

FOR SALE/LEASE | RETAIL

1216 S. GRATIOT AVE



1216 S. GRATIOT AVE MOUNT CLEMENS, MI 48043

PROPERTY HIGHLIGHTS:

- For Sale or Lease: 3-unit retail building on Gratiot in Mount Clemens
- Situated on .83 acres
- Hi visibility location on the corner of Gratiot Ave & Harrington St
- C-1 Zoning allows for a variety of uses including restaurants
- 50 on-site private parking spaces
- Individual suites available for lease from 1,000 SF
- Lease Rate: \$12.00 NNN
- Asking Price: \$695,000

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FOR MORE INFORMATION PLEASE CONTACT:



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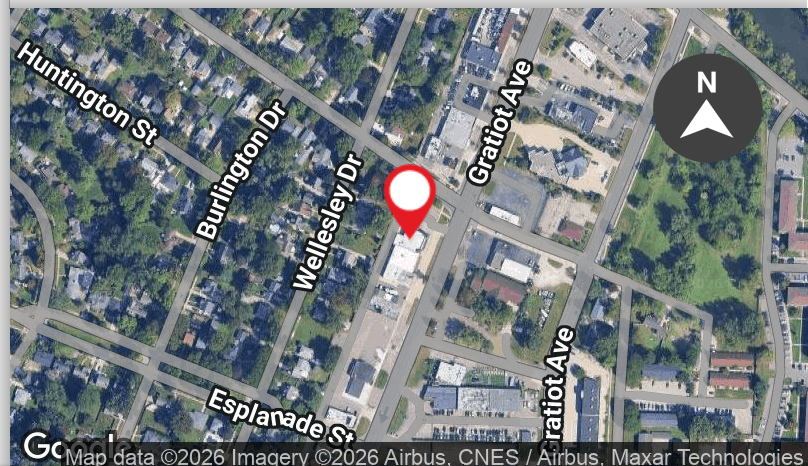


TODD HAWLEY

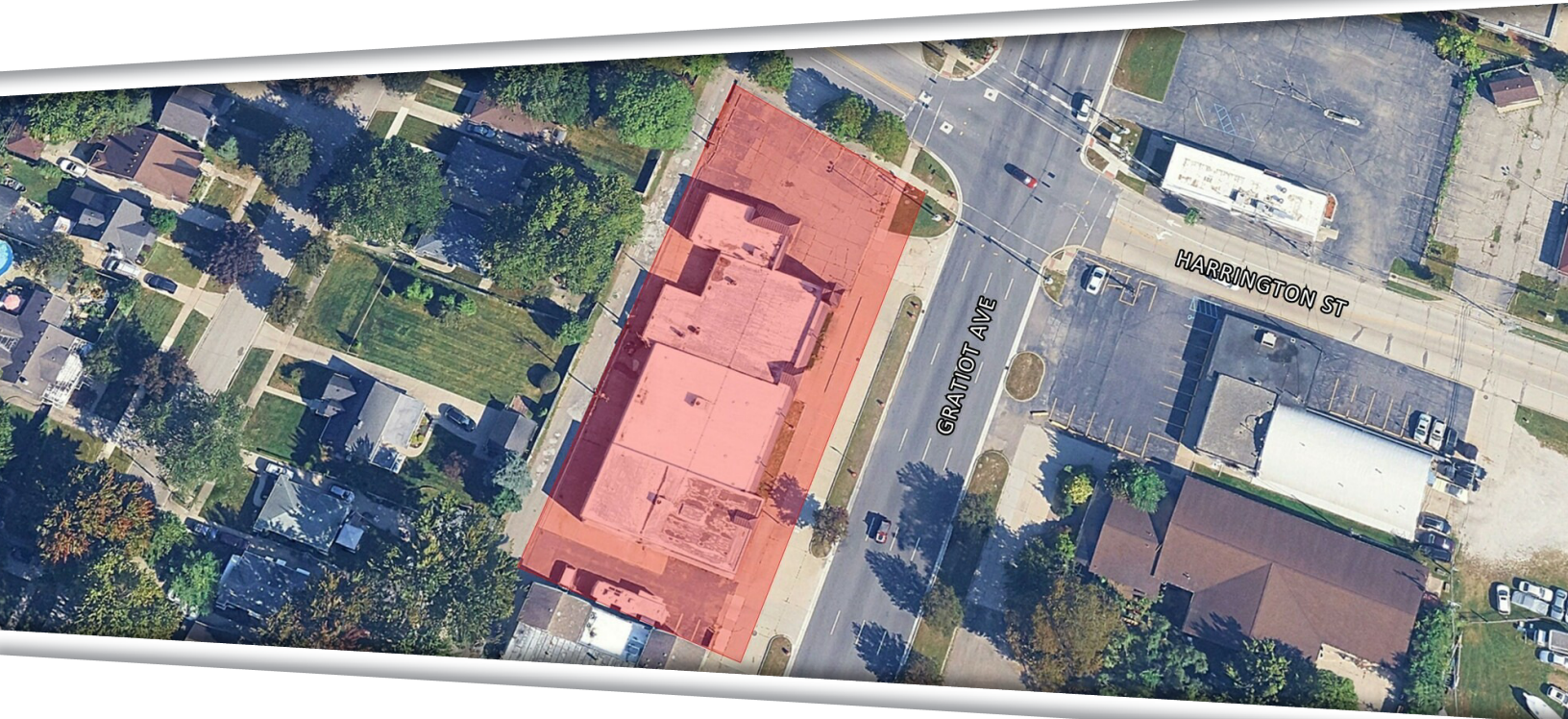
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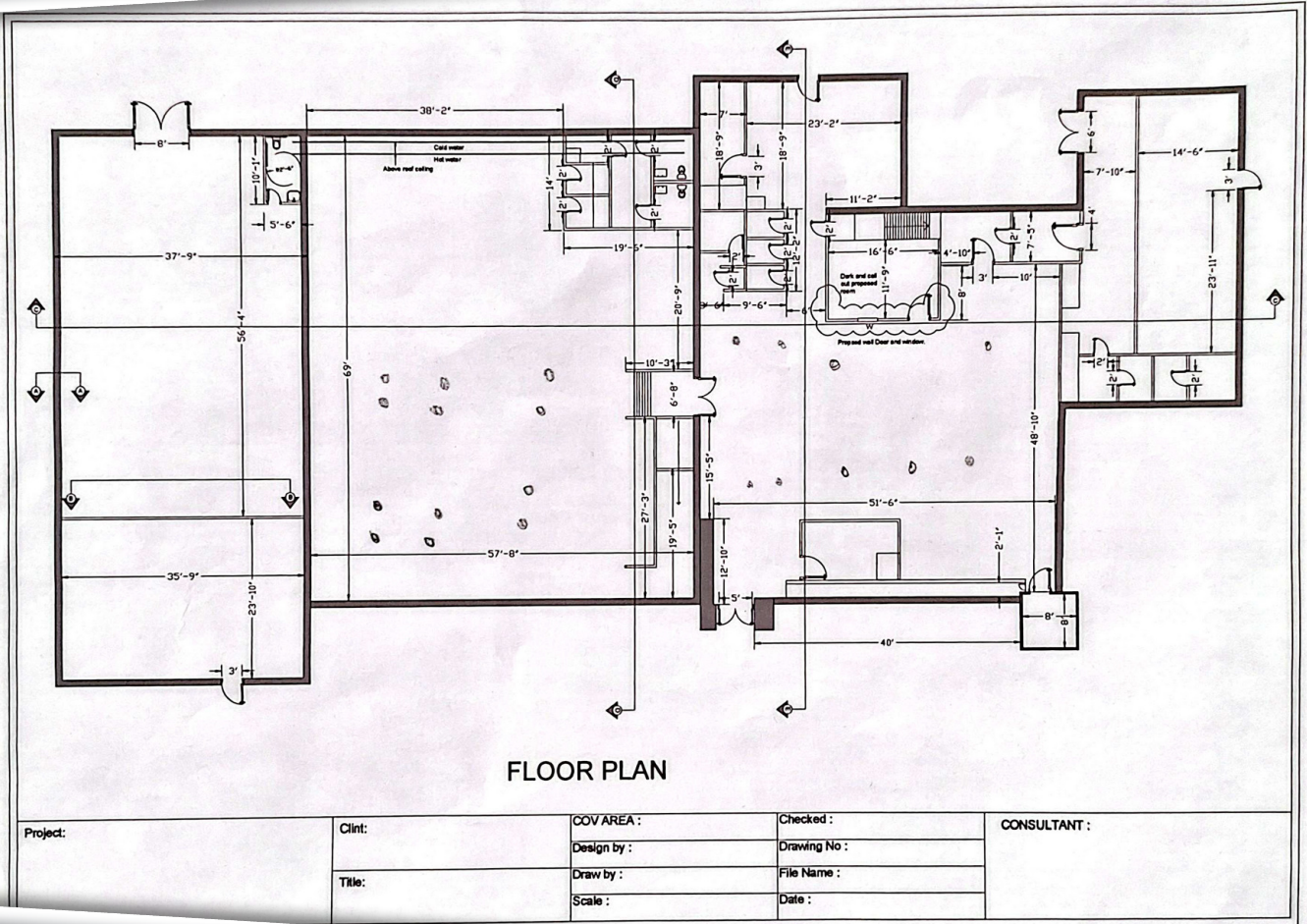
1216 S. GRATIOT AVE
PROPERTY **AVAILABILITY**



AVAILABLE SUITES

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
1216	Retail	\$12.00 SF/yr	NNN	13,372 SF

1216 S. GRATIOT AVE PROPERTY FLOOR PLAN



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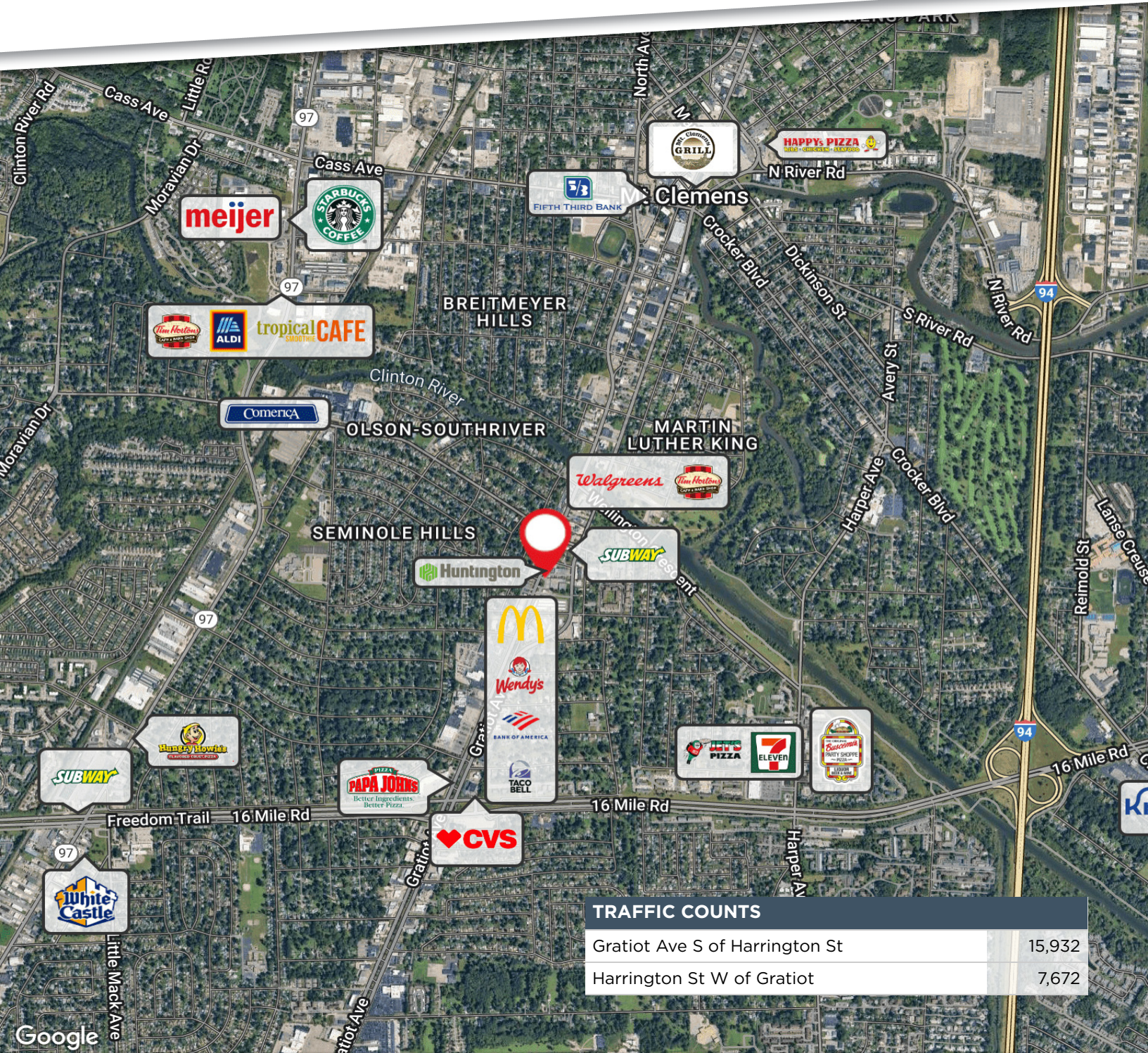


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1216 S. GRATIOT AVE RETAILER MAP



TRAFFIC COUNTS

Gratiot Ave S of Harrington St	15,932
Harrington St W of Gratiot	7,672