

FOR LEASE



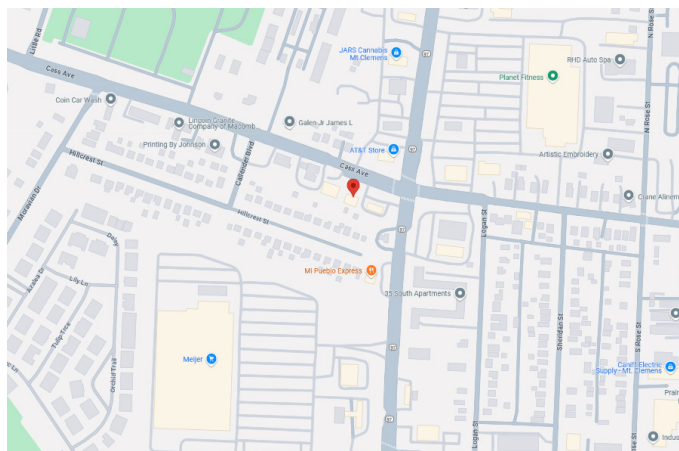
PILOT

PROPERTY GROUP

21400 CASS AVENUE, CLINTON TOWNSHIP 48036

PROPERTY OVERVIEW:

- Excellent location, visibility & signage.
- Former Grooming Supply store with an open floor plan.
- High traffic counts.
- Exposed ceilings.
- Zoning permits a variety of commercial uses.
- Near many national tenants, borders Dunkin Donuts.



Property Type: Commercial
Cross Streets: West of Groesbeck,
South side of Cass Ave.
Total Square Footage: 2,760
Minimum Sq. Ft. Available: 920
Maximum Sq. Ft. Available: 920
Year Built: 1989 / Renovated 2021
Zoning: B-3
Parking Spaces: 18 +/-
Lease Rate: \$1,550.00 / Month
Lease Type: Gross plus utilities

2024 TRADE AREA DEMOGRAPHICS

DISTANCE	2 MILE	5 MILE	10 MILE
POPULATION	43,319	243,590	691,881
HOUSEHOLDS	18,953	102,394	280,826
AVG HH INCOME	\$79,285	\$88,767	\$88,972

2025 TRAFFIC / AVERAGE DAILY

COLLECTION STREET	CROSS STREET	VOLUME
Cass Ave	Logan St E	18,712
Cass Ave	Callender Blvd E	26,775

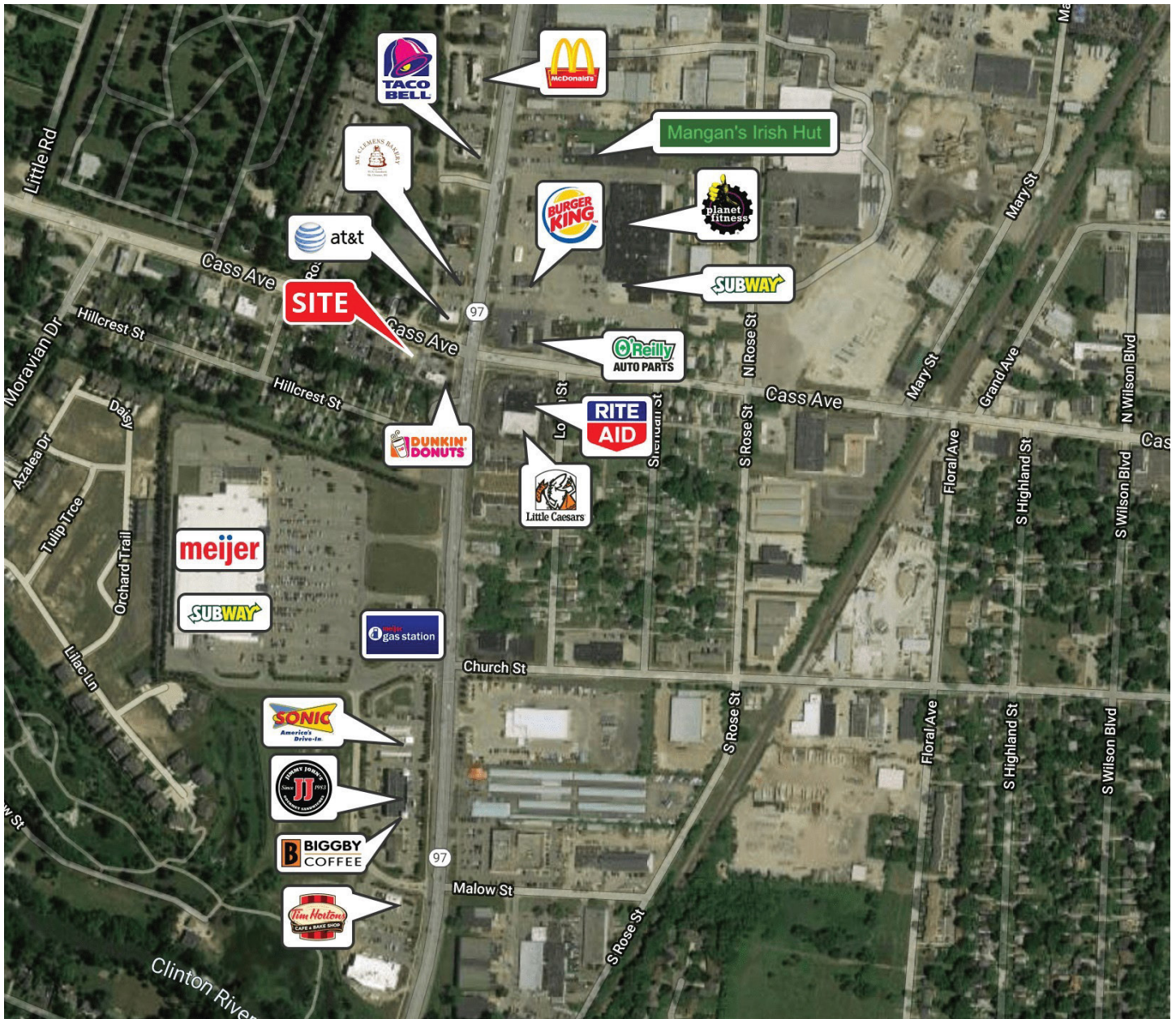
AGENT CONTACT INFO

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Matching the right people to the right place.

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TRADE AREA MAP



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ADDITIONAL PHOTOS



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