

FOR LEASE

FREESTANDING DRIVE-THRU RESTAURANT – 1.12 AC

34010 S. GRATIOT AVE, CLINTON TWP, MI 48035



PROPERTY DETAILS

CONTACT BROKER

ABSOLUTE

RENT

NNN

LOCATION:	34010 S Gratiot Ave, Clinton Twp, MI 48035
PROPERTY TYPE:	Restaurant
DATE AVAILABLE:	Immediately
RENT:	Contact Broker
NNN EXPENSE:	Absolute
PROPERTY TAXES:	\$9,199.00
BUILDING SIZE:	3,295 SF
LOT SIZE:	1.12 AC
ZONING:	B-3
TRAFFIC COUNT:	Gratiot Ave (49,817 CPD) Quinn Rd (3,569 CPD)

HIGHLIGHTS

- Freestanding 3,295 SF Former Restaurant Equipped with Drive-Thru Situated on 1.12 Acres.
- Located on Heavily Traveled Gratiot Avenue.
 - 49,000 +/- CPD with Ingress and Egress on Gratiot Ave and Quinn Rd.
- Positioned adjacent to Clinton Pointe Shopping Center Anchored By Target, TJ Maxx, Dollar Tree, and Planet Fitness.
- Tremendous Visibility with Pylon Signage In Dense Retail Corridor.
- The Property is located near the super regional Macomb Mall (933,000 SF).
- Strong Surrounding Demographics
 - Three Mile Population Exceeds 101,000.

EXCLUSIVELY LISTED BY:



ANTHONY J. VITALE

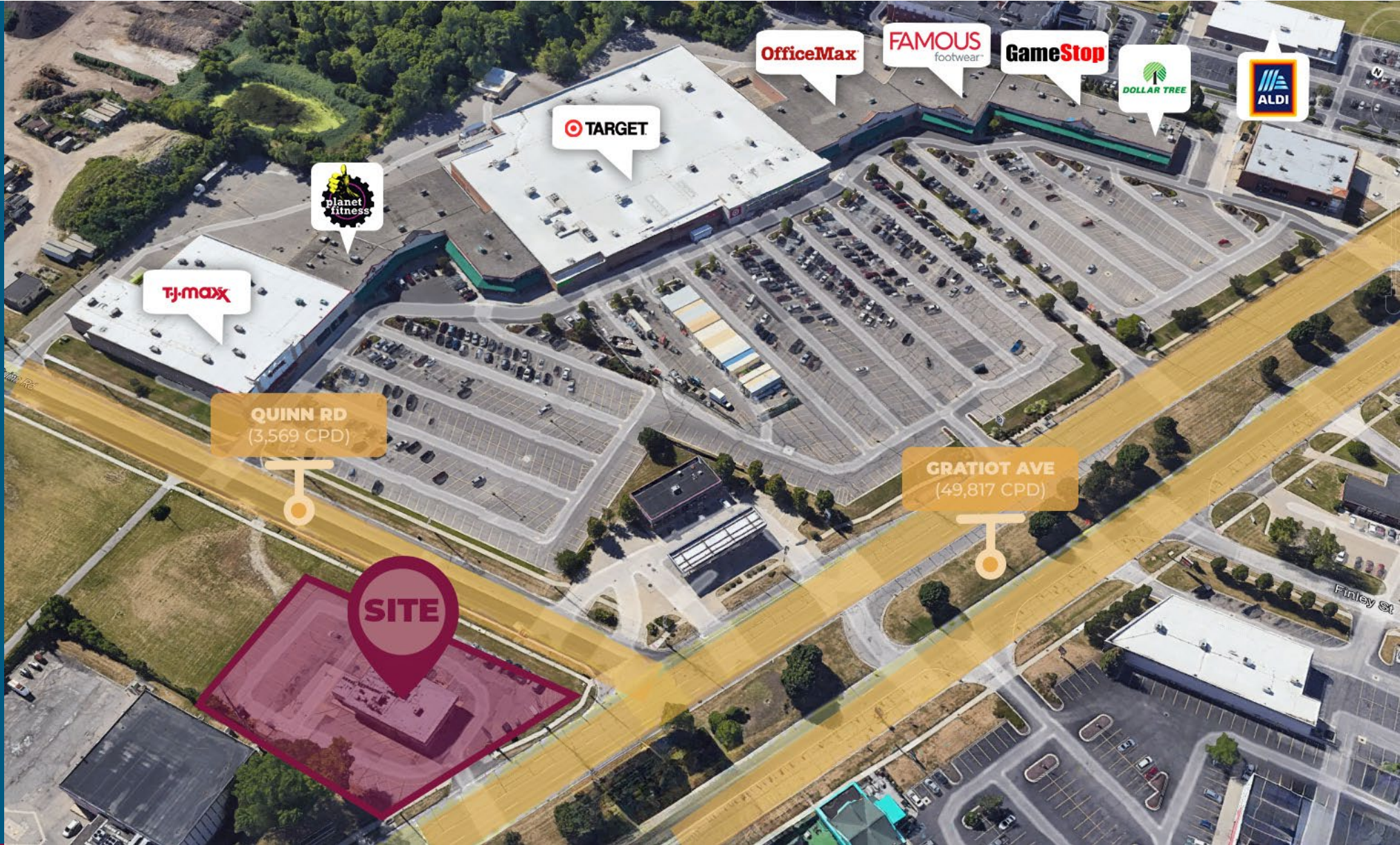
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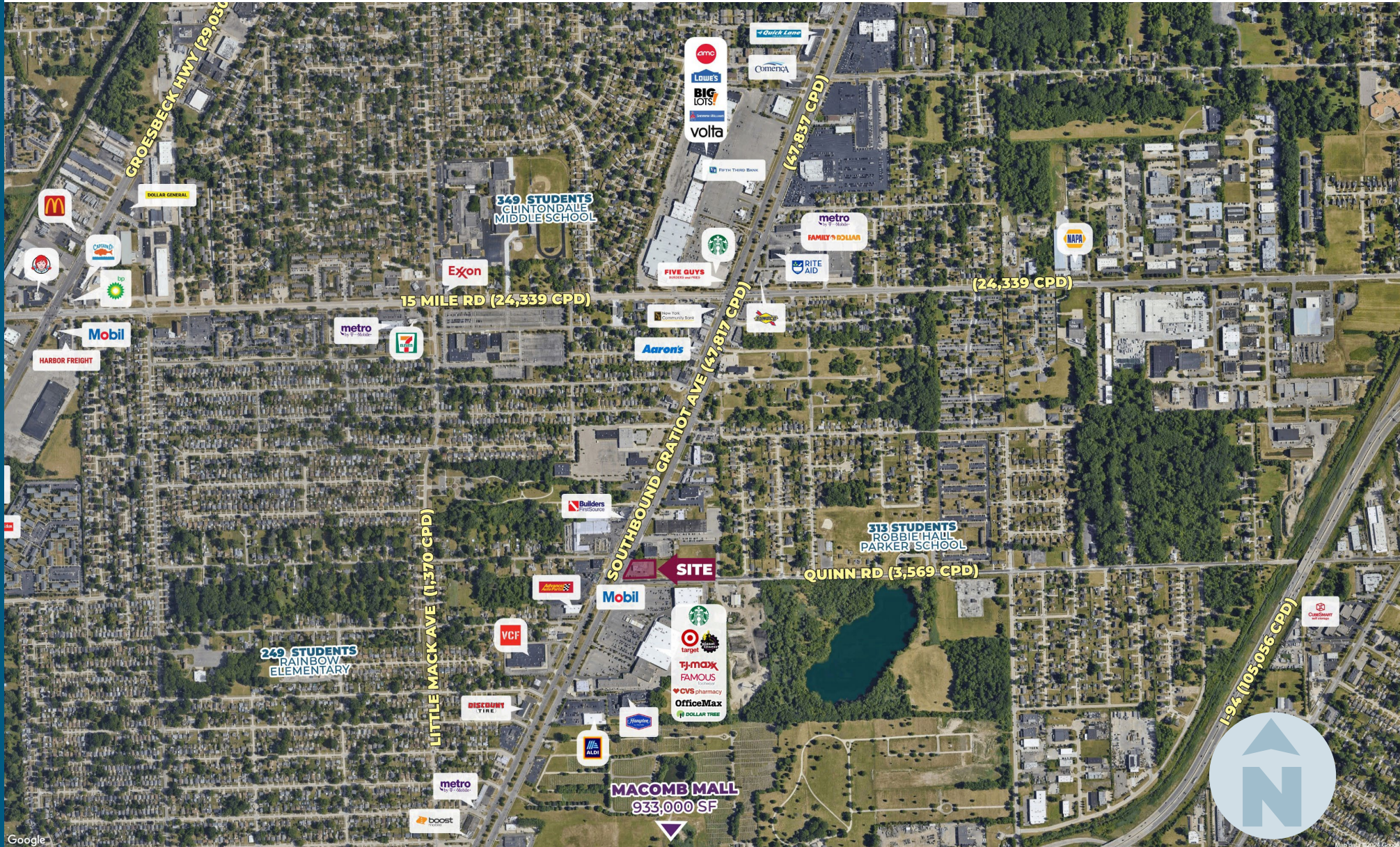
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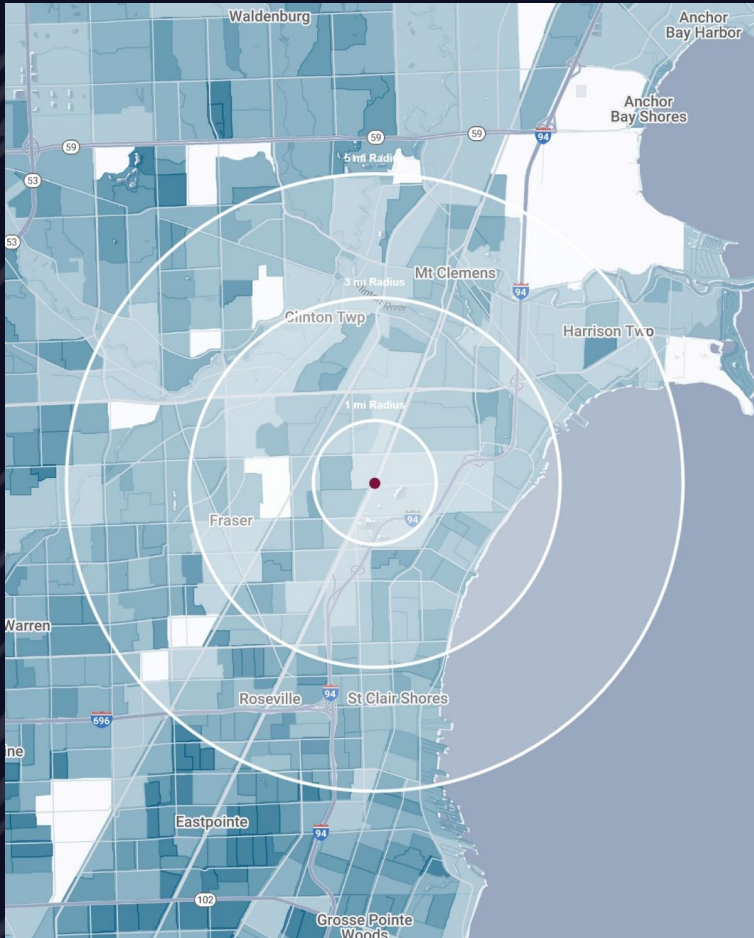
MICRO AERIAL



MACRO AERIAL



DEMOGRAPHICS



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3401 S. Gratiot Ave, Clinton Twp, MI 48035

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	11,021	100,567	245,677
2029 Projected Population	10,914	99,863	244,904
2020 Census Population	11,112	101,556	247,204
2010 Census Population	11,280	101,431	246,245
Projected Annual Growth 2024 to 2029	-0.2%	-0.1%	-
Historical Annual Growth 2010 to 2024	-0.2%	-	-

HOUSEHOLDS

2024 Estimated Households	4,646	45,665	108,465
2029 Projected Households	4,642	45,723	109,014
2020 Census Households	4,564	45,236	107,306
2010 Census Households	4,459	44,047	103,994
Projected Annual Growth 2024 to 2029	-	-	0.1%
Historical Annual Growth 2010 to 2024	0.3%	0.3%	0.3%

RACE

2024 Est. White	68.6%	74.7%	76.3%
2024 Est. Black	22.3%	18.4%	16.2%
2024 Est. Asian or Pacific Islander	2.7%	2.1%	2.7%
2024 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2024 Est. Other Races	6.2%	4.6%	4.6%

INCOME

2024 Est. Average Household Income	\$85,026	\$90,547	\$94,545
2024 Est. Median Household Income	\$64,856	\$70,871	\$74,288
2024 Est. Per Capita Income	\$35,890	\$41,231	\$41,835

BUSINESS

2024 Est. Total Businesses	277	3,276	7,408
2024 Est. Total Employees	3,152	34,241	73,880

CONTACT US



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