



For Sublease

Former CVS • Property Highlights

28774 Gratiot Avenue | Roseville, MI

- 12,428 SF Former CVS (80 x 155) with Drive Thru
- Zoning: B-2 Community Business
- Signalized Intersection
- Co-Tenants: Dollar Tree, Marshall's, CATO, and Five Below
- Shadow Anchored by Wal-Mart
- ADT: 53K on Gratiot and 29K on 12 Mile



Lou Frango
Direct | 248 226 1678
lou.frango@colliers.com

For Sublease • 12,428 SF Former CVS
28774 Gratiot Avenue | Roseville, MI



Property Photos



For Sublease • 12,428 SF Former CVS

28774 Gratiot Avenue | Roseville, MI



Aerial

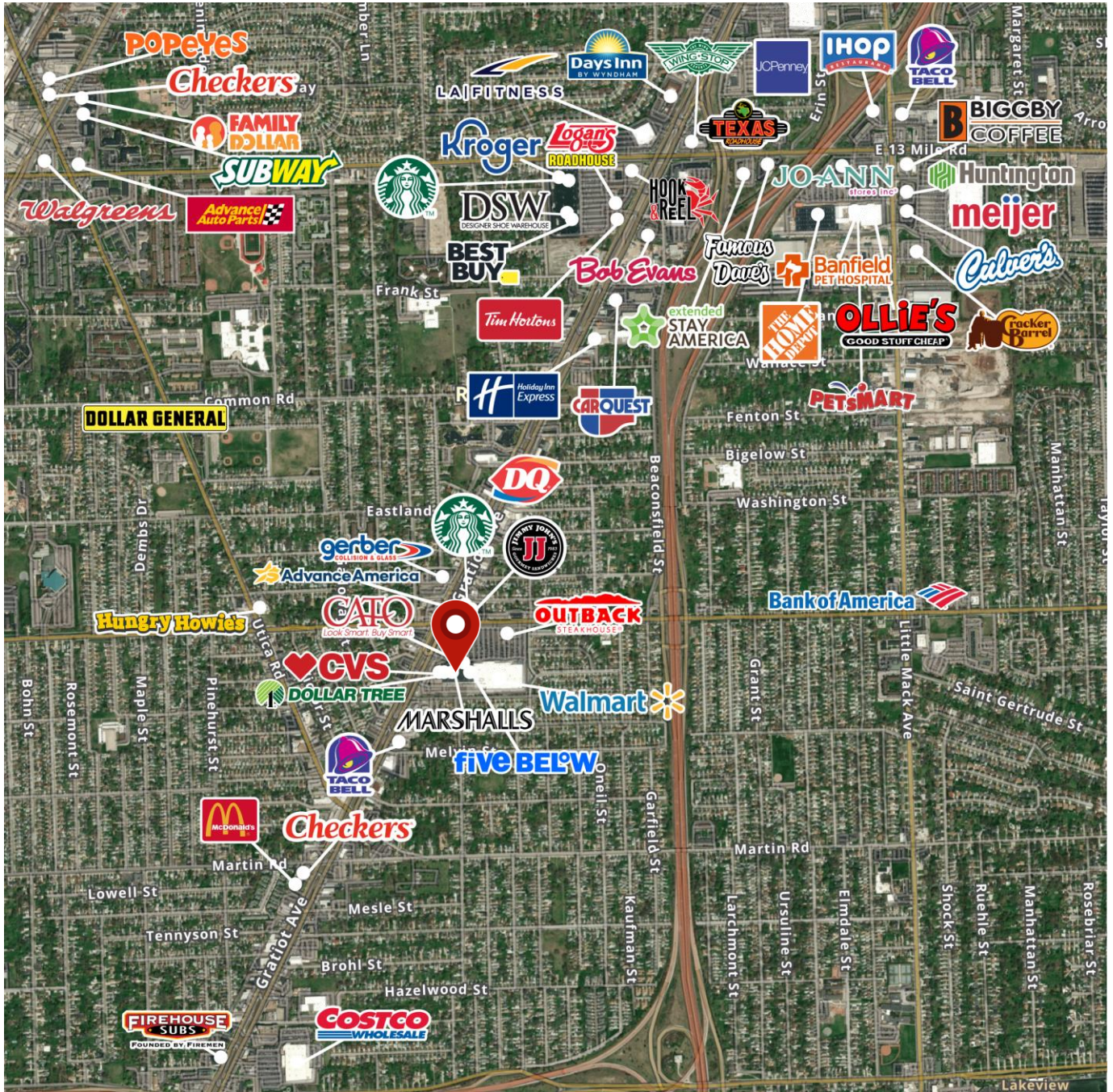


For Sublease • 12,428 SF Former CVS

28774 Gratiot Avenue | Roseville, MI



Merchant Map

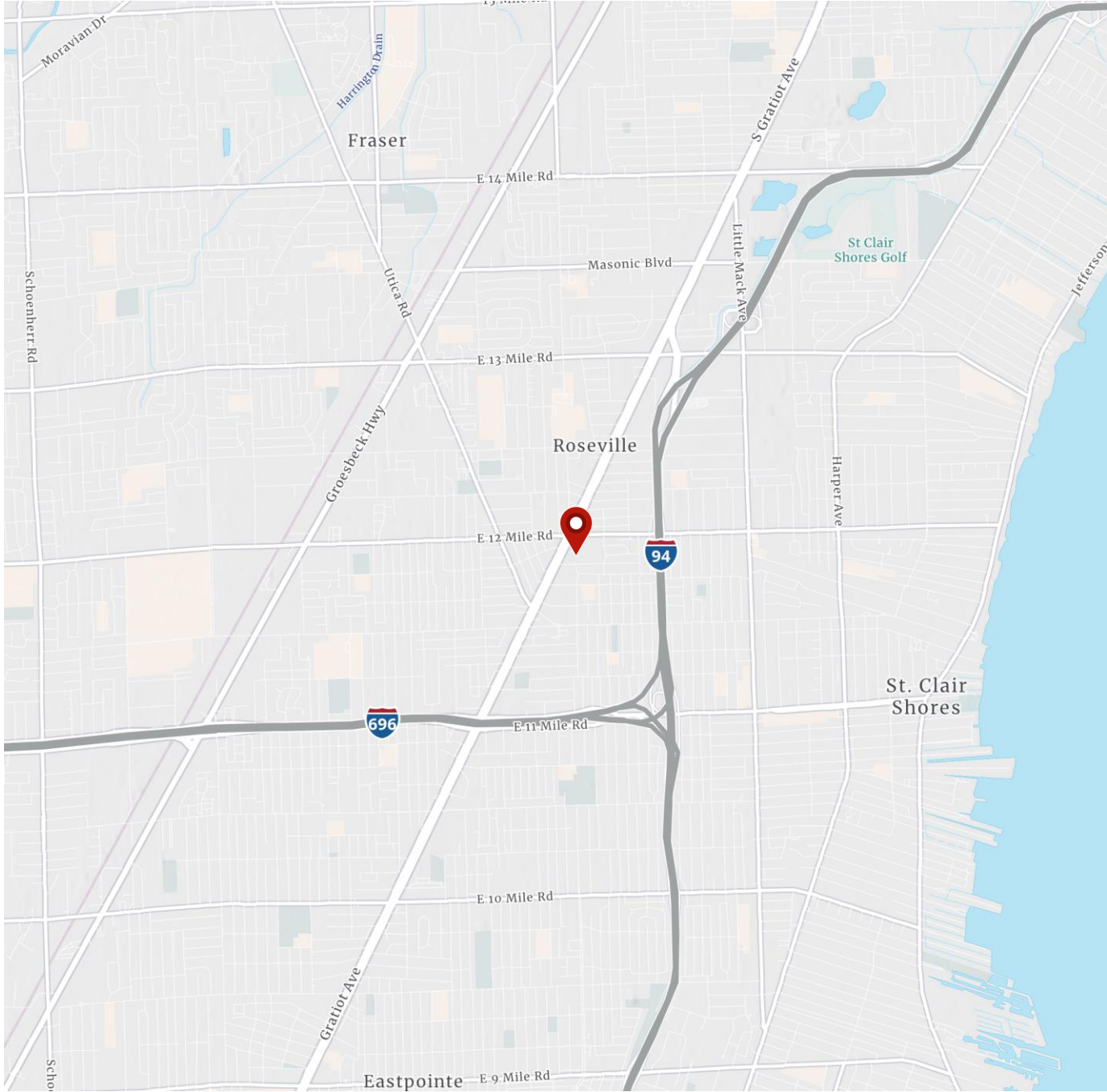


For Sublease • 12,428 SF Former CVS

28774 Gratiot Avenue | Roseville, MI



Location Map





Demographics

Current Year Summary	1 Mile Radius	2 Mile Radius	3 Mile Radius
Total Population	17,038	59,715	128,819
Total Households	7,336	25,722	55,308
Total Family Households	4,284	15,270	33,245
Average Household Size	2.32	2.31	2.32
Median Age	40.4	42.1	43.0
Population Age 25+	12,274	43,774	95,057
2010 – 2021 Population: Annual Growth Rate (CAGR)	-0.04%	0.03%	0.08%
2022 – 2023 Population: Annual Growth Rate (CAGR)	-0.18%	-0.25%	-0.12%
Five Year Projected Trends: Annual Rate	1 Mile Radius	2 Mile Radius	3 Mile Radius
Population	-0.03%	-0.17%	-0.16%
Households	0.17%	0.04%	0.04%
Families	0.03%	-0.10%	-0.09%
Median Household Income	2.62%	2.55%	2.86%
Current Year Population by Sex	1 Mile Radius	2 Mile Radius	3 Mile Radius
Male Population / % Male	8,394 / 49.3%	29,284 / 49.0%	62,899 / 48.8%
Female Population / % Female	8,644 / 50.7%	30,431 / 51.0%	65,920 / 51.2%
Income and Households Summary	1 Mile Radius	2 Mile Radius	3 Mile Radius
2020 Median Household Income	\$55,370	\$57,167	\$59,864
Average Household income	\$71,363	\$74,352	\$78,488
Per Capita Income	\$30,863	\$32,198	\$33,773
Summary Business Data	1 Mile Radius	2 Mile Radius	3 Mile Radius
Total Businesses	383	1,964	3,817
Total Daytime Population	12,959	56,834	113,275
Daytime Population: Workers	4,181	26,389	47,244
Daytime Population: Residents	8,778	30,445	66,031

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



Lou Frango
 Direct | 248 226 1678
 lou.frango@colliers.com