

**RETAIL/OFFICE/FLEX PROPERTY // FOR LEASE**

# **FLEXIBLE & FUNCTIONAL RETAIL/OFFICE/FLEX BUILDING AVAILABLE IN ROSEVILLE**

28905-28909 UTICA RD

ROSEVILLE, MI 48066



- 2,993 SF Available: Many Uses Possible
- Formerly Used as a Daycare Center
- Zoned B-3: General Business District
- Main Floor Features Multi-purpose Rooms, a Full Kitchen, and Three Bathrooms
- Second Floor Features Office Space/Meeting Rooms and a Bathroom
- Garage Available for Tenant Use
- Excellent Visibility with 15,535 Vehicles Per Day
- Convenient Access to Gratiot Ave, I-696 & I-94
- Dedicated Fenced Parking Area with Easy Access for Tenants
- Ready for Immediate Occupancy



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## EXECUTIVE SUMMARY



### Lease Rate

**\$14.00 SF/YR  
(NNN)**

### OFFERING SUMMARY

Building Size:	2,993 SF
Available SF:	2,993 SF
Lot Size:	0.15 Acres
Year Built:	1955
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	15,535

### PROPERTY OVERVIEW

This versatile space, formerly used as a daycare, includes several functional areas to suit a variety of needs. It features a spacious main floor with a full kitchen and three bathrooms (one with a shower) and a garage for storage that adds to the overall functionality of the property. The second floor provides extra space for offices or meeting rooms and has a bathroom, offering flexibility for various purposes. Whether you're looking to repurpose the space for a similar use or transform it into something entirely new, the property offers a solid foundation for customization.

### LOCATION OVERVIEW

Roseville is a city in East Macomb County, which is part of the Metro Detroit area. Roseville is considered a large town with a population of over 47,000 residents and 4,272 businesses. Some of the largest industries in Roseville are professional services, restaurants, and building contractors.

### PROPERTY HIGHLIGHTS

- 2,993 SF Available: Many Uses Possible
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- Excellent Visibility with 15,535 Vehicles Per Day



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## ADDITIONAL PHOTOS



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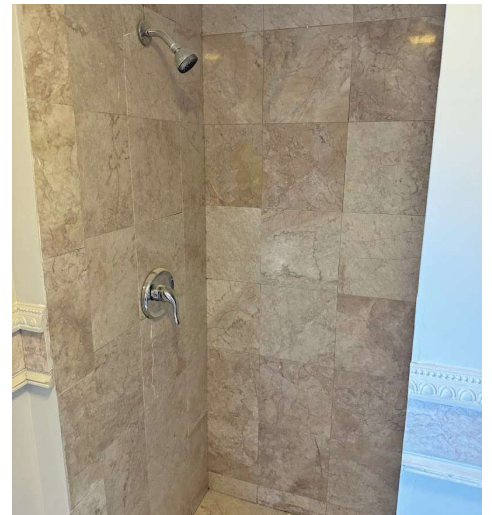
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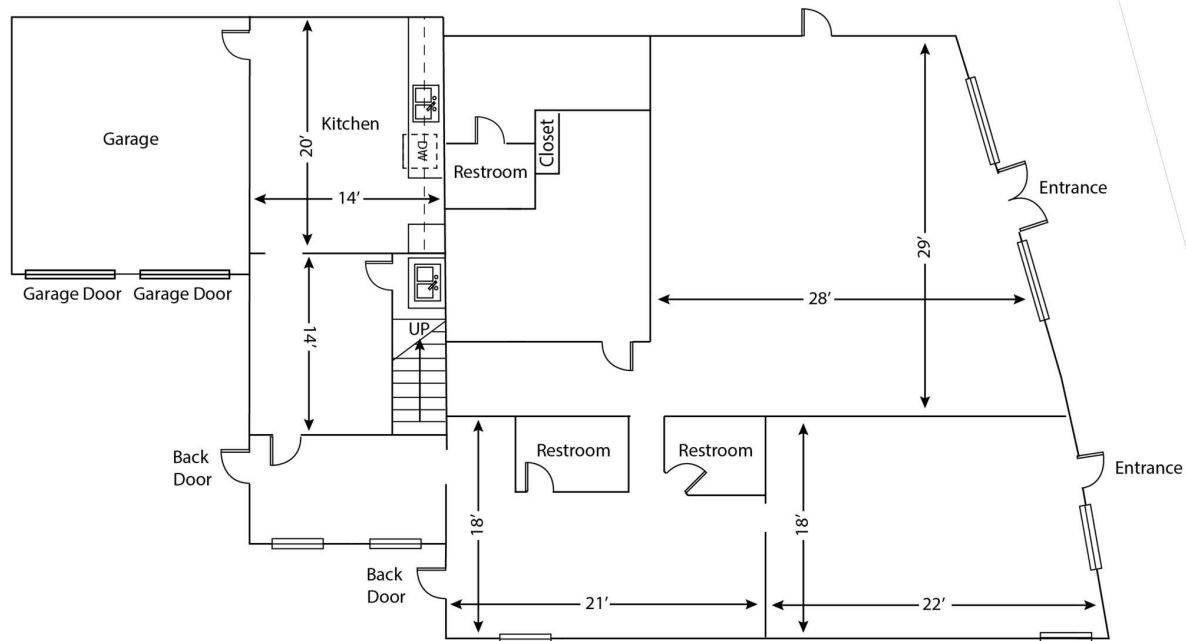
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## FLOOR PLANS



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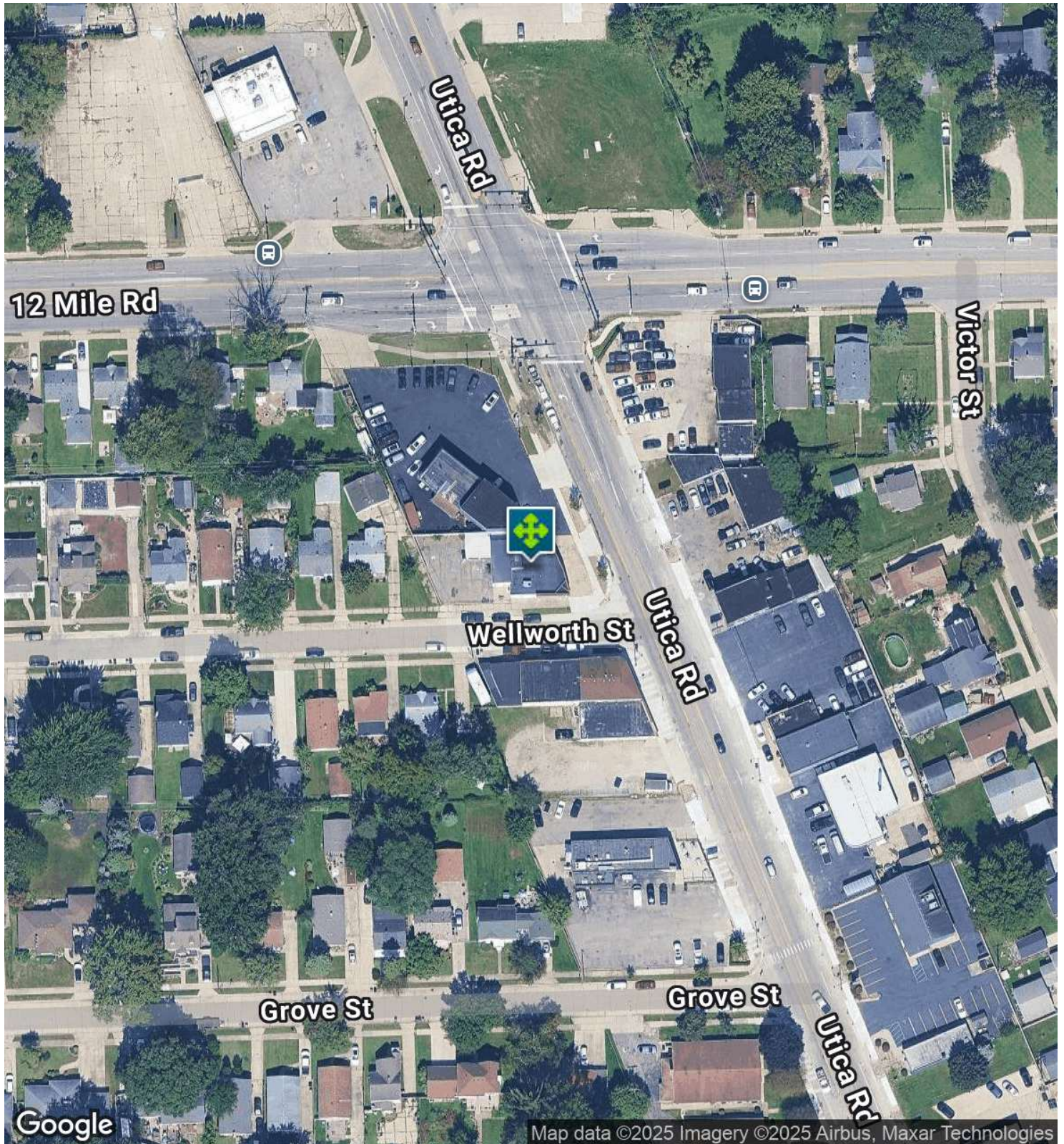
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## AERIAL MAP



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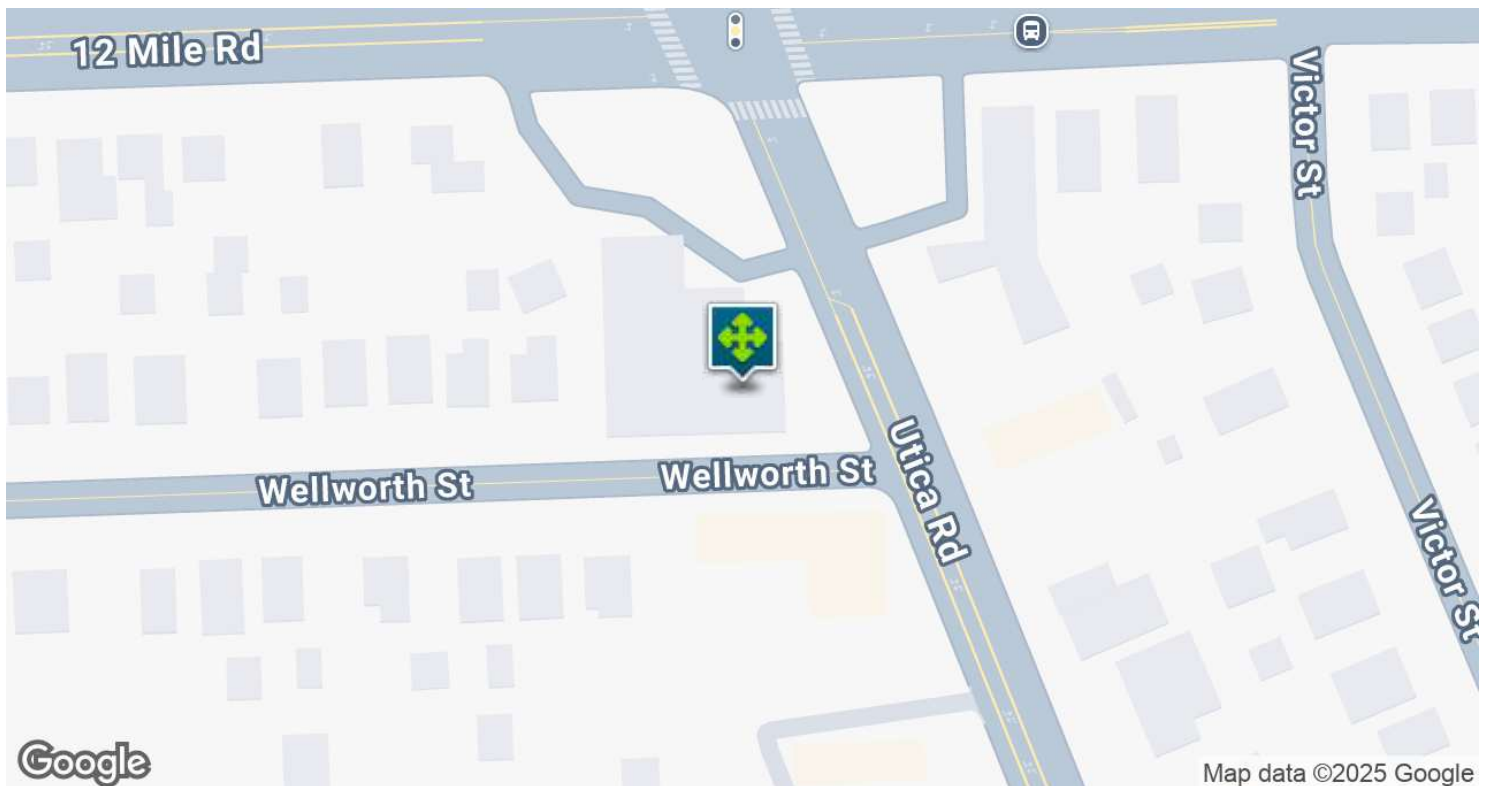
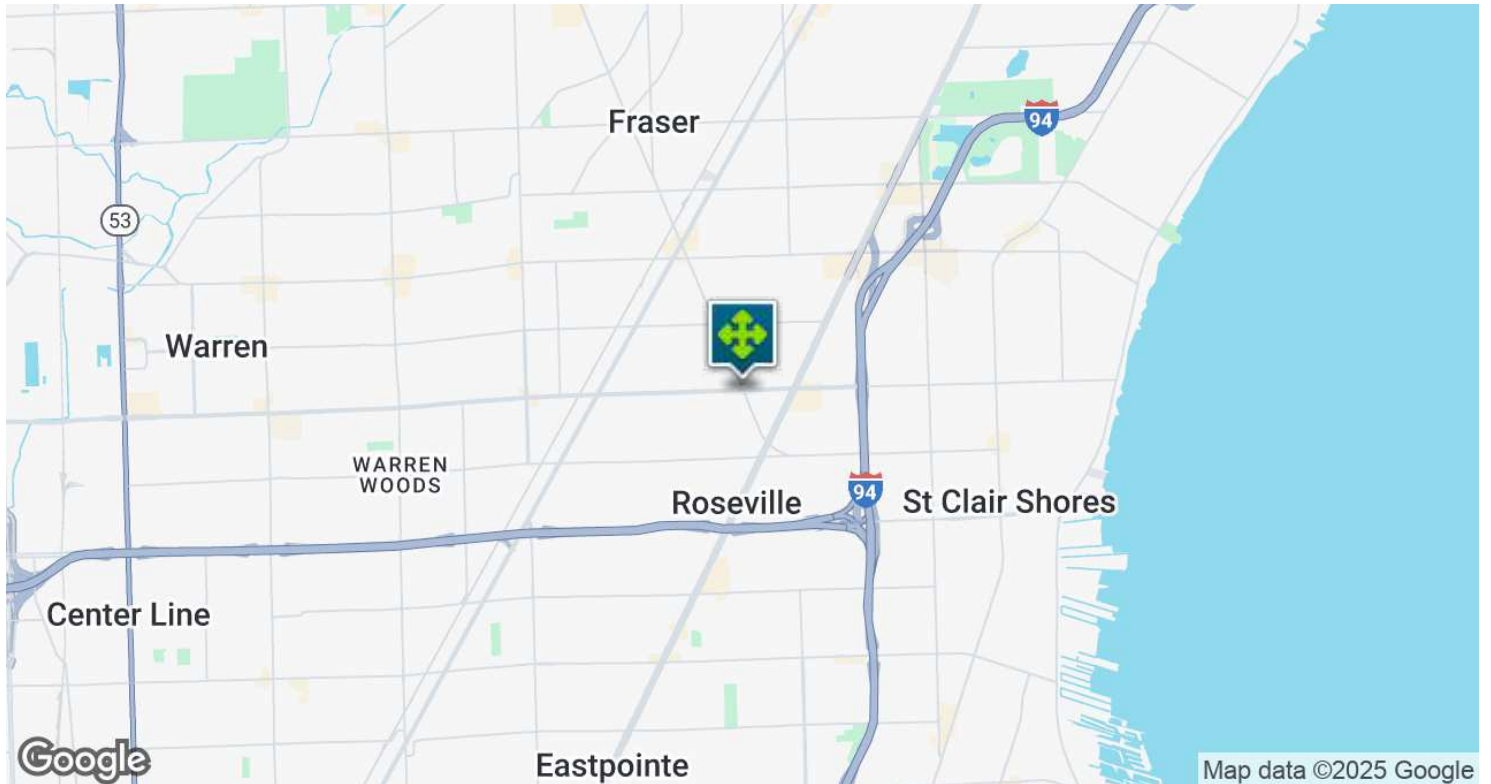
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## LOCATION MAP



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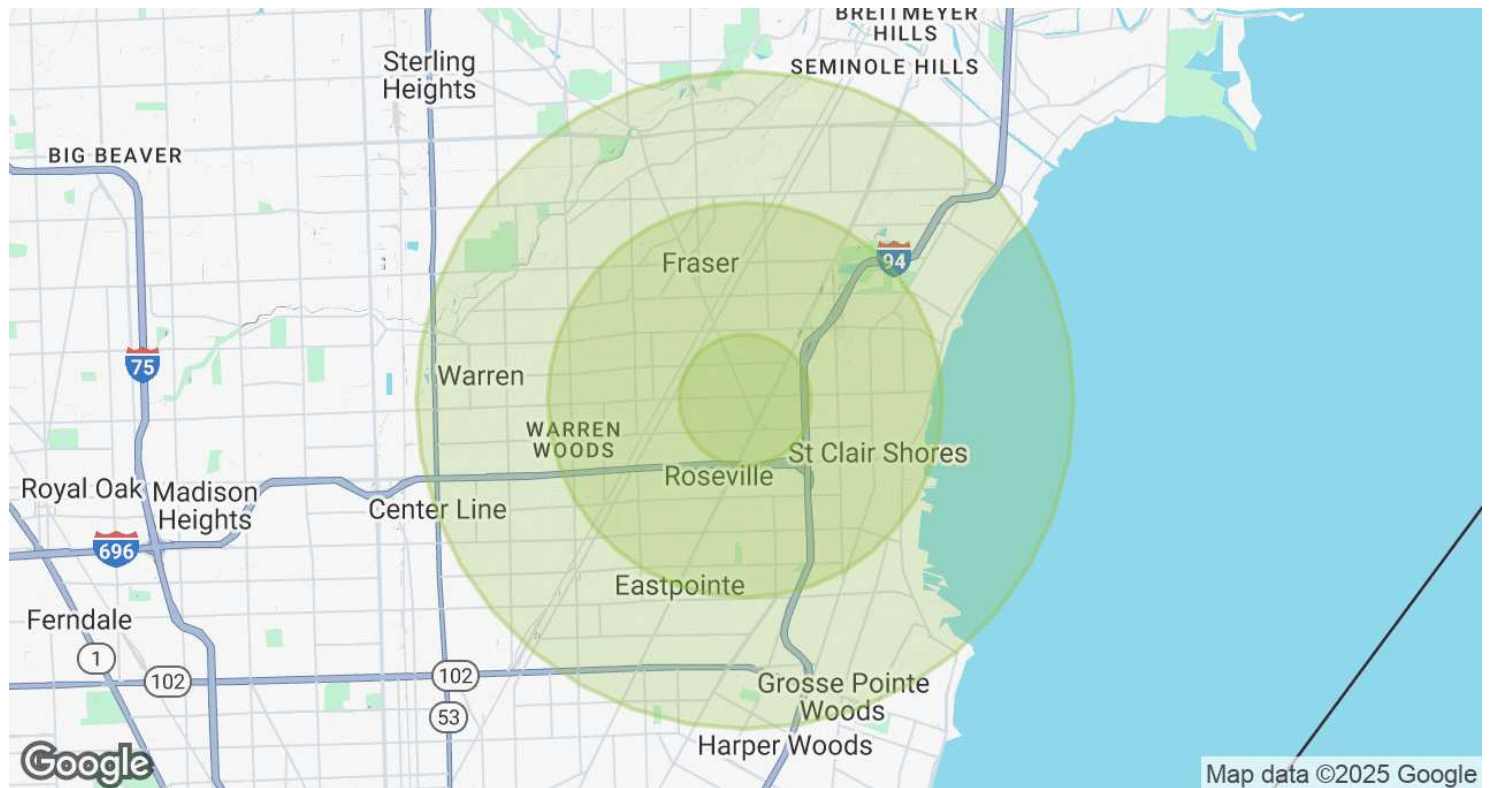
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,646	135,768	317,473
Average Age	41	42	42
Average Age (Male)	39	41	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,687	57,747	133,771
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$67,758	\$79,403	\$81,104
Average House Value	\$156,616	\$177,119	\$188,947

Demographics data derived from AlphaMap



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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