

# ROSEVILLE RETAIL



# MID-AMERICA® Real Estate-Michigan, Inc.

# FOR LEASE

31327 Gratiot Avenue / Roseville, MI



## RETAIL OPPORTUNITY

# ROSEVILLE RETAIL



## Address

31327 Gratiot Avenue  
Roseville, MI 48066

## Availability

- Lot B: 2,288 SF + Drive-thru
- Lot C: 4,836 SF+ Drive-thru

## Features

- Brand new proposed retail development in a high-traffic area near LA Fitness, Sam's Club, Texas Roadhouse, and Bob Evans.
- Up to 7,124 SF available for lease, including drive-thru opportunities.
- Lot A is fully leased.
- Lots B and C are special land use approved.
- Prime location with high visibility and strong neighboring tenants - ideal for retail, food service, or specialty use.

## Area Tenants



JCPenney

BOB'S DISCOUNT FURNITURE



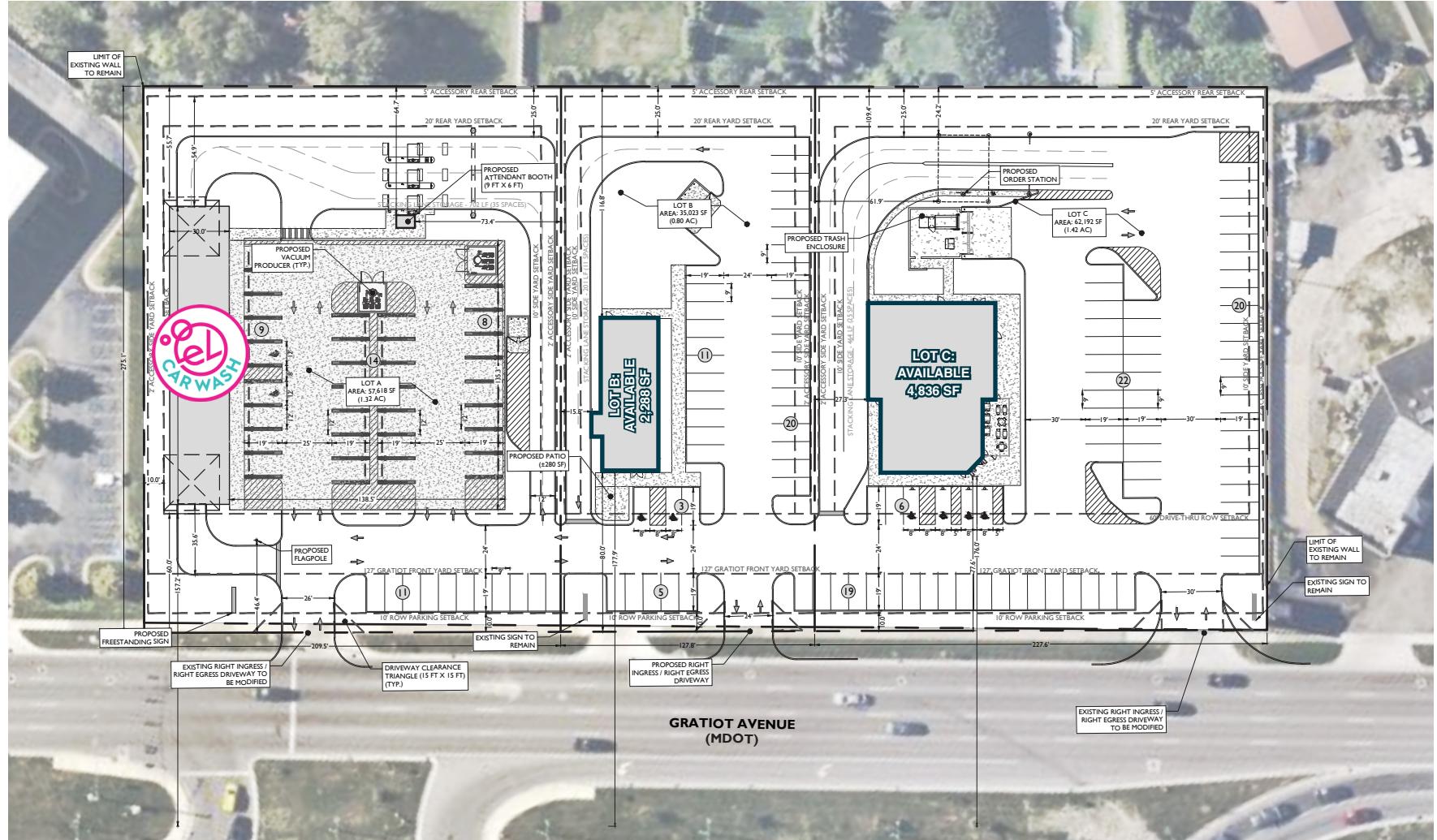
## Demographics (2024)

|                      | 1 MILE   | 3 MILES  | 5 MILES  |
|----------------------|----------|----------|----------|
| POPULATION           | 12,225   | 114,198  | 276,808  |
| HOUSEHOLDS           | 5,523    | 49,721   | 119,678  |
| AVG HOUSEHOLD INCOME | \$82,399 | \$86,483 | \$88,313 |
| DAYTIME POPULATION   | 13,761   | 102,711  | 239,937  |

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(2) § 370(2)(i) - IF STRUCTURES CONTAINS OPENINGS, SIDE YARDS OF NOT LESS THAN 10 FT IN WIDTH SHALL BE PROVIDED  
(3) § 370-100(2) - LOCATED NO CLOSER THAN 1/2 THE DISTANCE BETWEEN THE ROW AND PRINCIPAL BUILDING (60.0 FT DISTANCE) (0.5) = 30 FT FLAGPOLE SETBACK FROM ROW



## SITE PLAN

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## Gabe Schuchman

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Developed By:

 **ALRIG USA**  
DEVELOPMENT