



## **RARE VALUE-ADD RETAIL OPPORTUNITY**

**Garfield Landing | Lease-up + Development Upside**

**41560-41660 GARFIELD ROAD, CLINTON TOWNSHIP, MICHIGAN 48038**

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# PILOT

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# INVESTMENT HIGHLIGHTS

## INVESTMENT HIGHLIGHTS

- Rare value-add neighborhood retail center in a prime corridor
- ±14,800 SF shopping center on 3.05 acres
- Significant vacancy ±7,600 SF (5,200SF & 2,400SF) providing **lease-up upside**
- Ability to **increase NOI through strategic leasing**
- Located along the highly trafficked Garfield Corridor
- Strong demographics and established surrounding retail base
- Excellent visibility with prominent signage opportunities
- Ample on-site parking (125± spaces)
- Flexible layout suitable for retail, restaurant, and office users

## VALUE-ADD COMPONENTS

- **Strategic lease-up opportunity** to stabilize the asset
- **Below-market rents** provide room for rental growth
- Ability to **re-tenant and reposition** the center
- Additional land offers **future development or expansion potential**
- Ideal for **redevelopment or reconfiguration** of the site

## INVESTMENT STRUCTURE

- Offered **free and clear of existing debt**
- Flexibility to implement a tailored capital structure
- Multiple exit strategies: stabilize and hold, refinance, or redevelop

## ADDITIONAL INFORMATION

- Rent roll and operating statements
- Site plan and floor plans
- Conceptual redevelopment plans available upon request



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# PROPERTY SUMMARY

## RARE VALUE-ADD OPPORTUNITY | GARFIELD LANDING

Pilot Property Group has been exclusively engaged to solicit offers for Garfield Landing, a 14,800 square-foot neighborhood retail center located at 41560-41660 Garfield Road in Clinton Township, Michigan.

Positioned in the heart of the highly desirable Garfield Corridor—one of the region’s most established and heavily trafficked retail corridors—Garfield Landing serves as a key neighborhood shopping destination for the surrounding communities.

This offering presents a compelling **value-add investment opportunity**, featuring approximately 7,600 square feet of available space (5,200 SF & 2,400 SF), allowing investors to implement a strategic lease-up plan and significantly increase net operating income. The property is well-suited for a diverse tenant mix including retail, restaurant, and office users, supported by strong visibility, prominent signage, and ample on-site parking.

A standout component of this offering is the **additional land located behind the shopping center**, providing investors with exceptional flexibility and long-term optionality. This excess land creates the opportunity for future development, expansion, or redevelopment—further enhancing the asset’s upside potential.

Offered **free and clear of existing debt**, Garfield Landing allows investors to capitalize on favorable financing structures while executing a business plan tailored to maximize returns.

**Additional Documents Available Upon Request**, including rent roll, site plans, and conceptual development plans.

Property Type: .....	Retail/Shopping Center
Cross Streets: .....	East side of Garfield, South of Canal Road
Total Square Footage: .....	14,800
Building Name: .....	Garfield Landing
Parcel Size: .....	3.053 Acres
Includes additional land for development	
Year Built: .....	1979
Zoning: .....	B-2
Parking Spaces: .....	125 +/-
Property Taxes: .....	\$3.55 psf
Sale Price: .....	\$2,300,000 (\$159.18 psf)



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# TRADE AREA

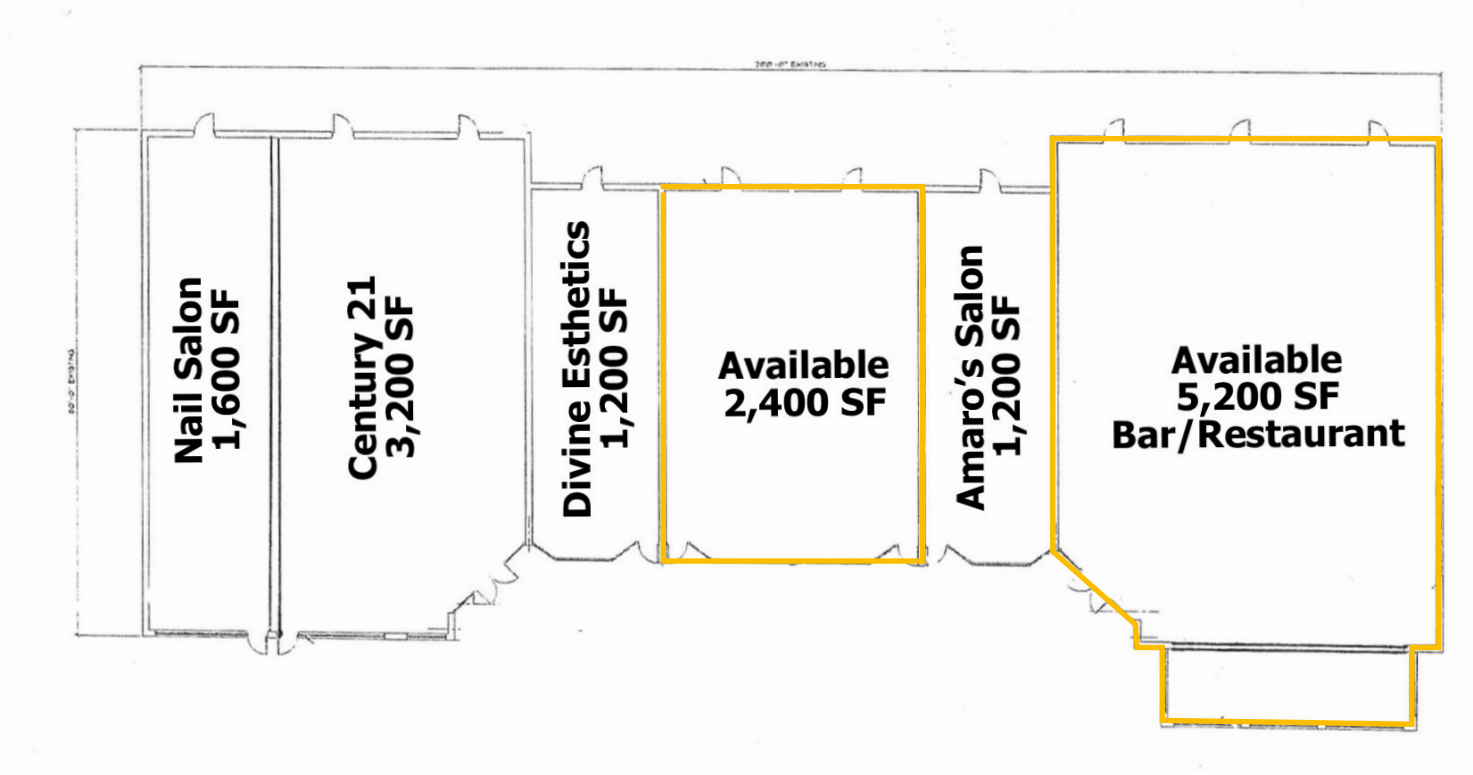


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# SITE PLAN



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