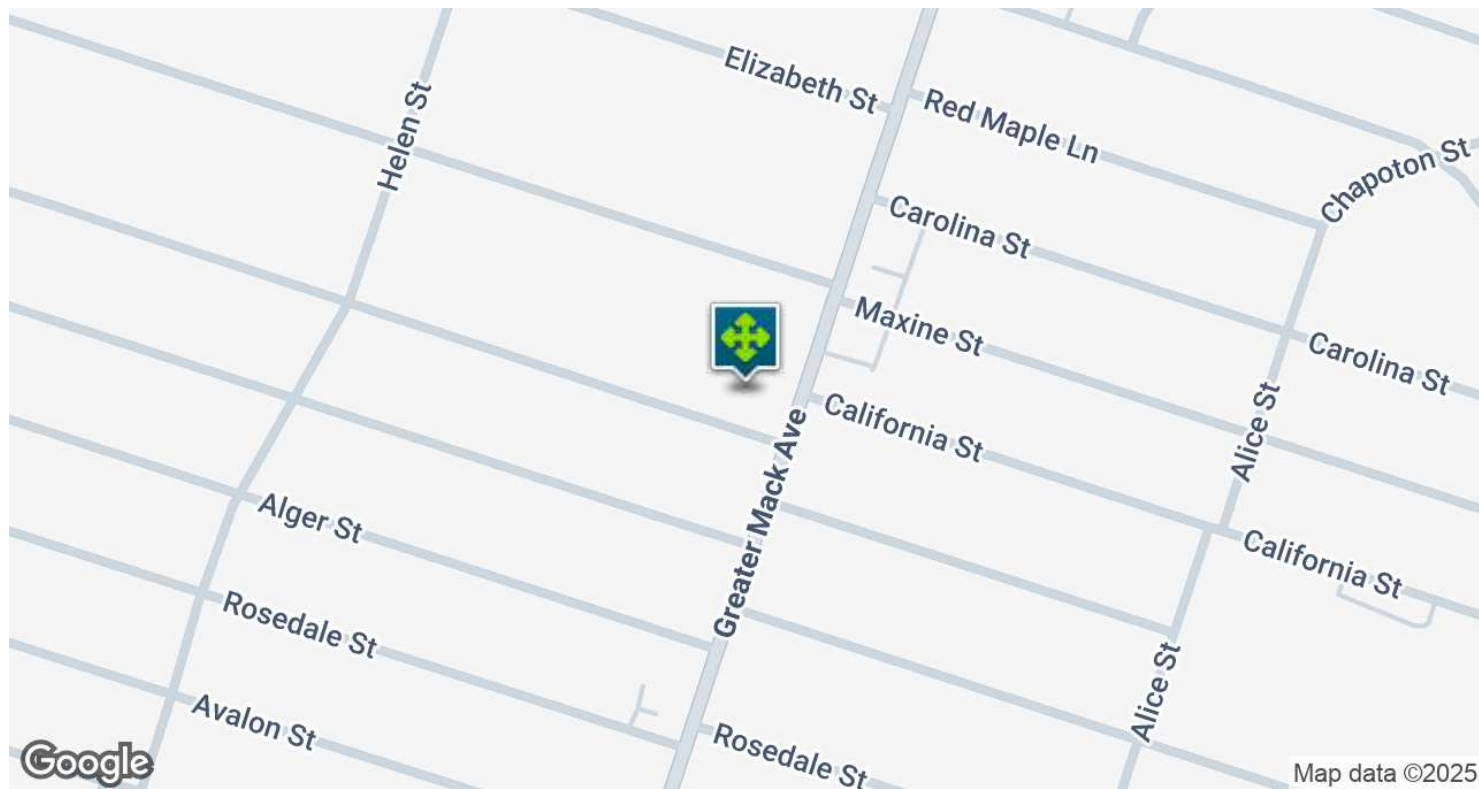
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RETAILER MAP



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LOCATION MAP



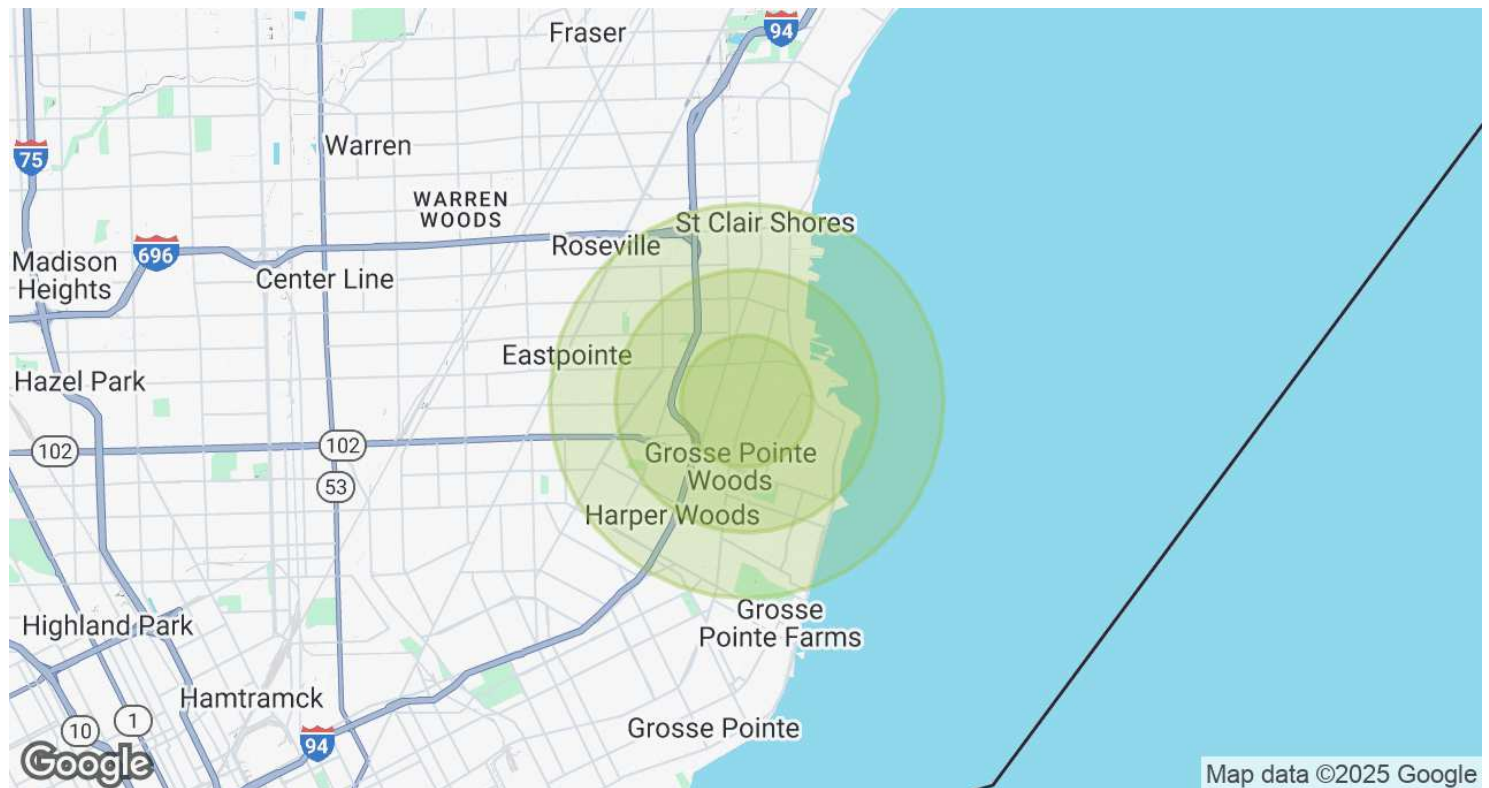
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,811	57,418	110,914
Average Age	40.9	42.5	40.8
Average Age (Male)	38.3	40.2	38.9
Average Age (Female)	42.9	44.5	42.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,449	24,366	45,470
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$65,632	\$71,157	\$69,349
Average House Value	\$158,958	\$188,089	\$175,905

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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