

CLINTON COMMONS SHOPPING CENTER

38116-38160 Southbound Gratiot Avenue, Clinton Twp, Michigan 48036



NAI Farbman | **Farbman Group**
MIDWEST EXPERTISE, GLOBAL REACH.

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Property Summary



Property Highlights

- 21,558 SF building
- Zoned B-1
- Ideal for office, retail or free-standing building investors
- High visibility and accessibility
- Ample parking
- Versatile space for various retail needs

Offering Summary

| | |
|----------------|-----------|
| Sale Price: | \$700,000 |
| Building Size: | 21,558 SF |

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Total Households | 5,146 | 38,623 | 90,618 |
| Total Population | 11,299 | 86,138 | 205,123 |
| Average HH Income | \$83,965 | \$83,709 | \$92,272 |

Property Description



Property Description

Introducing a prime investment opportunity in Clinton Twp area! This impressive 21,558SF building, zoned B-1, presents an exceptional prospect for retail or free-standing building investors. Its strategic location offers high visibility and accessibility, making it ideal for businesses seeking prime exposure. The property features versatile space that can be tailored to suit a variety of retail and office needs. With its attractive attributes and promising potential, this property stands as an enticing option for those looking to secure a valuable foothold.

Location Description

Explore the vibrant community surrounding the property in Clinton Township, MI. This area offers easy access to major roadways and is convenient for commuters. Nearby, you'll find a variety of dining options, shopping centers, and recreational facilities, providing ample amenities for tenants. With close proximity to scenic parks and local attractions, this location offers a balanced mix of work and leisure. The area's strong economic base and steady growth make it an attractive destination for office and office building investors. This prime location presents a unique opportunity to be part of a dynamic and expanding business community.

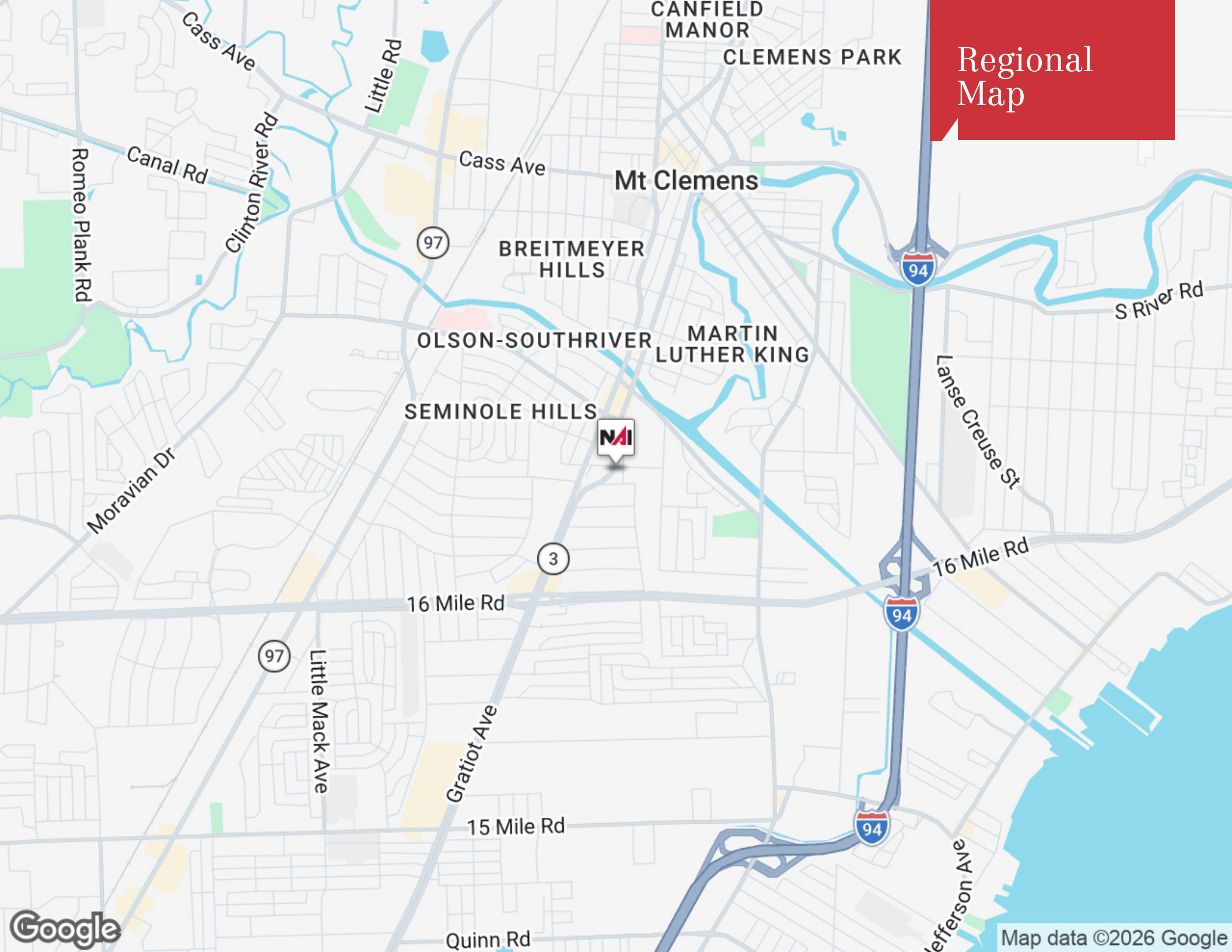




Additional
Photos



Regional Map



Aerial Map

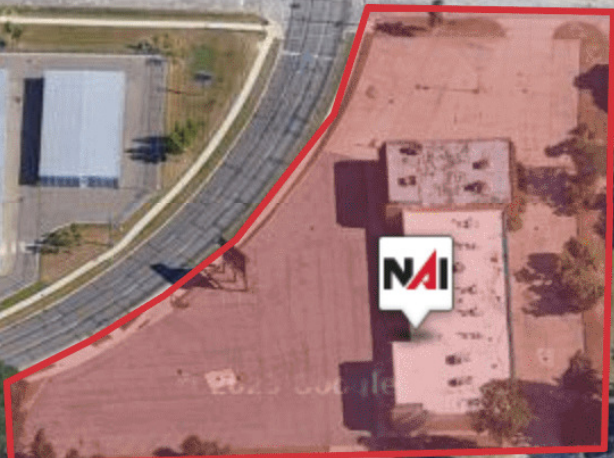


Iroquois St

Iroquois St

Maple Ave

Meadowdale St



Remick Dr

Remick Dr

Remick Dr



Stair St

Stair St

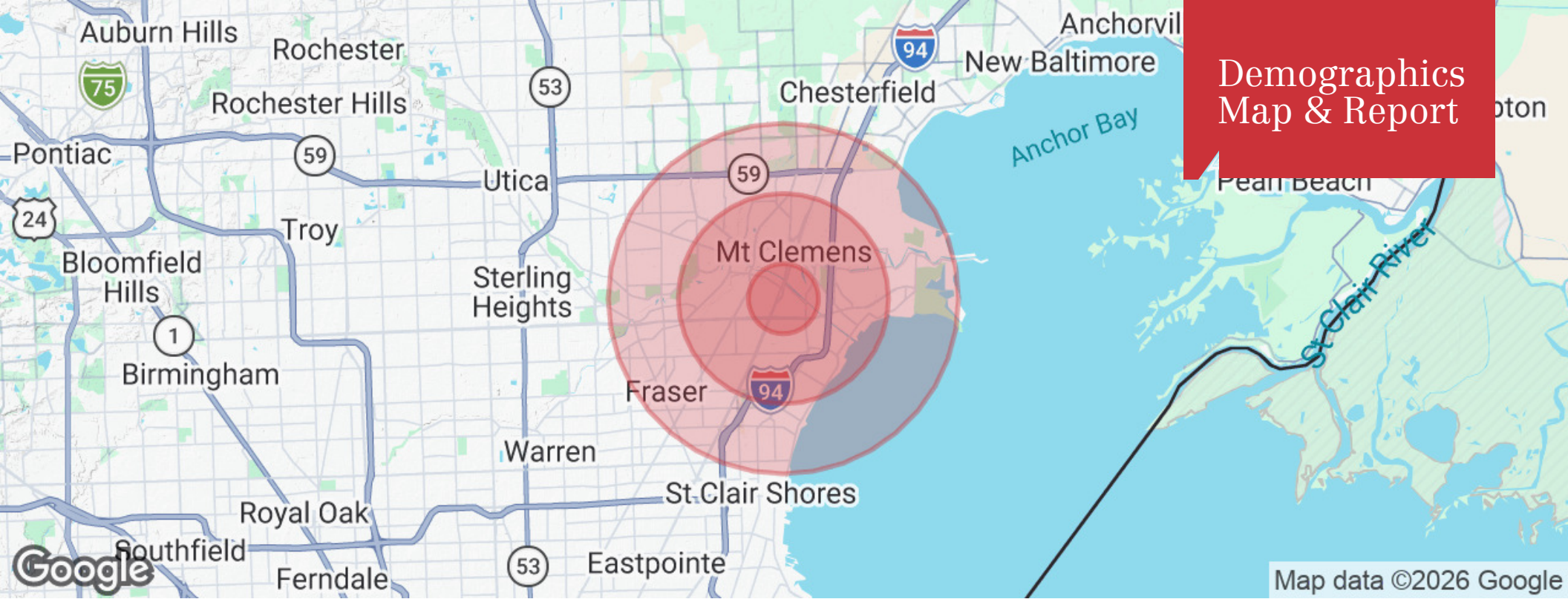
Stair St

Stair St



Maple Ave

Demographics Map & Report



Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 11,299 | 86,138 | 205,123 |
| Average Age | 40.4 | 42.4 | 42.5 |
| Average Age (Male) | 43.8 | 40.7 | 40.4 |
| Average Age (Female) | 39.5 | 43.4 | 44.1 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,146 | 38,623 | 90,618 |
| # of Persons per HH | 2.2 | 2.2 | 2.3 |
| Average HH Income | \$83,965 | \$83,709 | \$92,272 |
| Average House Value | \$236,873 | \$212,508 | \$231,261 |

2023 American Community Survey (ACS)

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