

PROPERTY FOR LEASE

Roseville Professional Corner

27115 Gratiot Ave Roseville, MI 48066



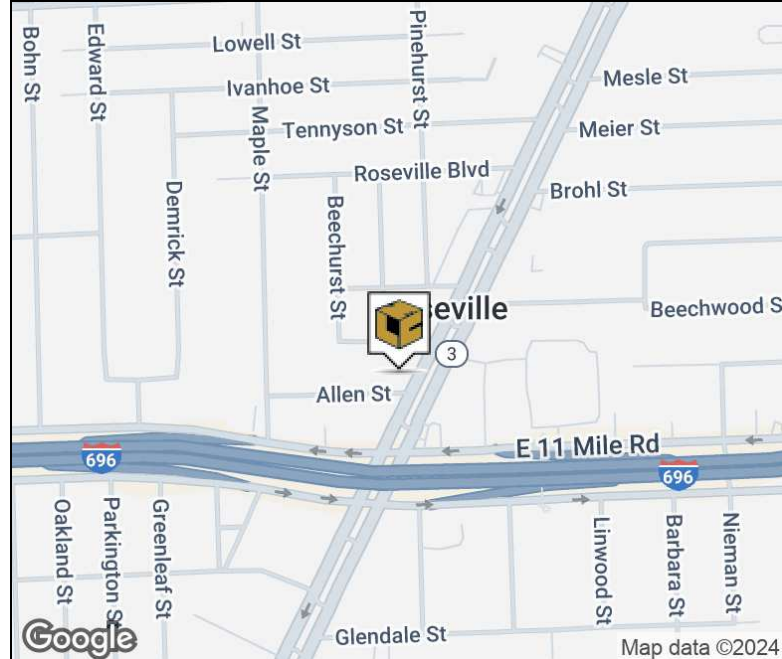
L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- 1,700 SF Available For Lease
- Suitable for Office/Retail Users
- Pylon Signage Available on Gratiot Avenue
- Immediate Access to I-696 & I-94 Expressways
- Excellent Main Road Exposure



FOR MORE INFORMATION:

Robert Gojcaj

Sales Associate

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Senior Vice President

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CONNECT WITH US

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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

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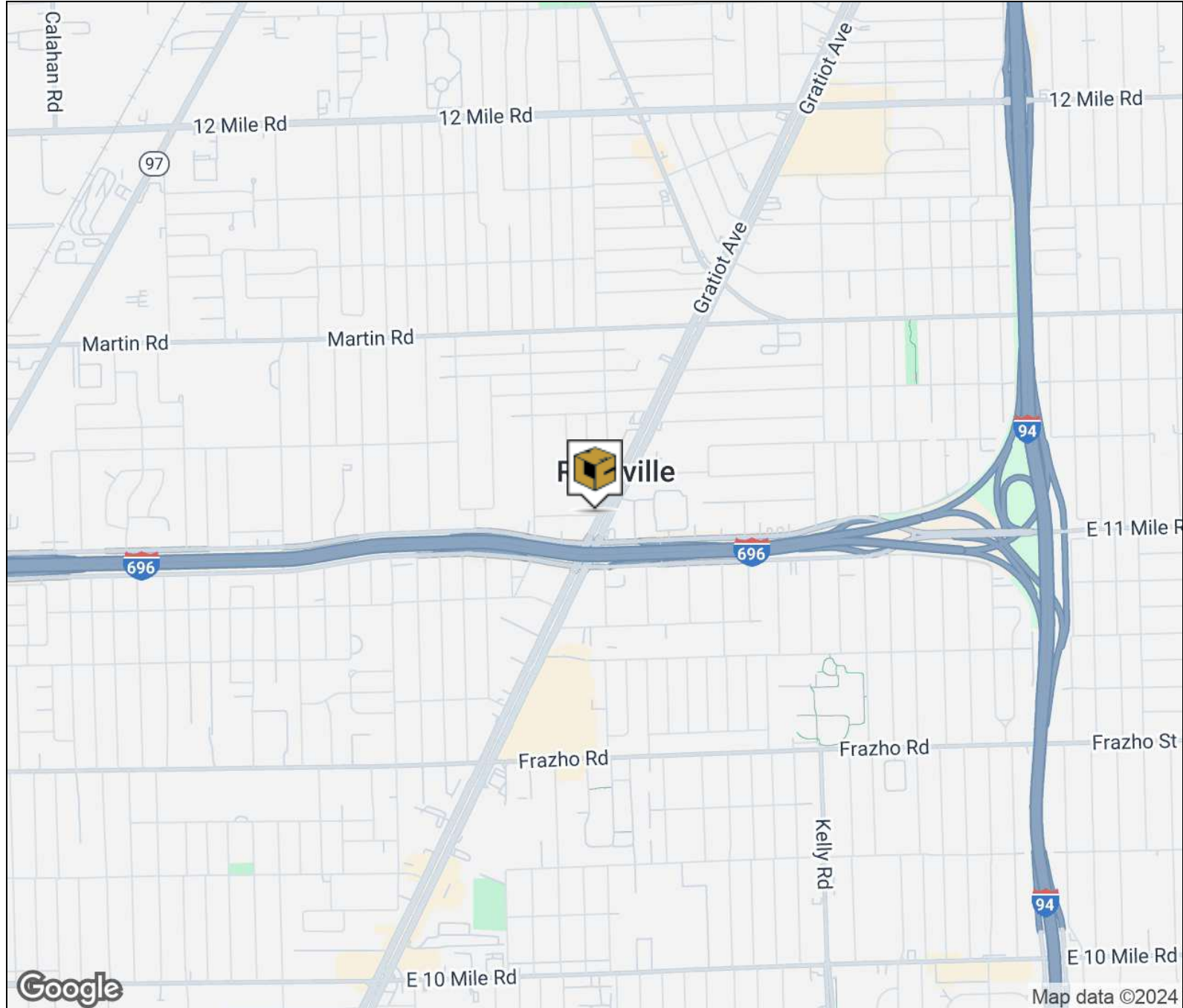
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LOCATION MAP



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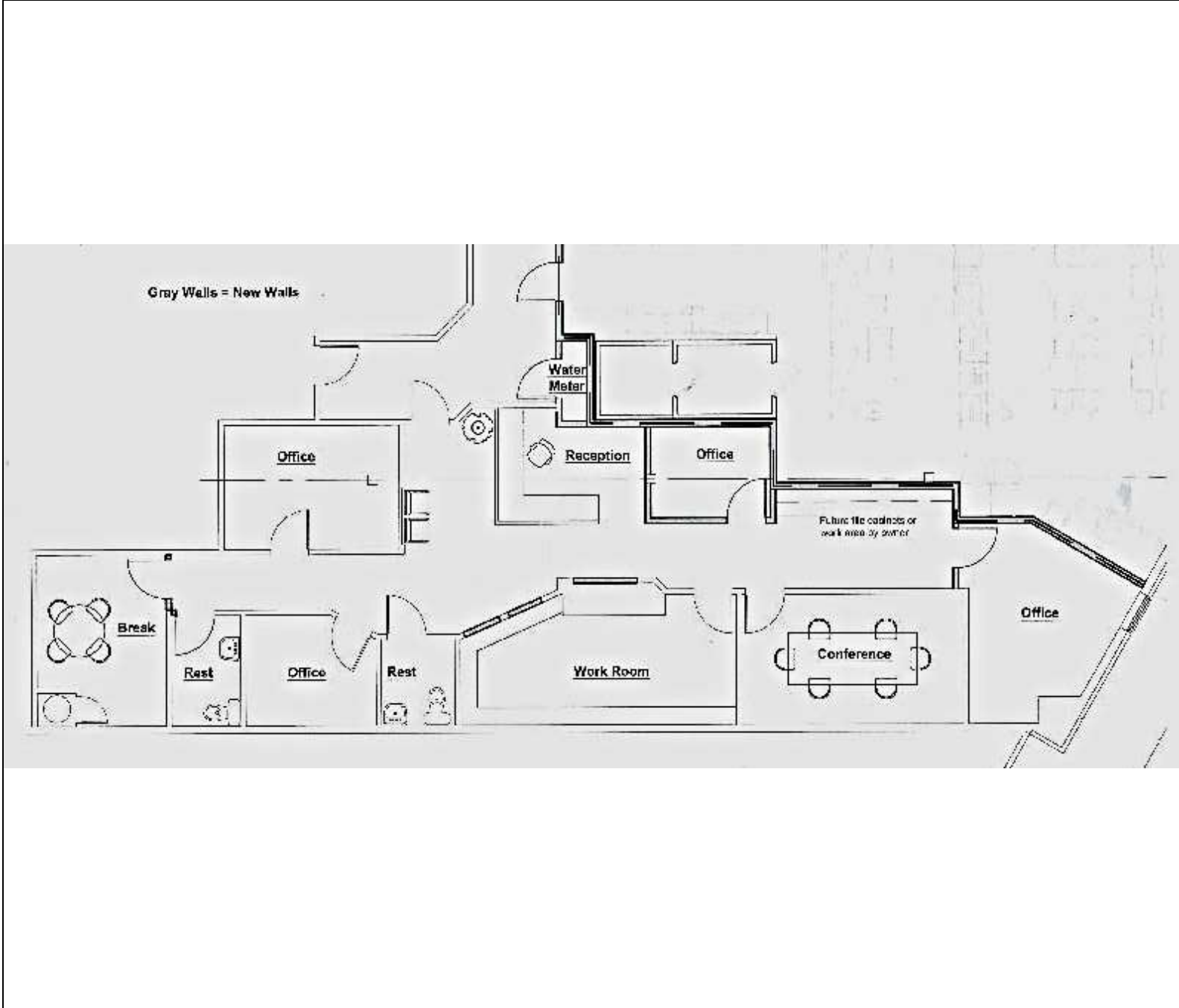
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ADDITIONAL PHOTOS



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OFFICE PROPERTY DETAILS

Location Information

Street Address	27115 Gratiot Ave
City, State, Zip	Roseville, MI 48066
County	Macomb
Cross-Streets	W of Gratiot/ N of I-696
Nearest Highway	I-696

Building Information

Building Size	8,869 SF
Building Class	C
Occupancy %	80
Tenancy	Multiple
Number of Floors	1
Year Built	1985
Gross Leasable Area	8,869 SF
Load Factor	-
Annual Escalations	\$0.50
Partition Allowance	Negotiable

Lease Rate

\$15.00 SF/yr NNN

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	B-3
Lot Size	0.37 Acres
APN #	08-14-17-377-074

Parking & Transportation

Parking Type	Surface
Parking Ratio	5.34

Available Suites

Suite A - 1,700 SF	\$15.00 NNN
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DEMOGRAPHICS

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	17,946	52,908
5 MILE	326,752	58,545
10 MILE	946,088	56,507

TRAFFIC COUNTS (TWO - WAY)	
62,900	GRATIOT & ALLEN ST
54,388	GRATIOT & SYCAMORE ST
189,284	GRATIOT AVE & E 11 MILE RD
134,716	GRATIOT AVE & I-696



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