

**60,000 SF**

# FORMER MACOMB DAILY BUILDING



**FOR SALE/LEASE/BTS**



## 67 Cass Ave.

Mount Clemens, Michigan 48043

### Property Highlights

- Office/Retail – Redevelopment Opportunity
- Built 1928
- 7-Story 60,000 ± SF Building
- 1.23 Acres
- Zoning Residential – Office Building
- Commercial Downtown District
- Central Business District (CB) allows for a wide range of commercial, residential and mixed-use projects
- Located on Cass Avenue just East of Gratiot in the Heart of Downtown Mt. Clemens
- Parcel 05-11-14-212-001 to -043
- Available For Sale, Lease or Build to Suit

### OFFERING SUMMARY

Sale Price:	Contact Listing Agent(s)
Lot Size:	1.23 Acres
Building Size:	60,000 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,565	33,981	79,311
Total Population	12,491	78,238	193,875
Average HH Income	\$48,454	\$56,406	\$63,993



Commercial Real Estate Services, Worldwide.  
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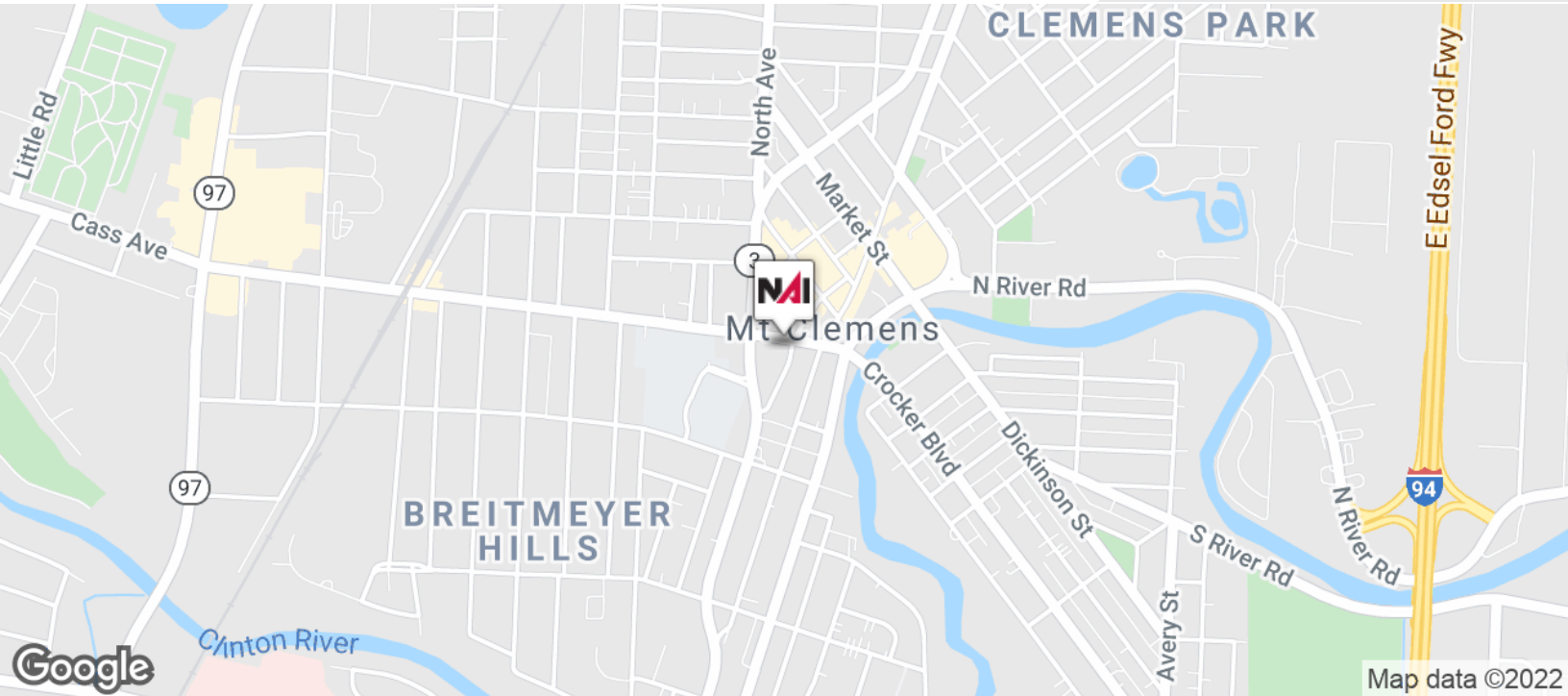
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Google

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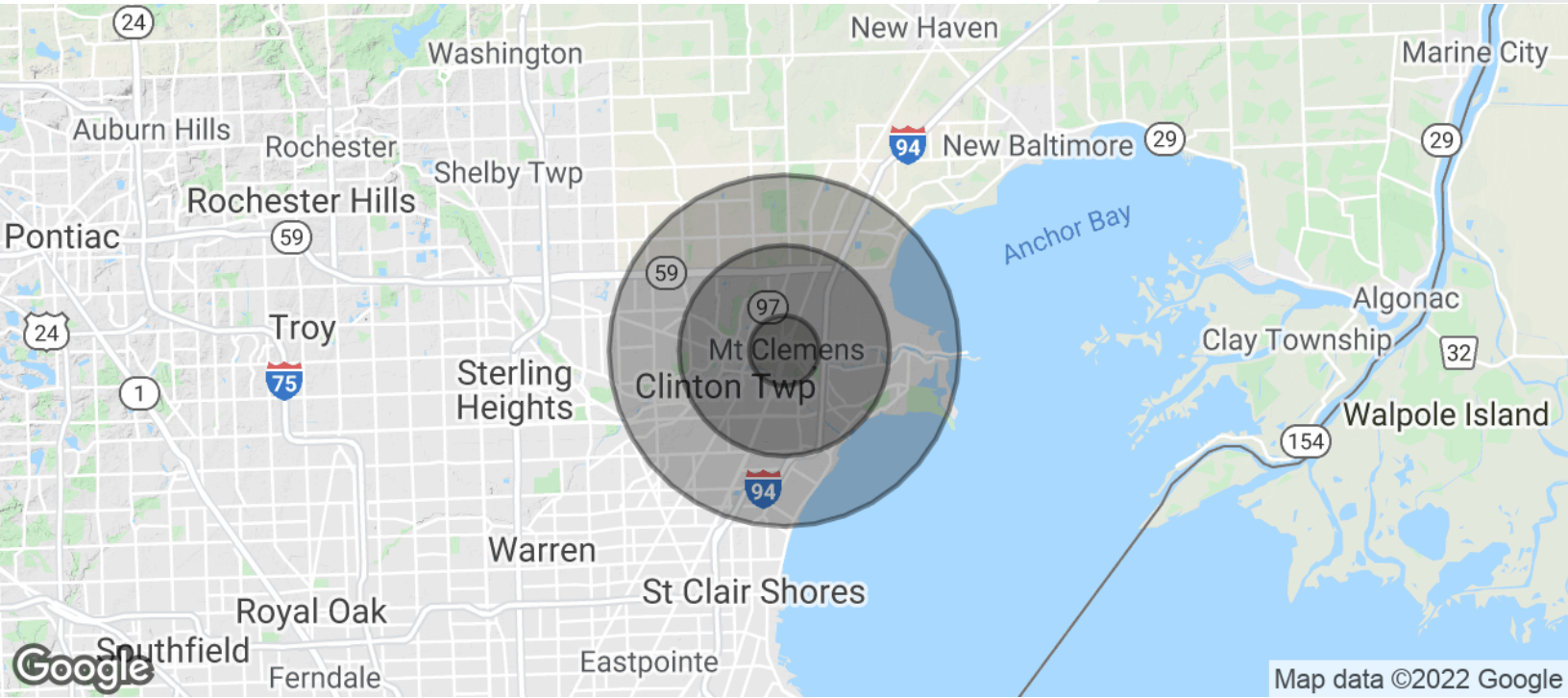
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**POPULATION**

**1 MILE**

**3 MILES**

**5 MILES**

Total Population

12,491

78,238

193,875

Average age

39.7

39.4

39.2

Average age (Male)

39.2

37.8

37.8

Average age (Female)

39.8

40.6

40.1

**HOUSEHOLDS & INCOME**

**1 MILE**

**3 MILES**

**5 MILES**

Total households

5,565

33,981

79,311

# of persons per HH

2.2

2.3

2.4

Average HH income

\$48,454

\$56,406

\$63,993

Average house value

\$103,512

\$145,004

\$166,015

\* Demographic data derived from 2010 US Census



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