



Industrial Mini Warehouse (Sale/Lease)

65700 Gratiot Avenue, Lenox Twp, MI 48050



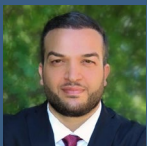
**INDUSTRIAL WAREHOUSE
OR DISTRIBUTION CENT.**



**12,538 +/- SF
2 +/- ACRES**



**BUILT 1978
623 FT. FRONTAGE**



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Sale or Lease

Sale Price	\$1,400,000	✓ VALUE-ADD OPPORTUNITY FOR INVESTORS SEEKING A STRATEGIC LOCATION IN LENOX TWP, MI
Lease Rate	Negotiable	✓ SUITABLE FOR AUTO REPAIR, CONTRACTOR, DISTRIBUTION, WAREHOUSE, ETC....
Building Size	12,538 +/- Square Feet	✓ MOTIVATED SELLER OPEN TO LAND CONTRACTS/LEASE WITH OFFER TO PURCHASE
Lot Size	2 Acres	✓ CONVENIENT ACCESS TO MAJOR ROADWAYS & COMMERCIALY DENSE INTERSECTIONS (GRATIOT AVENUE & 31 MILE RD)
Year Built / Remodeled	1979	✓ \$94K+ AVG. HOUSEHOLD INCOME IN 5-MILE RADIUS
Type of Ownership	Fee Simple	✓ APPROXIMATELY 40 MILES NORTH OF DETROIT, MICHIGAN'S LARGEST CITY
Property Type	Industrial/Warehouse	✓ BRANDS IN THE AREA: LITTLE CAESARS, T-MOBILE, KROGER, JIMMY JOHN'S, H&R BLOCK, BURGER KING, DOLLAR GENERAL, RITE AID, CRICKET, TRUE VALUE, VERIZON, CVS, O'REILLY AUTO PARTS, AT&T, TROPICAL SMOOTHIE CAFE, DOLLAR TREE, SUBWAY, GREAT CLIPS AND ANYTIME FITNESS
Parking	30 +/- Surface Spaces	
Frontage	623 Ft. on Gratiot Avenue	
Occupancy	Vacant	
Real Estate Taxes	\$16,077 (2024)	
Parcel ID	19-06-12-300-008	

PROPERTY OUTLINE



PROPERTY PHOTOS

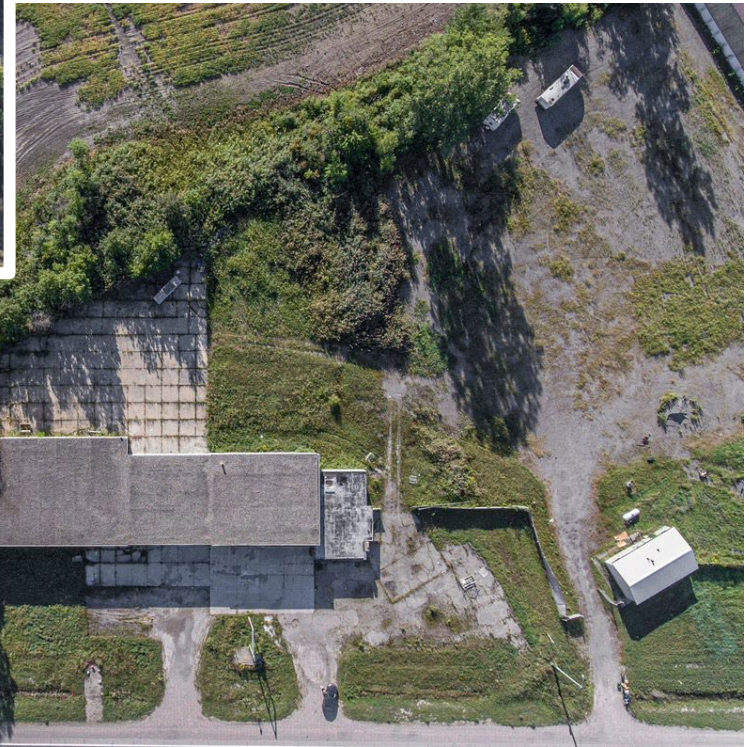


OFFERING MEMORANDUM
65700 Gratiot Avenue | Lenox Township MI

 **JONNA GROUP**
REAL ESTATE INVESTMENT SERVICES



PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING MEMORANDUM
65700 Gratiot Avenue | Lenox Township MI

JONNA GROUP
REAL ESTATE INVESTMENT SERVICES



PROPERTY PHOTOS

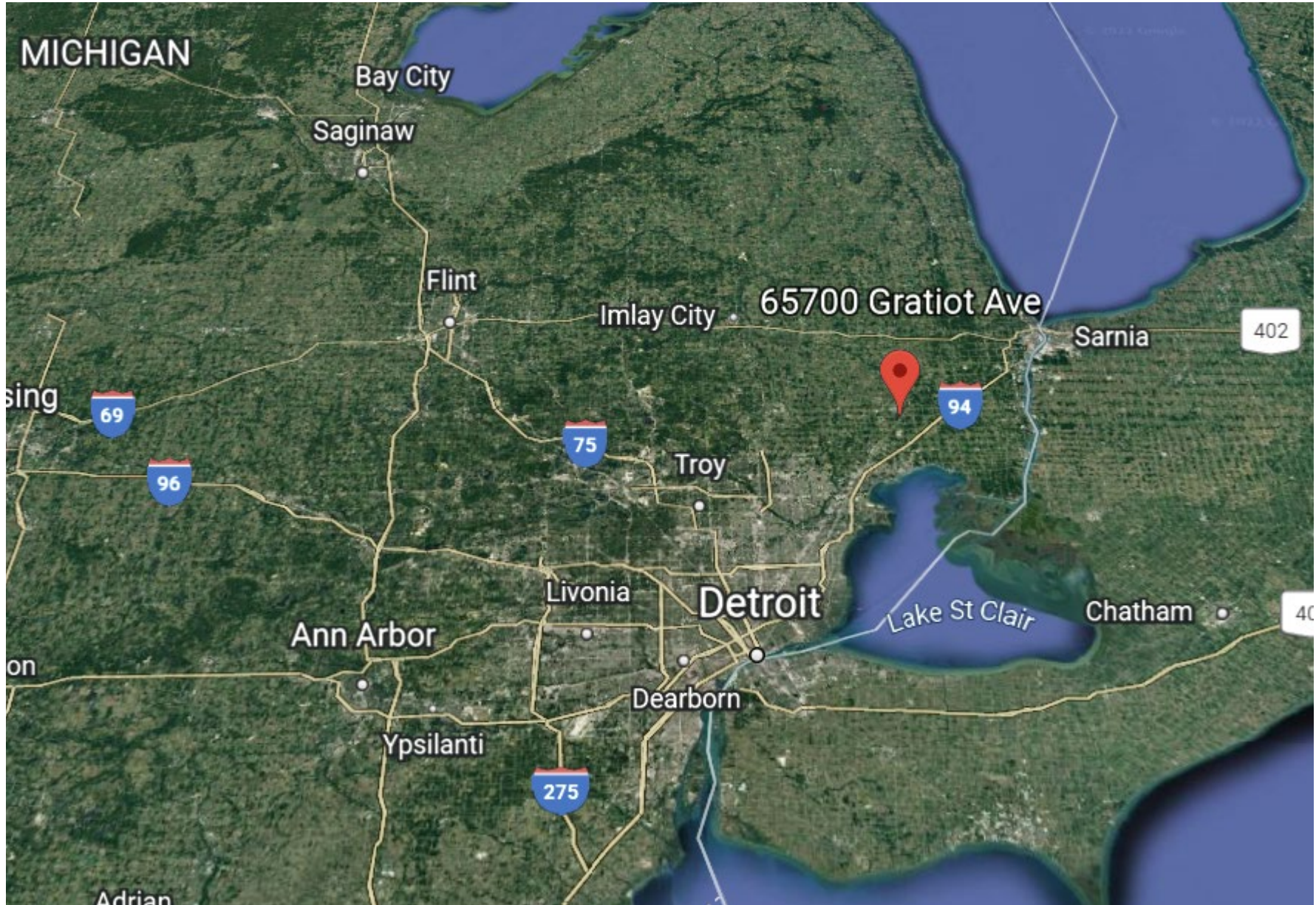


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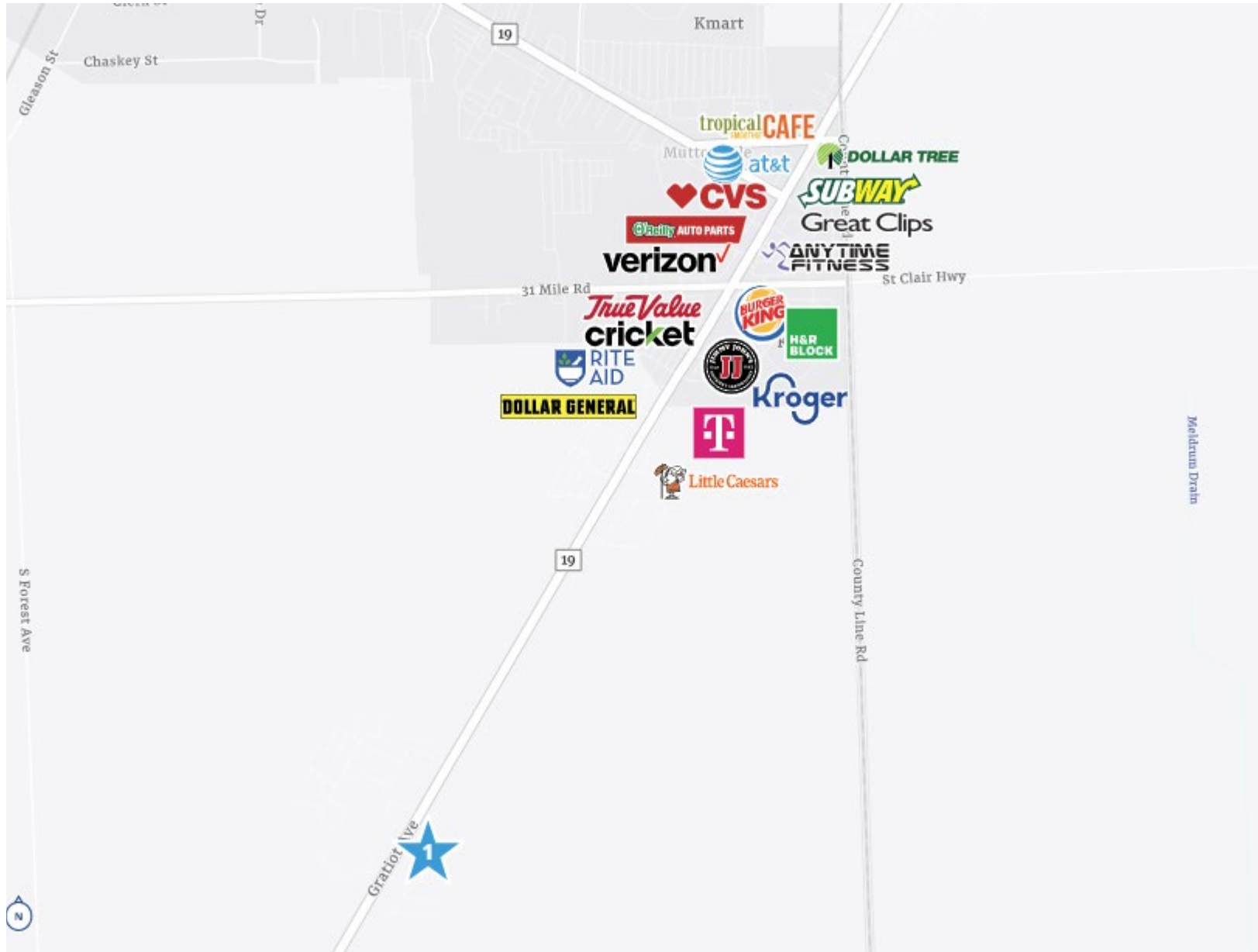
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REAL ESTATE INVESTMENT SERVICES



REGIONAL OVERVIEW



LOCAL OVERVIEW



LOCATION DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	492	8,527	22,822
Total Households	206	3,511	8,121
Total Family Households	134	2,284	5,641
Average Household Size	2.38	2.36	2.62
Median Age	46.2	44.1	39.6
Population Age 25+	370	6,229	15,994
Average Household Income	\$96,388	\$97,414	\$94,154
Total Businesses	135	403	627
Total Daytime Population	1,559	8,658	18,597
Daytime Population: Workers	1,293	4,129	7,053
Daytime Population: Residents	266	4,529	11,544

IN 5-MILE RADIUS

POPULATION

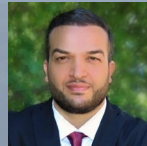
22k+

AVERAGE
HOUSEHOLD INCOME

\$94k+

TOTAL HOUSEHOLDS

8k+



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- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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