

1,600-4,800 SF MULTI-TENANT RETAIL/OFFICE



FOR SALE / LEASE



SALE PRICE REDUCED!

22220-22228 Gratiot Avenue Eastpointe, Michigan 48021

Property Description

22220-22228 Gratiot Avenue is a 4,800 SF multi-tenant retail property located just south of 9 Mile Road in Eastpointe, Michigan. The building includes three contiguous storefront units and sits on 0.16 acres with excellent frontage along Gratiot Avenue. The property offers a value-add opportunity for owner-users or investors seeking exposure in the Macomb East submarket. With strong daily traffic, nearby national retailers, and proximity to residential neighborhoods, the site is well positioned for long-term upside.

Property Highlights

- 4,800 SF Multi-Tenant Retail Building
- Three Total Units (1,600 SF Each)
- Located on Gratiot Ave just South of 9 Mile Rd
- High Visibility with Over 44,000 VPD
- Easy Access
- Ideal for Owner-User or Value-Add Investor
- Surrounded by Residential Density and Local Retail

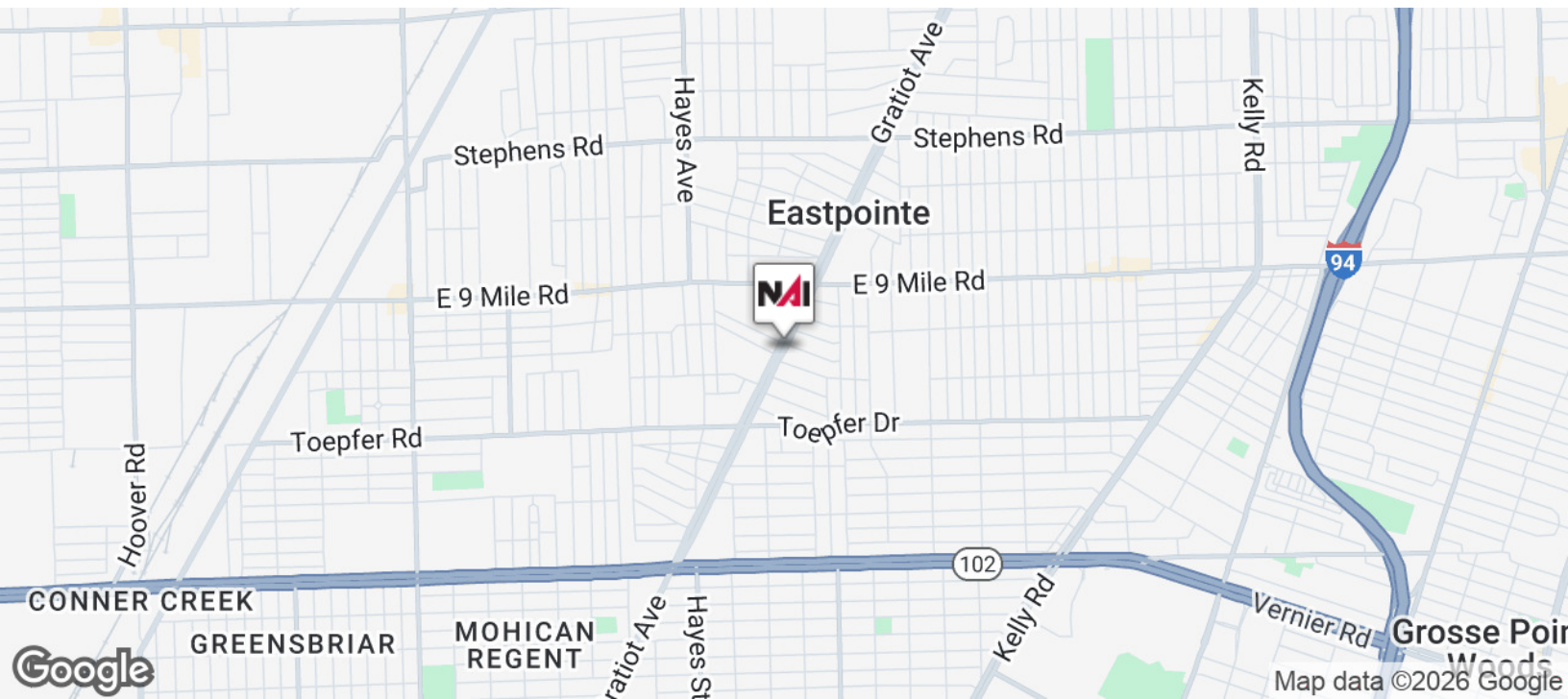
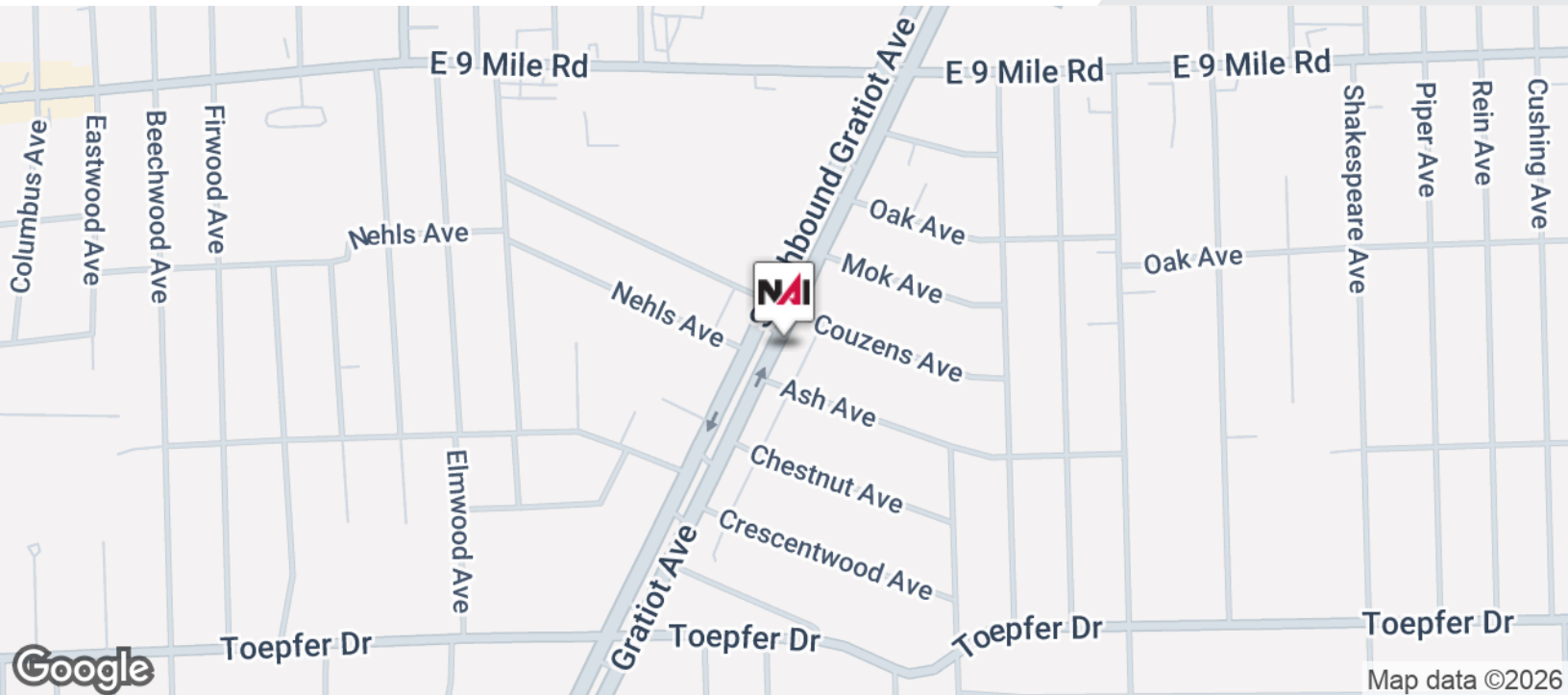
OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Sale Price:	\$290,000
Number of Units:	3
Available SF for Lease:	1,600-3,200 SF
Building Size:	4,800 SF

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Commercial Real Estate Services, Worldwide.

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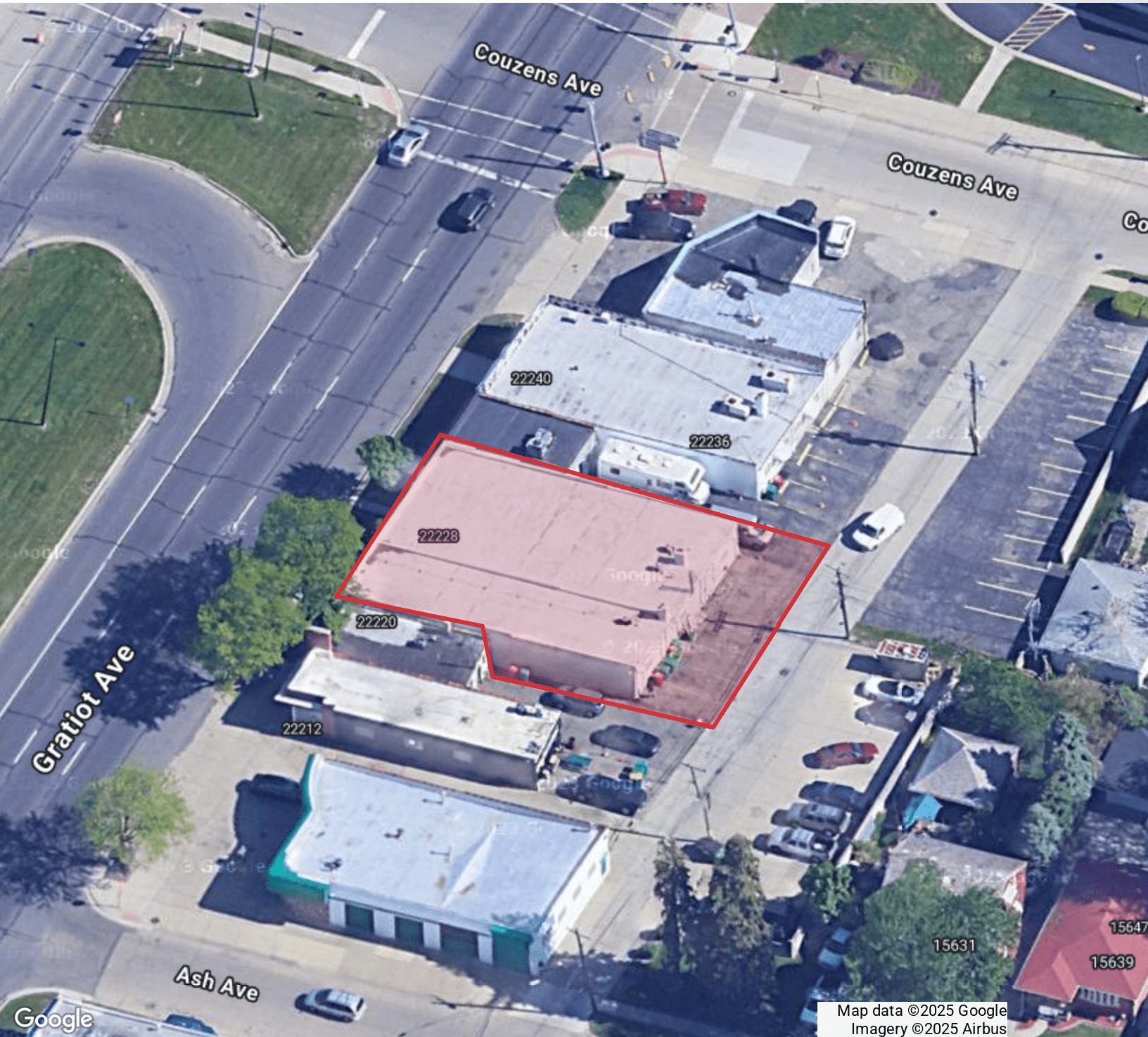
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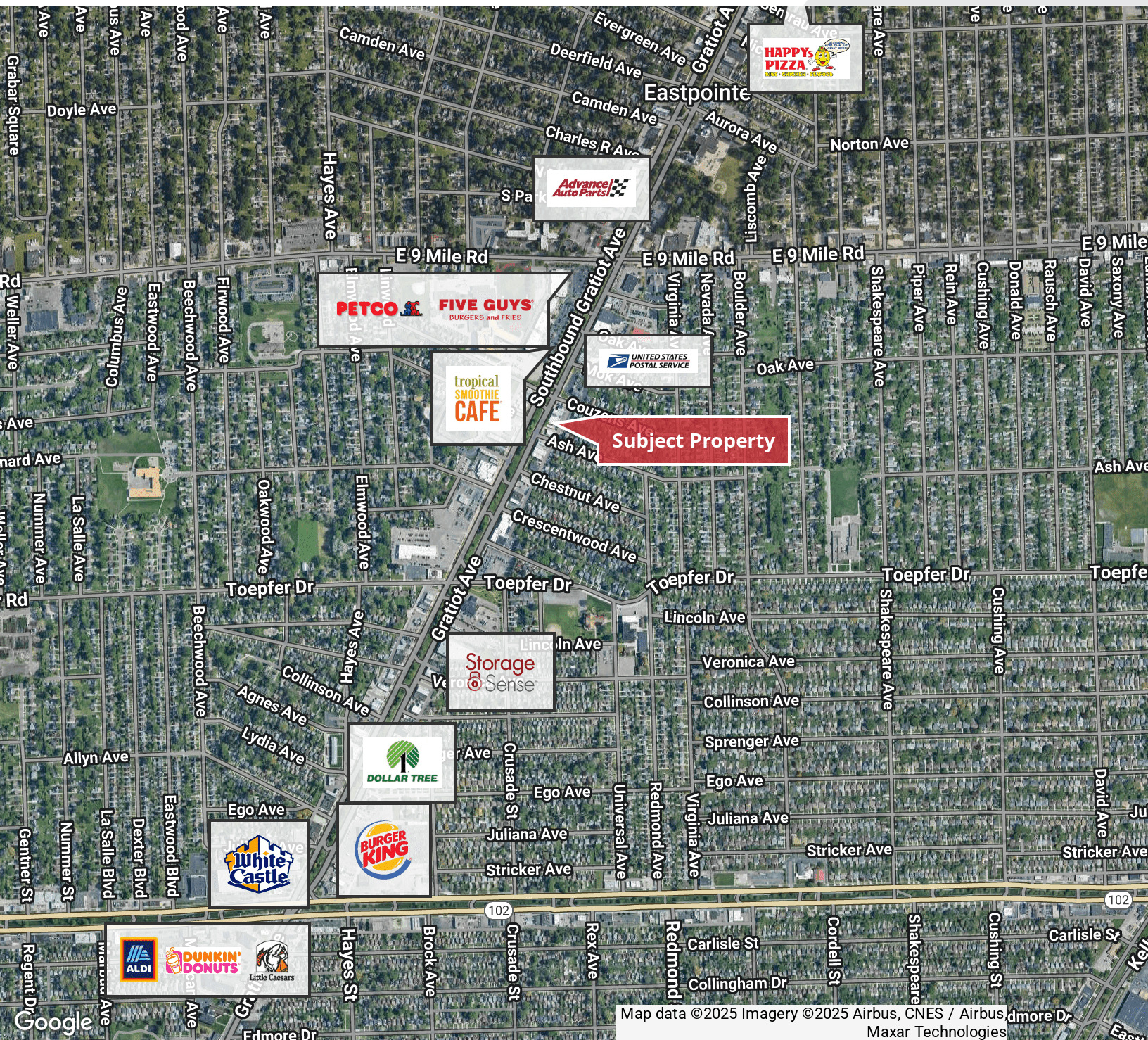
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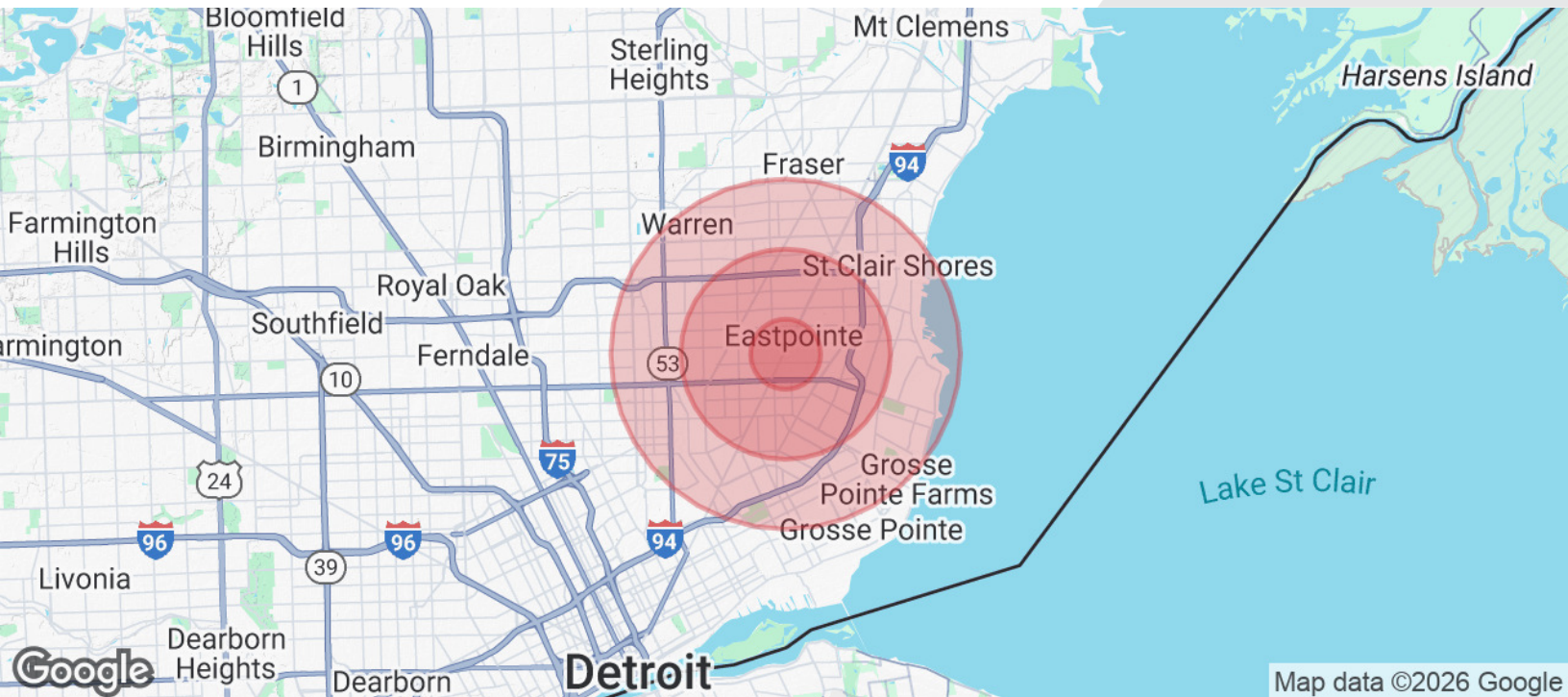


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	22,146	142,225	347,969
Average Age	37	38	40
Average Age (Male)	36	37	38
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,333	54,521	138,633
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$64,165	\$65,038	\$73,715
Average House Value	\$107,391	\$122,804	\$159,230

Demographics data derived from AlphaMap



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