

RETAIL PROPERTY // FOR LEASE

RETAIL SUITES AVAILABLE AT HIGH-TRAFFIC STRIP CENTER AT GRATIOT & METRO PARKWAY

37005 - 37125 GRATIOT AVE
CLINTON TOWNSHIP, MI 48036



- Retail suites available for lease at a busy strip center
- Ample parking
- Prime corner location at Gratiot & Metro Parkway
- Professionally owned and managed
- National and franchise tenants
- 53,276 vehicles per day on Gratiot



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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EXECUTIVE SUMMARY



Lease Rate	\$15.00 - 19.00 SF/YR (NNN)
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OFFERING SUMMARY

Building Size:	60,000 SF
Available SF:	1,400 - 10,000 SF
Lot Size:	6 Acres
Year Built:	1987
Zoning:	B3 Commercial
Market:	Detroit
Submarket:	Macomb East
Traffic Counts:	53,278 on Gratiot Ave 31,306 on Metro Pkwy 4,281 on 16 Mile Rd

PROPERTY OVERVIEW

Northpointe Plaza is a high-traffic shopping center with prominent tenants including Secretary of State, Powerhouse Gym, Papa John's Pizza, L.A. Insurance, H&R Block, and Kumon Learning Center. There are currently several suites available for lease ranging from 1,400 - 10,000 SF. The Center has abundant parking, three curb cuts, and is located at a signalized intersection for ease of access. The population within a three-mile radius is 97,474 with 41,420 households.

LOCATION OVERVIEW

Located at the northwest corner of Gratiot Ave and Metro Parkway/16 Mile Rd. This is a high-traffic area with a daily traffic count of 53,278 VPD on Gratiot Ave and 31,306 VPD on Metro Parkway. Northpointe Plaza is considered the "Main & Main" of Clinton Township.

PROPERTY HIGHLIGHTS

- Retail suites available for lease at a busy strip center
- Prime corner location at Gratiot & Metro Parkway
- National and franchise tenants
- Ample parking



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PROPERTY DETAILS

LOCATION INFORMATION

Building Name	Northpointe Plaza
Street Address	37005 - 37125 Gratiot Ave
City, State, Zip	Clinton Township, MI 48036
County	Macomb
Market	Detroit
Sub-market	Macomb East
Cross-Streets	Gratiot Ave and 16 Mile Rd
Side of the Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	I-94

BUILDING INFORMATION

Building Size	60,000 SF
Occupancy %	90.0%
Tenancy	Multiple
Average Floor Size	60,000 SF
Year Built	1987
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	B3 Commercial
Lot Size	6 Acres
APN #	16-11-22-479-002
Lot Frontage	536 ft
Lot Depth	587 ft
Corner Property	Yes
Curb Cuts	Three (3)
Traffic Counts:	52,278 on Gratiot Ave 31,306 on Metro Parkway 4,281 on 16 Mile Rd

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	5.83
Number of Parking Spaces	350

UTILITIES & AMENITIES

Central HVAC	Yes
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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 - 10,000 SF	Lease Rate:	\$15.00 - \$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
37007 Gratiot Ave	Available	2,103 SF	NNN	\$15.00 SF/yr	-
37011 Gratiot Ave	Available	1,945 SF	NNN	\$15.00 SF/yr	-
37053 Gratiot Ave	Available	1,400 SF	NNN	\$17.00 SF/yr	-
37055 Gratiot Ave	Available	10,000 SF	NNN	\$17.00 SF/yr	Former McLaren Health
37101 Gratiot Ave	Available	1,950 SF	NNN	\$19.00 SF/yr	-
37105 Gratiot Ave	Available	3,100 SF	NNN	\$19.00 SF/yr	Former Boston Market



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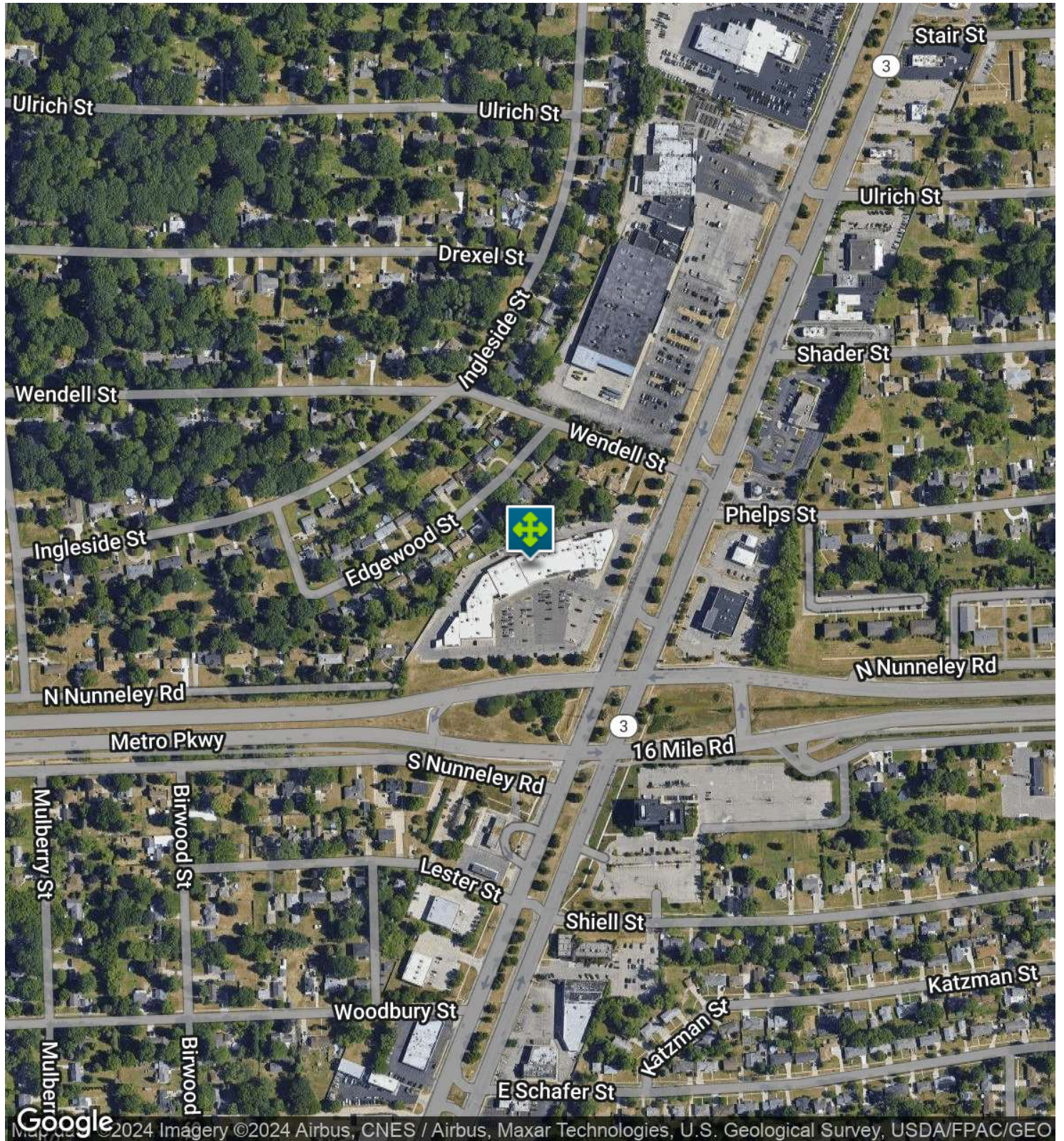
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ADDITIONAL PHOTOS



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AERIAL MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



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RETAILER MAP



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LOCATION MAPS

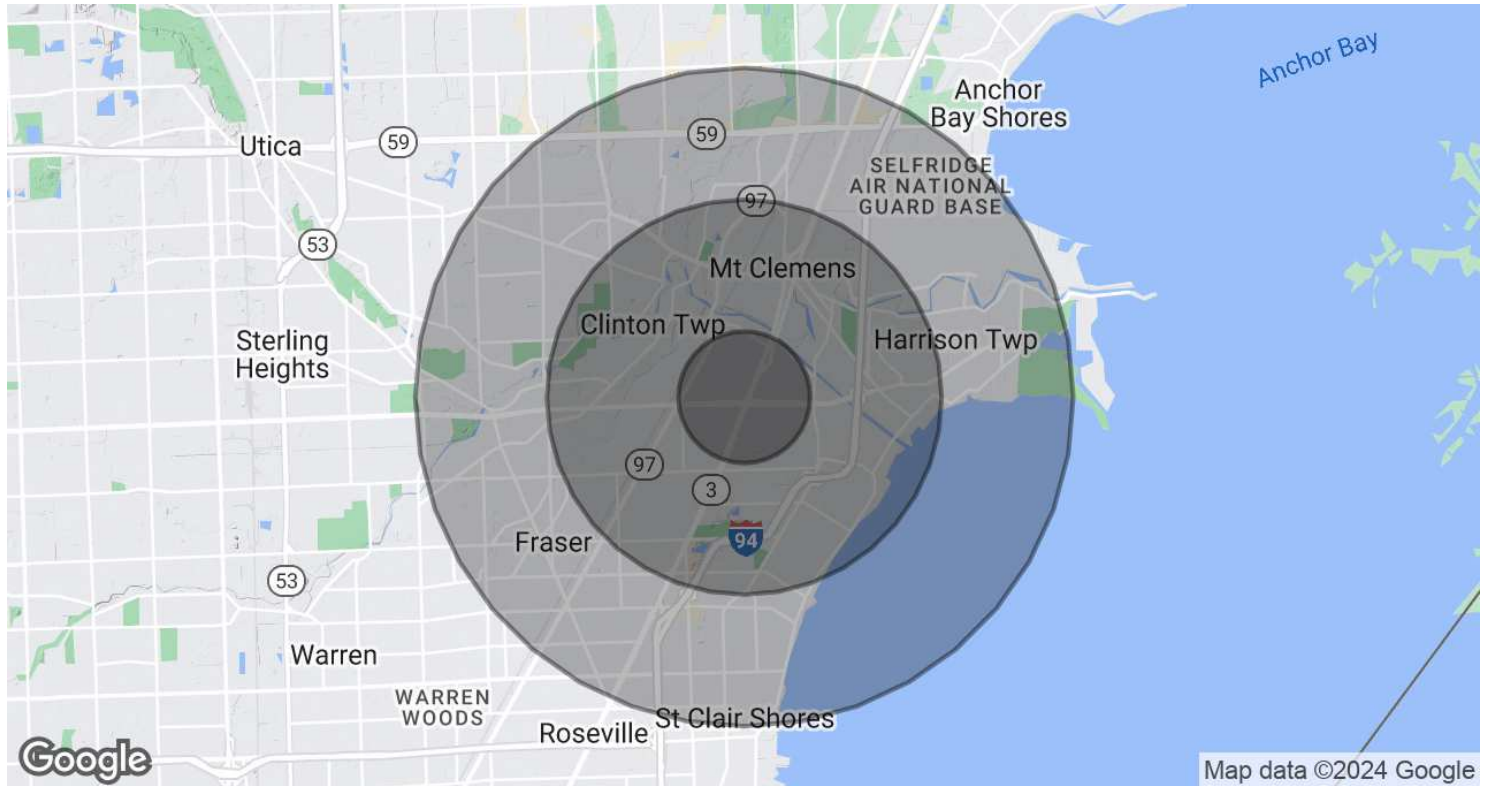


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,686	92,213	221,074
Average Age	43.6	42.8	42.6
Average Age (Male)	42.1	41.4	40.8
Average Age (Female)	42.1	43.4	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,715	43,302	101,051
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$78,974	\$67,274	\$72,585
Average House Value	\$138,446	\$137,867	\$151,010

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



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