

# 34501-34517 Utica Rd

Fraser, MI

**LEASE RATE REDUCED!**

- 1,167 or 6,540 Sq. Ft. For Lease
- Corner Unit Available
- Great Tenant Mix
- Close Generous Parking
- Clean & Bright
- High Traffic Busy Area
- Perfect for Many Uses
- Finished Basement with Restrooms Available

34501 Utica

34511 Utica



## RETAIL BUILDING FOR LEASE

### FOR MORE INFORMATION:

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**L. MASON CAPITANI**  
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248.637.9700 | [LMCap.com](http://LMCap.com)

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## 34501 Utica - Additional Exterior Photos



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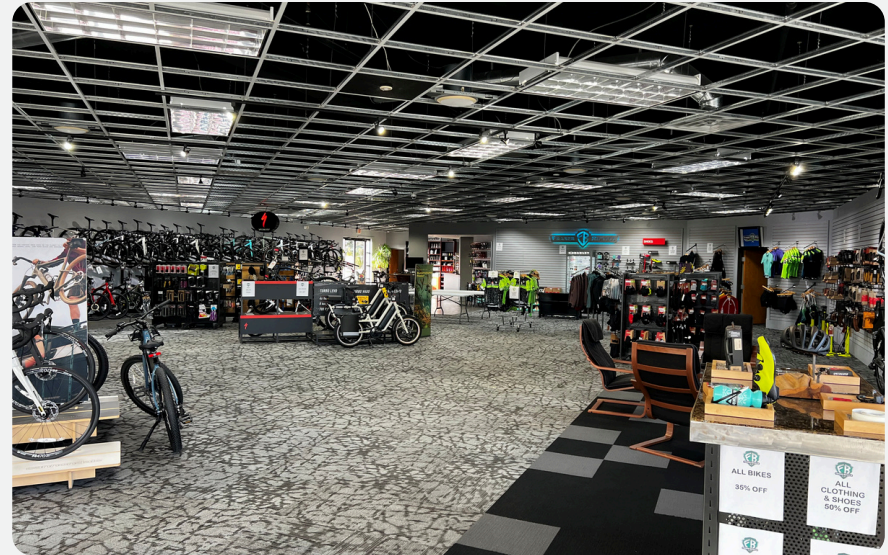
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## 34501 Utica - Interior and Basement Photos



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## Retail Property Details:

### Details:

**Location Description:** W side of Utica/Corner of French Creek Dr

**Building Type:** Retail

**Zoning:** Commercial/General

**Floors:** 1

**Year Built:** 2001

**Gross SF:** 14,040 SF

**Total Rentable SF:** 14,040 SF

**Available SF:** 7,707 SF

**Min/Max SF:** 1,167 SF - 6,540 SF

**Multitenant:** Yes

**Parcel ID:** 03-11-31-202-005

**Property Description:** **34501 Utica (6,540 SF)** - Fantastic front corner unit, 3 entrance doors (2 public, 1 service), clean & bright, lots of windows, great for many uses. Finished basement with restrooms also available. Huge rate reduction!

**34511 Utica (1,167)** - Immediate Occupancy between Dairy Queen & Subway, excellent convenient parking, white box.

### Economic

**Min/Max Rental Rate:** \$13.76 - \$22.00/SF

**Rental Terms:** + Utilities

**Annual Escalations:** 5%

**Occupancy:** Immediate

**Parking:** Surface - 45 Spaces

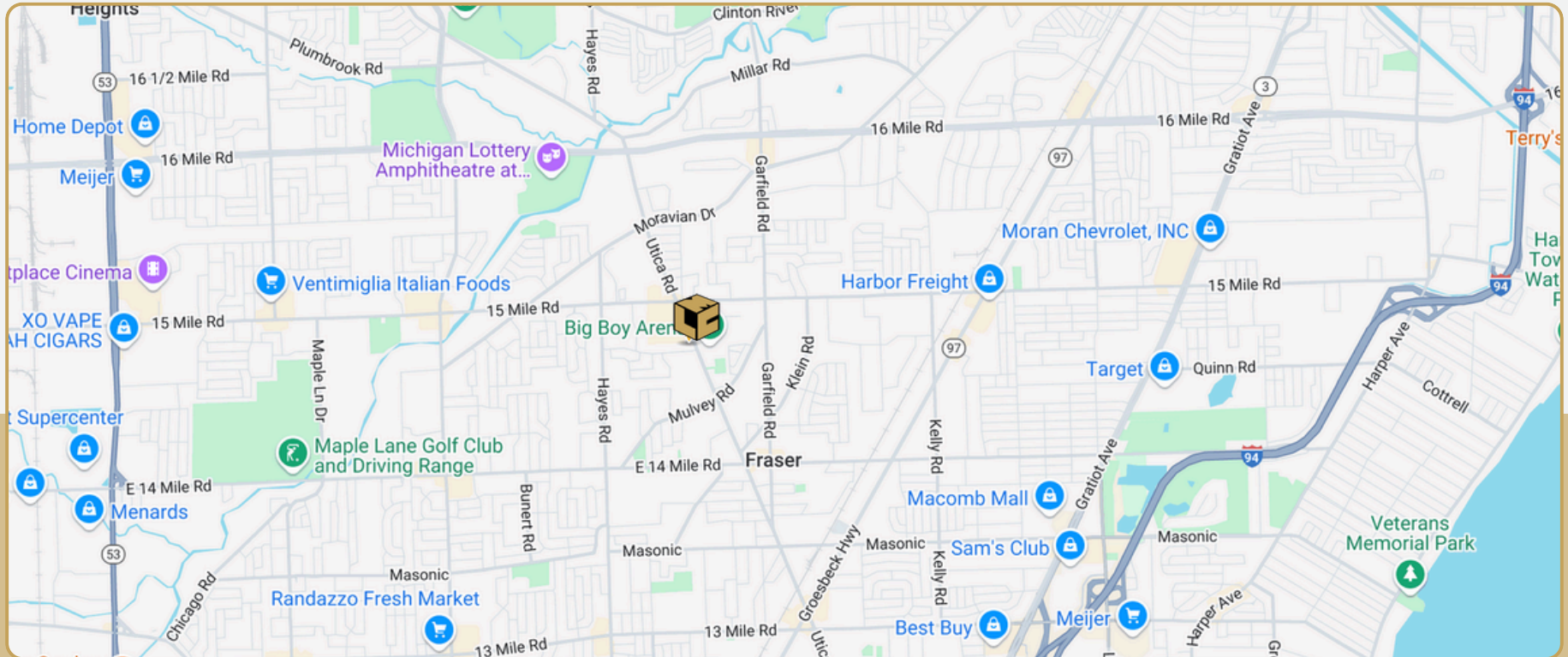
**Partition Allowance:** Negotiable

**Signage:** Yes

**Status:** Existing

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| Collection Street | Cross Street    | Traffic Volume | Distance from Property |
|-------------------|-----------------|----------------|------------------------|
| Utica Rd          | 15 Mile Rd SE   | 23,386         | 0.35 mi                |
| Utica Rd          | E 14 Mile Rd SE | 20,782         | 0.8 mi                 |
| Groesbeck Hwy     | 15 Mile Rd NE   | 30,448         | 2.2 mi                 |

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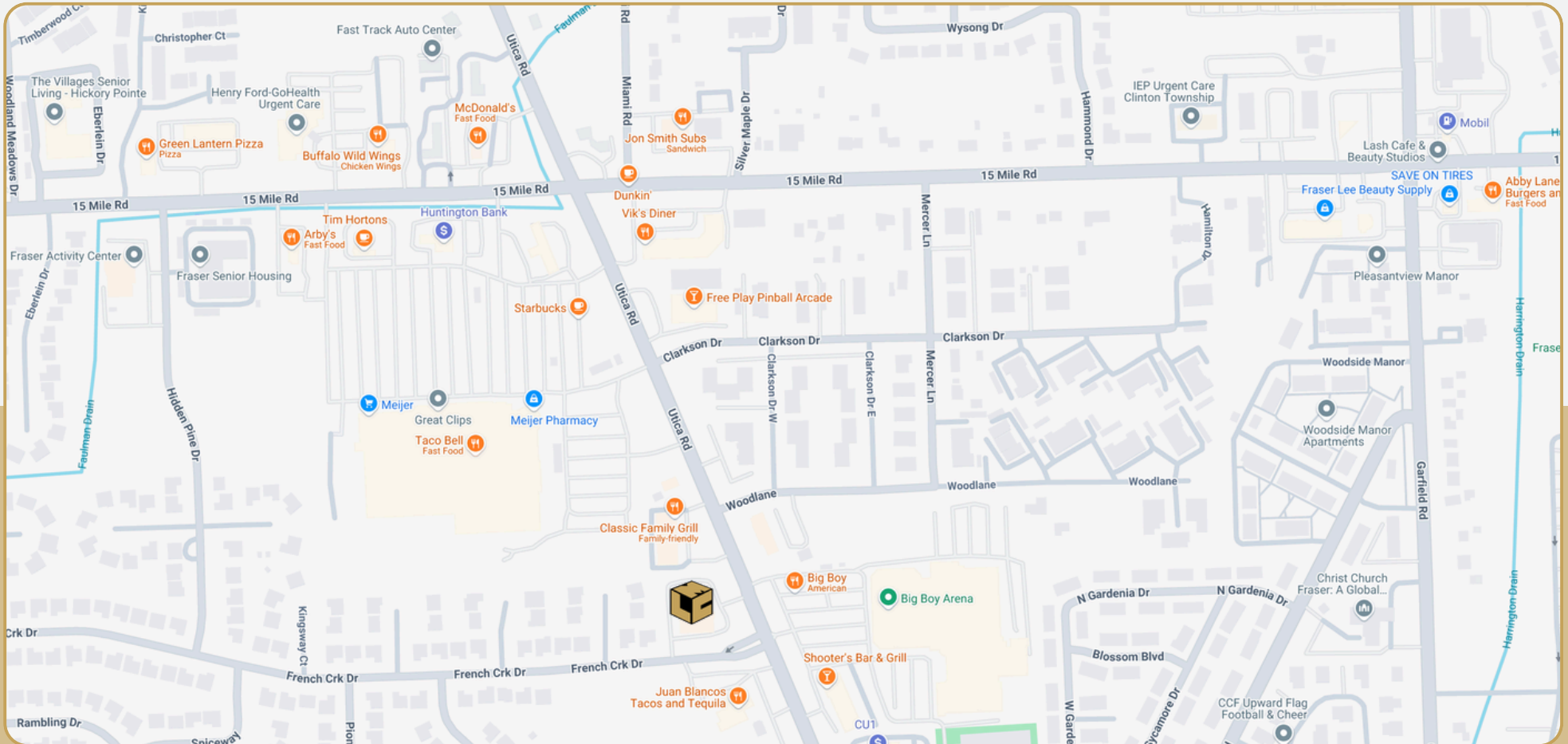
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Located Within Walking Distance to a Diverse Assortment of Food Establishments

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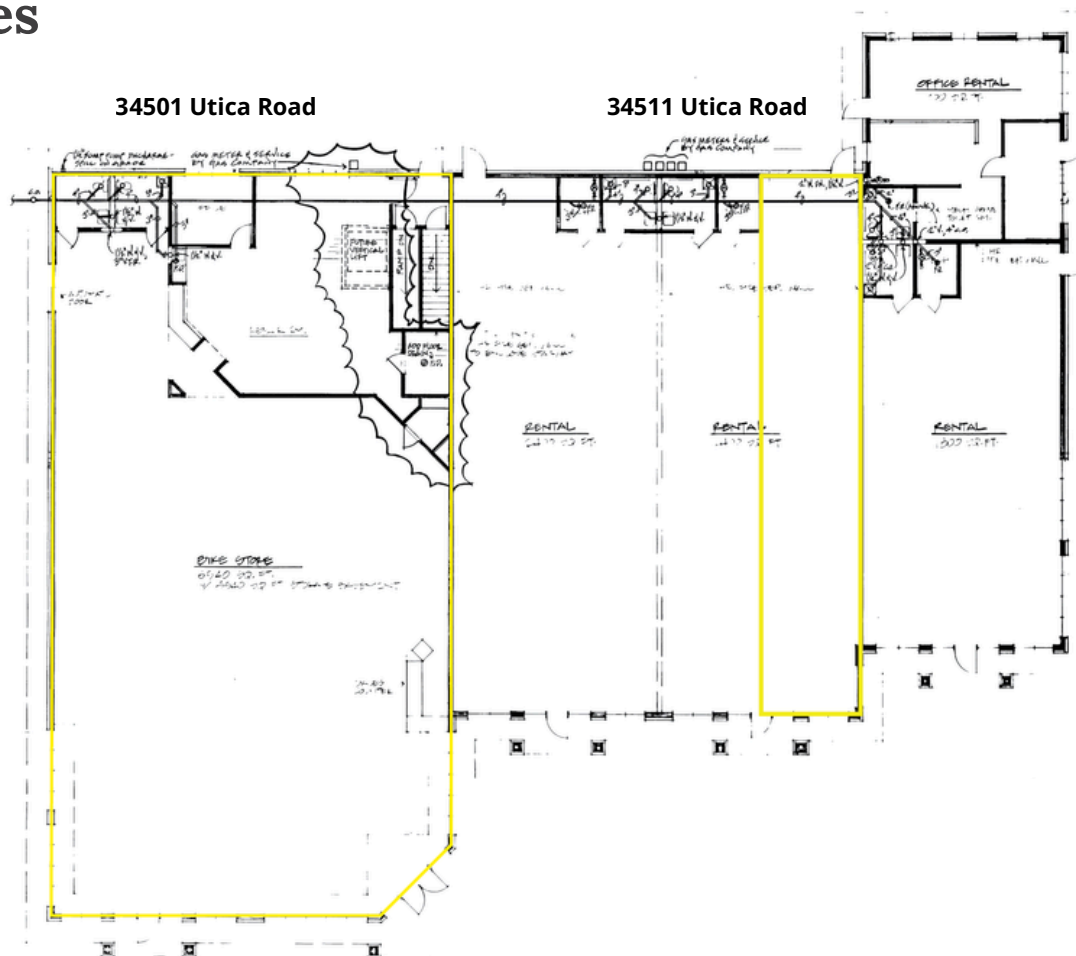
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## Available Spaces



| Suite Number     | Square Footage | Lease Rate    |
|------------------|----------------|---------------|
| 34501 Utica Road | 6,540 SF       | \$13.76 SF/yr |
| 34511 Utica Road | 1,167 SF       | \$22.00 SF/yr |

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