



Retail For Sale or Lease

Property Name:
Location: 8840 Macomb Street
City, State: Grosse Ile, MI
Cross Streets: Meridian Road
County: Wayne
Zoning: MSD
Year Built: N/A

Total Building Sq. Ft.:	4,800	Property Type:	General Retail-Commercial
Available Sq. Ft.:	4,800	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	4,800	Total Acreage:	1.025
Max Cont. Sq. Ft.:	4,800	Land Dimensions:	150' X 263'
Ceiling Height:	12'	Parking:	46
Overhead Door(s) / Height:	0	Curb Cuts:	2
Exterior Construction:	Brick/Block	Power:	N/A
Structural System:	Block	Restrooms:	4
Heating:	Complete HVAC	Sprinklers:	No
Air-Conditioning:	Complete HVAC	Signage:	Pylon & Building
Basement:	No	Roof:	Truss
Number of Stories:	1	Floors:	Tile
Condition:	Good	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2023	Count: 6,036	Macomb St. E. of Meridian Rd. 2-Way
1 Mile: 3,896	1 Mile: \$118,600		Yr: 2023	Count: 9,143	Meridian Rd. S. of Macomb St. 2-Way
3 Miles: 26,097	3 Miles: \$89,744		Yr: 2023	Count: 5,792	Meridian Rd. N. of Macomb St. 2-Way
5 Miles: 70,986	5 Miles: \$79,794		Yr: 2023	Count: 16,482	Grosse Ile Pkwy W. of Meridian Rd. 2-Way

Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	\$10.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$3,452.75 (2024)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Parcel #:	73-028-01-0032-000
Sale Price:	\$430,000 (\$89.58/sqft)	Assessor #:	N/A
Sale Terms:	N/A	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: This exceptional commercial property offers a unique investment opportunity in the prestigious Grosse Ile Township. Featuring a spacious 4,800 square-foot building on over a full acre of land, this property is currently home to a VFW Hall with an existing lease and cash flow in place. The location provides expansive parking and accessibility, making it ideal for a variety of business ventures, including an event venue, community center, office space, or even a restaurant or banquet hall. Its prime location on Grosse Ile Island ensures an attractive, high-growth market with increasing property values and a strong local demographic. The property's versatility and established tenant provide a stable income stream with potential for further development.

Broker: SIGNATURE ASSOCIATES

Agent(s):
Justin Gaffrey, (248) 799-3143, jgaffrey@signatureassociates.com

