

RETAIL / OFFICE / FLEX SPACE PROPERTY // FOR LEASE

COMPLETELY BUILT-OUT & FURNISHED DAYCARE CENTER IN ROSEVILLE

28905-28909 UTICA RD

ROSEVILLE, MI 48066



- Completely Buildout & Furnished
- Ready for Immediate Occupancy
- Zoned B-3: General Business District
- Convenient Access to I-696 & I-94
- Dedicated Parking Area with Easy Access for Tenants



P.A. COMMERCIAL
Corporate & Investment Real Estate

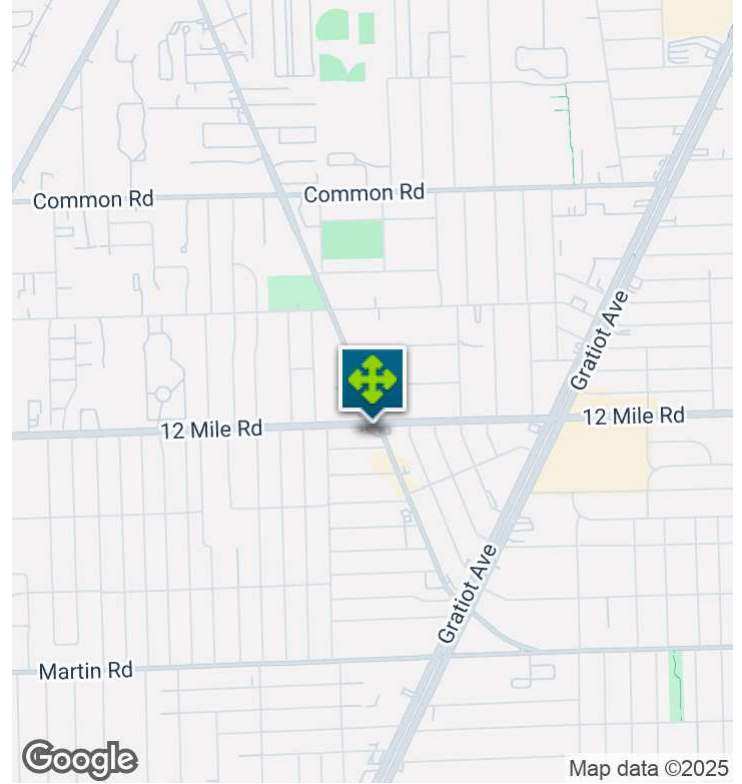
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EXECUTIVE SUMMARY



Lease Rate	\$14.00 SF/YR (NNN)
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OFFERING SUMMARY

Building Size:	2,993 SF
Available SF:	2,993 SF
Lot Size:	0.15 Acres
Year Built:	1955
Market:	Roseville
Submarket:	Detroit

PROPERTY OVERVIEW

This versatile space, formerly used as a daycare, includes several functional areas to suit a variety of needs. It features a spacious main floor, a convenient basement for storage or additional use, and a garage that adds to the overall functionality of the property. The second floor provides extra space for offices, and meeting rooms or offers flexibility for various purposes. Whether you're looking to repurpose the space for a similar use or transform it into something entirely new, the property offers a solid foundation for customization.

LOCATION OVERVIEW

Roseville is a city in East Macomb, which is part of the Metro Detroit area. Roseville is considered a large town with a population of over 47,000 residents and 4,272 businesses. Some of the largest industries in Roseville are professional services, restaurants and building of contractors.

PROPERTY HIGHLIGHTS

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ADDITIONAL PHOTOS



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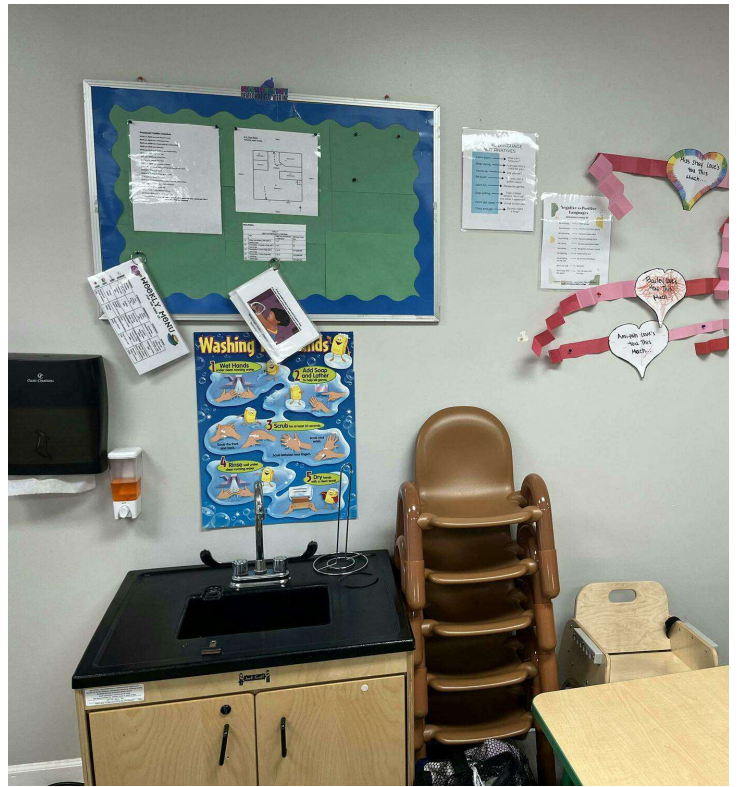
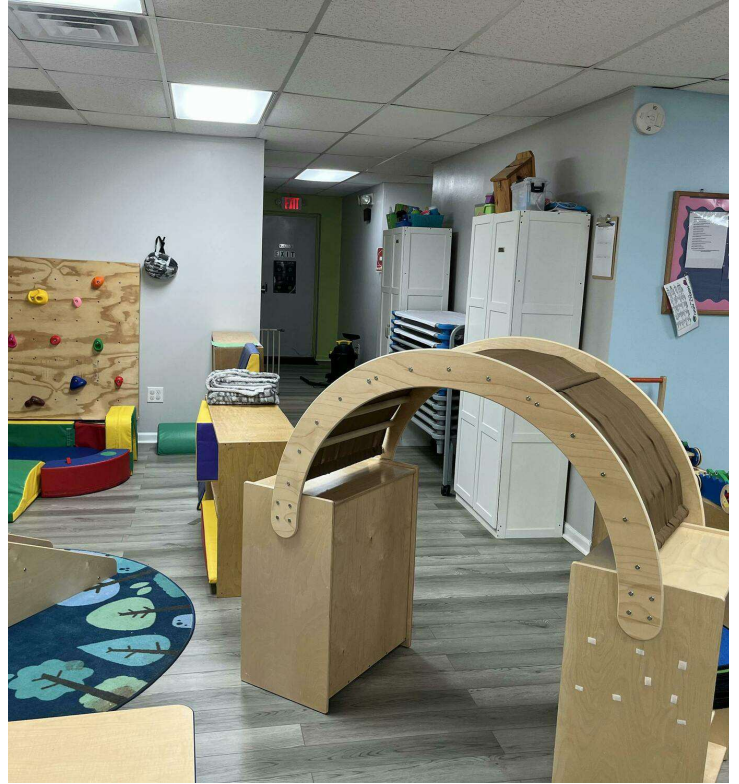
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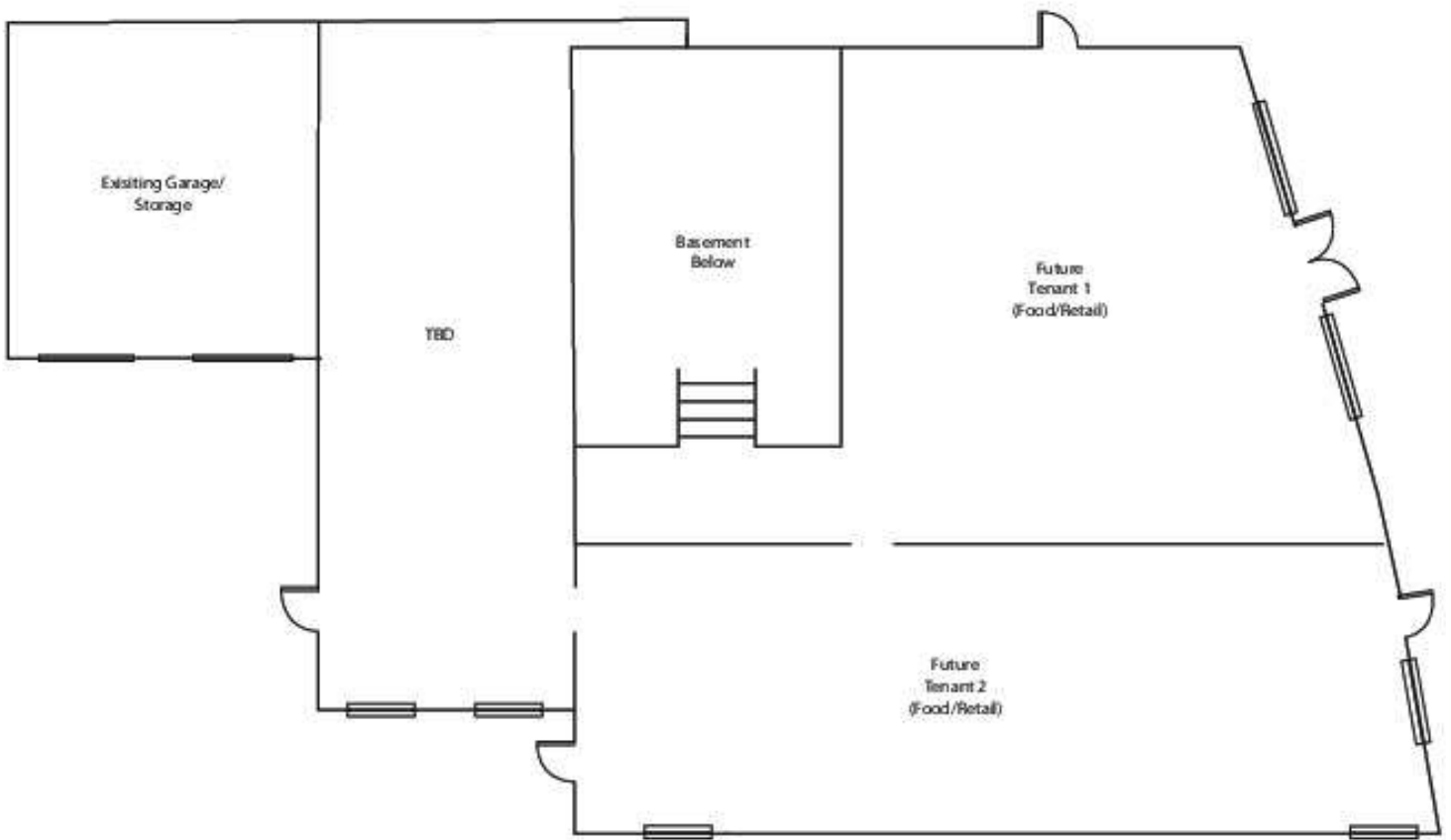
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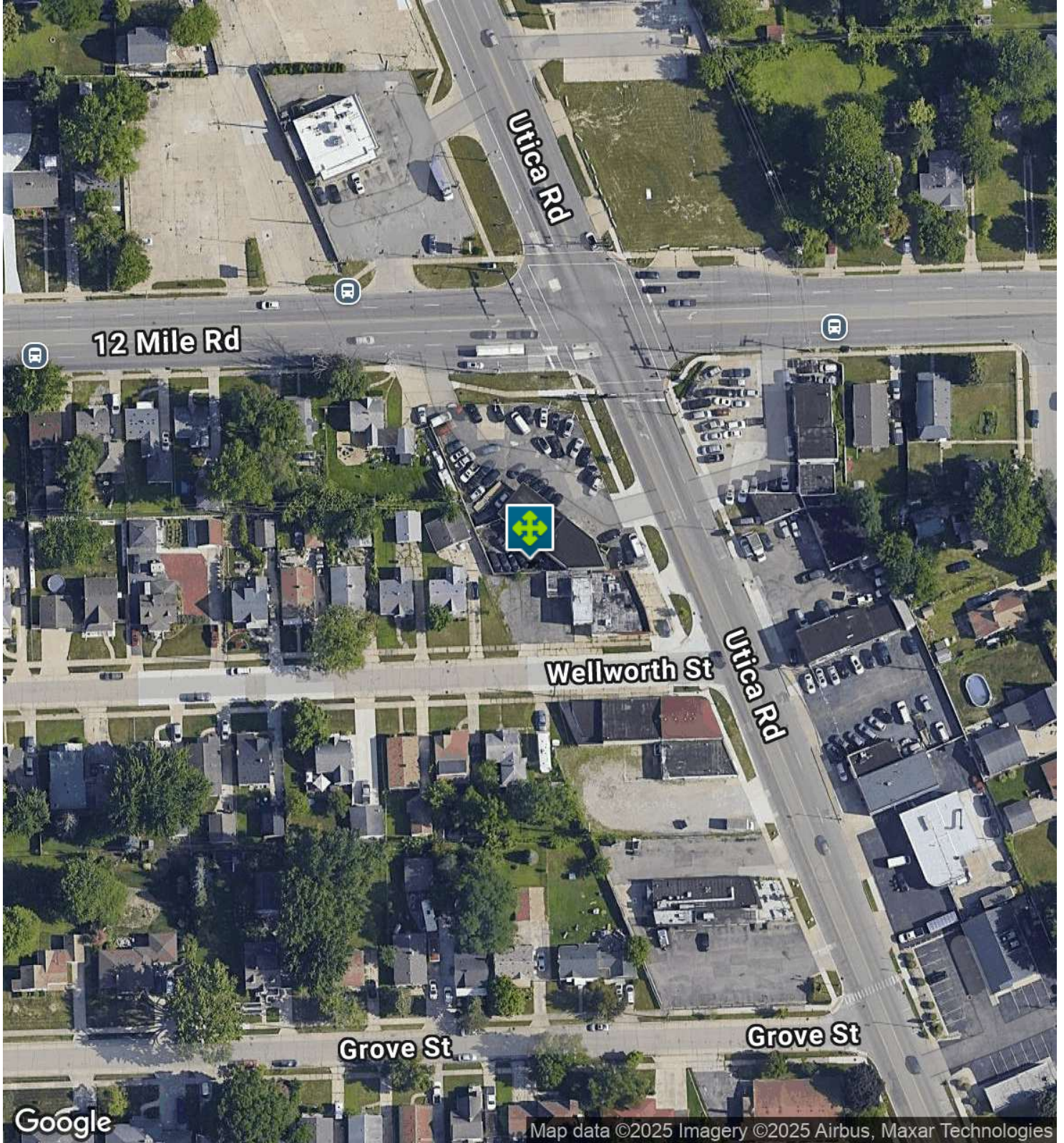
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FLOOR PLANS



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AERIAL MAP



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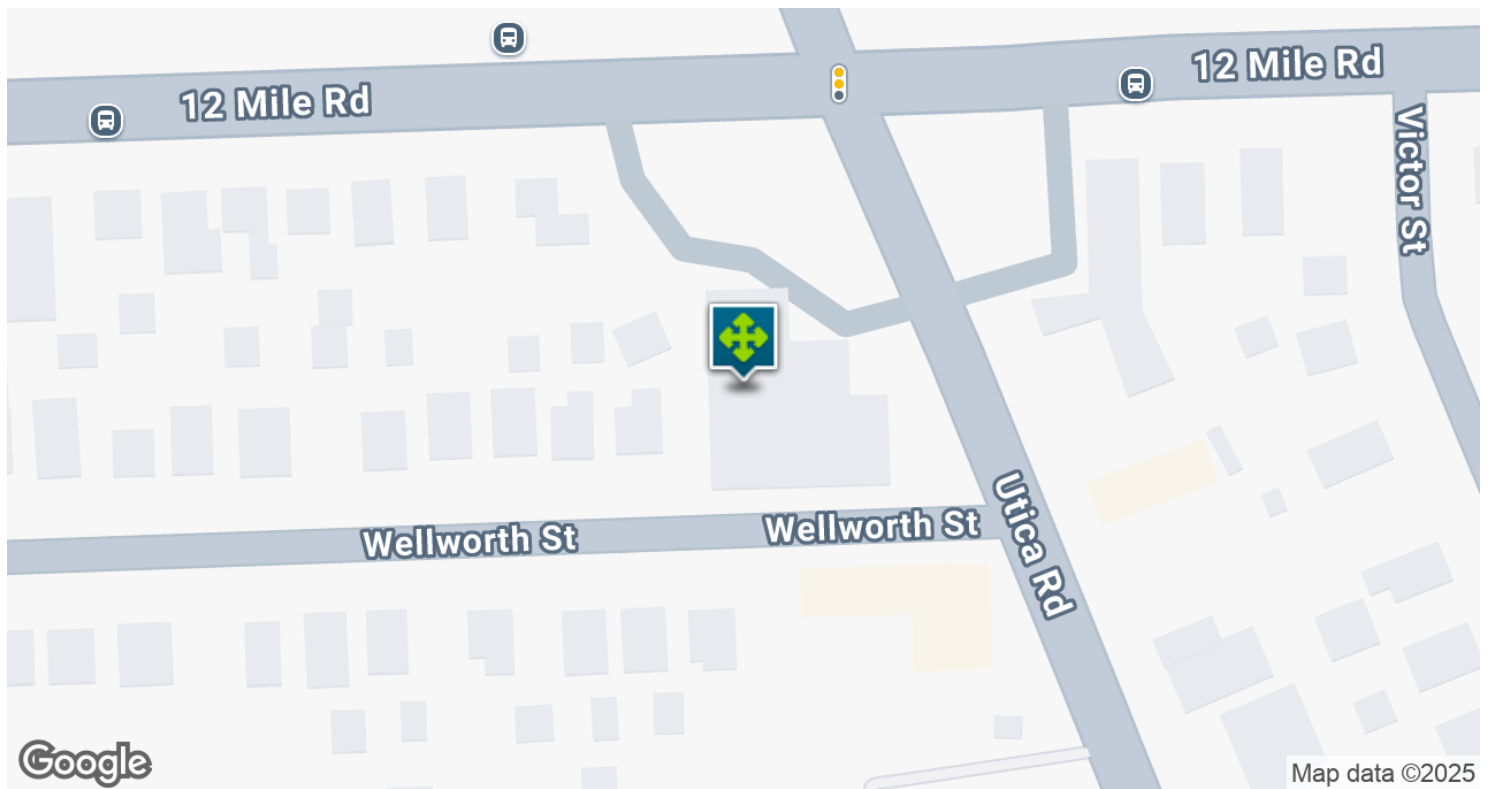
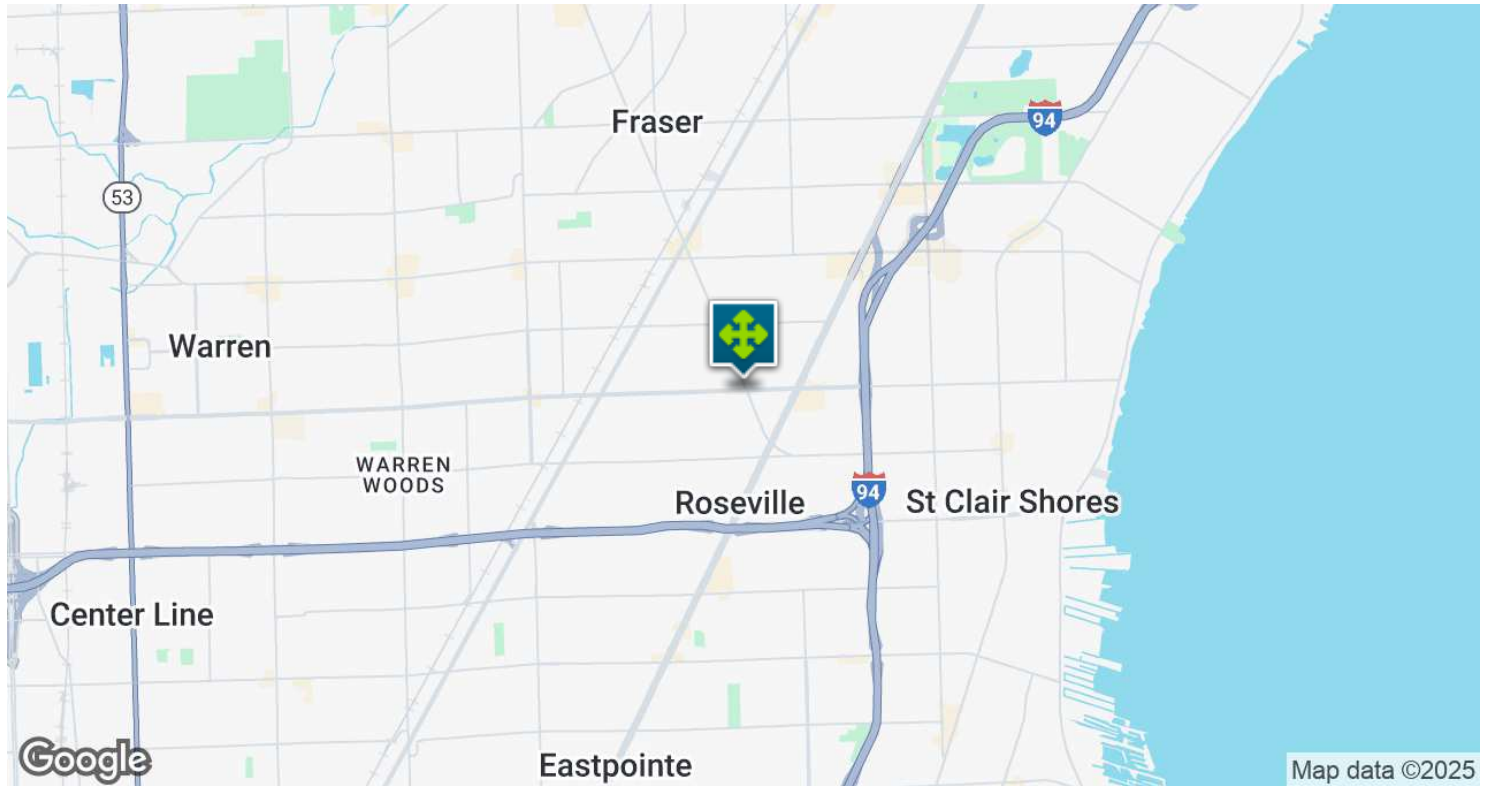
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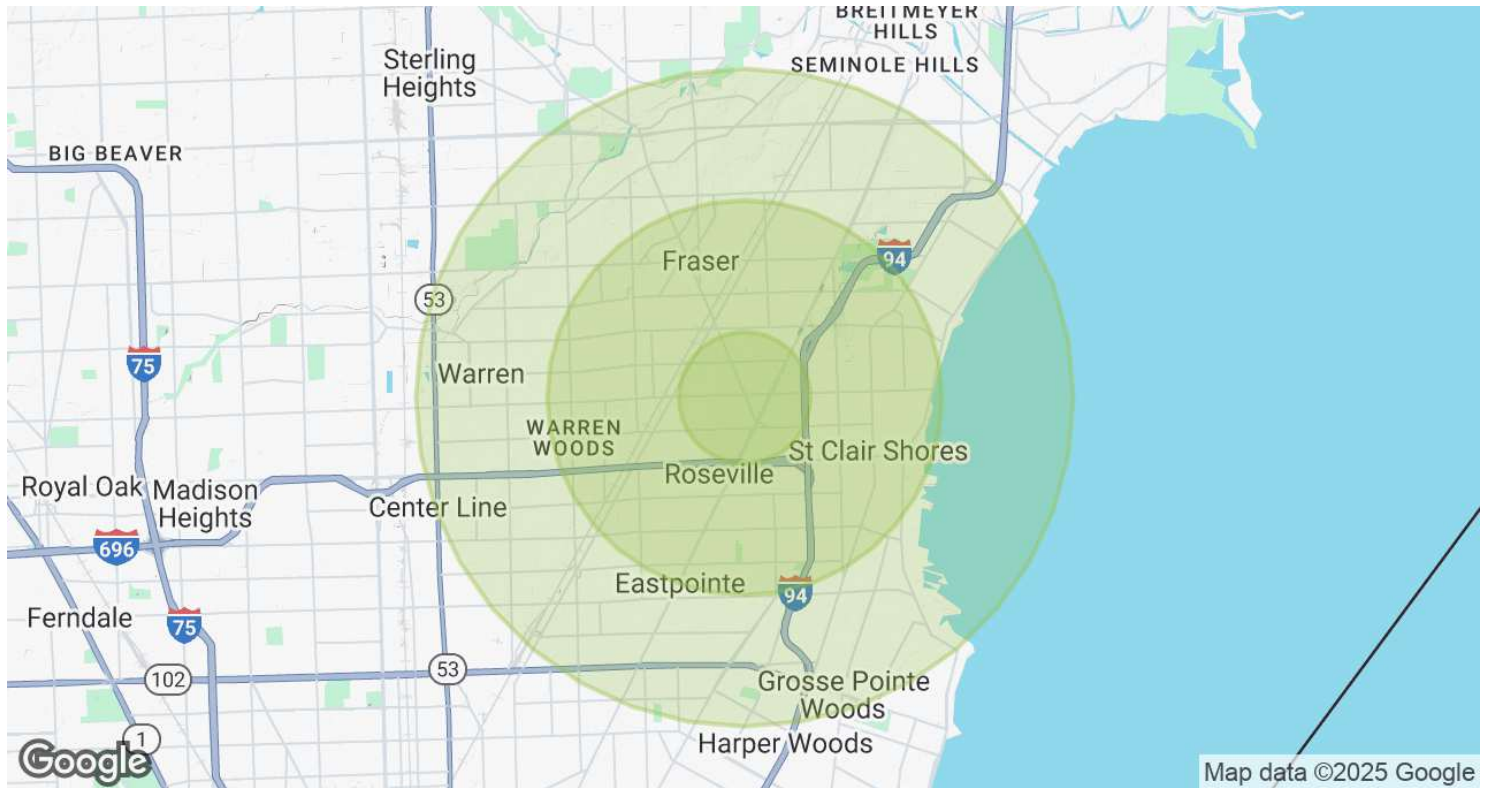
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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,646	135,768	317,473
Average Age	41	42	42
Average Age (Male)	39	41	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,687	57,747	133,771
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$67,758	\$79,403	\$81,104
Average House Value	\$156,616	\$177,119	\$188,947

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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