

FRASER SHOPPING CENTER

31240-31340 Groesbeck Avenue / Fraser, MI



MID-AMERICA[®]
Real Estate-Michigan, Inc.

FOR LEASE
900 - 13,900 SF



RETAIL OPPORTUNITY

FRASER SHOPPING CENTER



Address

31240-31340 Groesbeck Avenue
Fraser, MI 48026

Availability

31300: 900 SF

31310: 2,000 SF

31330: 4,000 SF (turn-key restaurant)

31280: 7,000 SF (60' x 125')

Area Tenants



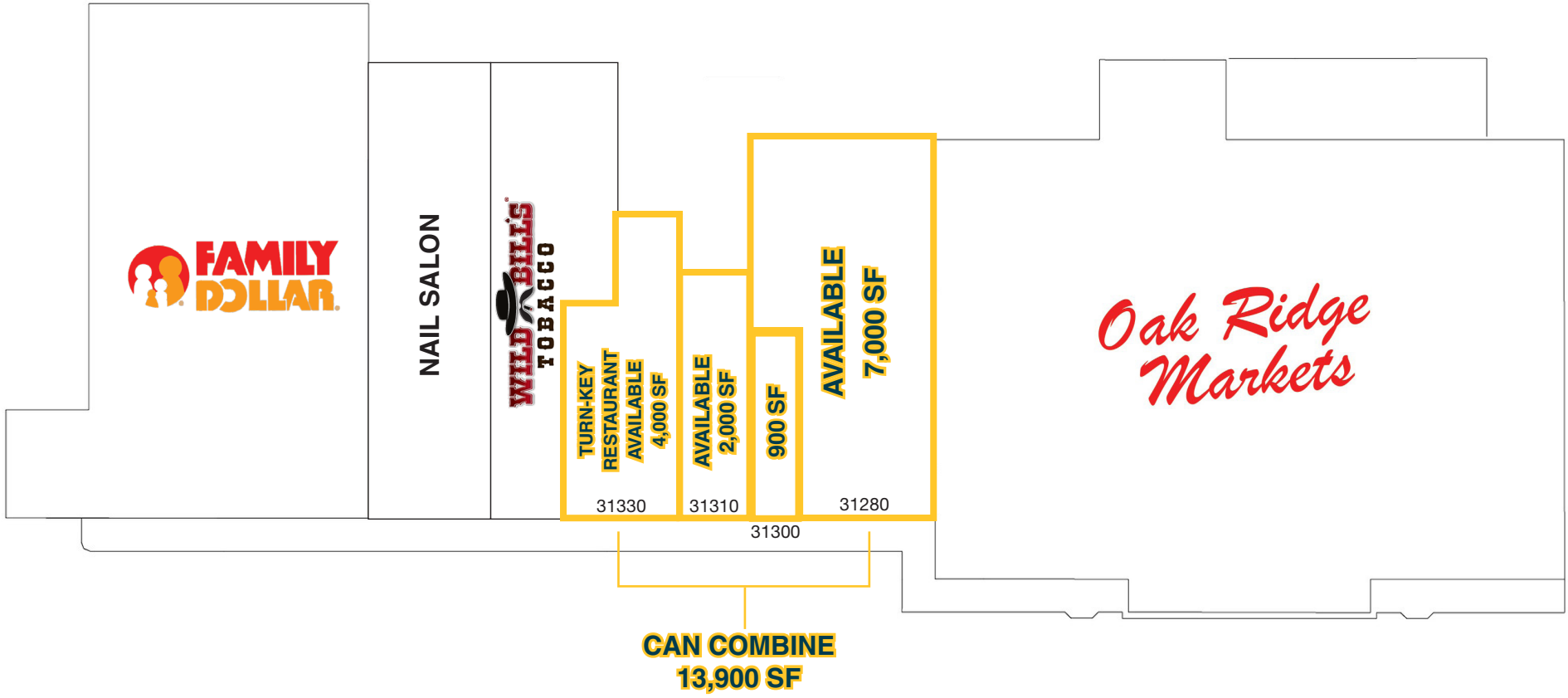
Features

- Currently 13,900 SF contiguous vacant, and ownership has ability to add additional square footage for qualified tenants.
- The Oakridge Grocery anchored center recently underwent renovations to continue to serve the immediate Macomb county communities.
- The shopping center is strategically located at the NEC of 13 Mile Road, Groesbeck Avenue and Utica Road.
- Situated 1 mile west of the primary trade area of the Macomb Mall corridor along Gratiot Avenue.
- There are over 28,000 vpd on Groesbeck at the site, with multiple points of ingress and egress and a large pylon sign with availability.
- Site presents opportunity for daily-needs retailers, services, restaurants, and medical businesses.

Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	13,704	121,683	310,056
HOUSEHOLDS	6,265	52,889	132,434
AVG HOUSEHOLD INCOME	\$75,642	\$86,856	\$88,194
DAYTIME POPULATION	12,634	108,700	306,997

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LOW LEVEL AERIAL

FRASER SHOPPING CENTER



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