

OFFICE PROPERTY // FOR LEASE

RETAIL/OFFICE SPACE AVAILABLE – MERCHANTS AT SHORES POINTE

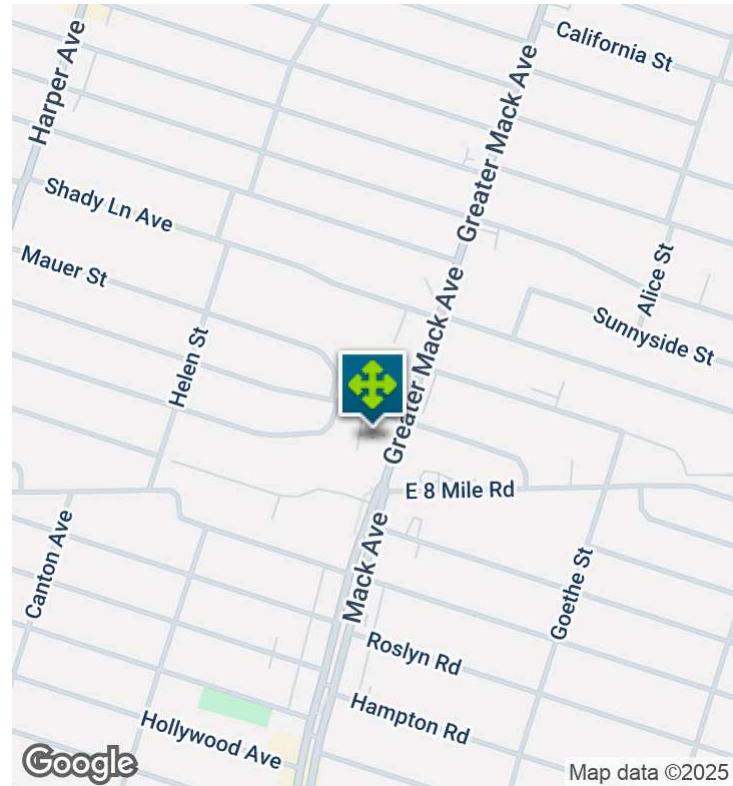
21423 - 21435 GREATER MACK AVENUE
ST. CLAIR SHORES, MI 48080



- Modern architecture and design
- Versatile and customizable floor plan
- Ample parking for convenience
- High visibility with building & monument signage

- Easy access for clients and employees
- Abundant natural light for a welcoming atmosphere
- Strategic location for business opportunities
- Impressive interior finishes and features

EXECUTIVE SUMMARY



Map data ©2025

Lease Rate

\$15.50 SF/YR
(NNN)

OFFERING SUMMARY

Building Size:	12,250 SF
Available SF:	1,753 SF
Lot Size:	0.73 Acres
Year Built:	1955
Zoning:	B-1
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	15,744

PROPERTY OVERVIEW

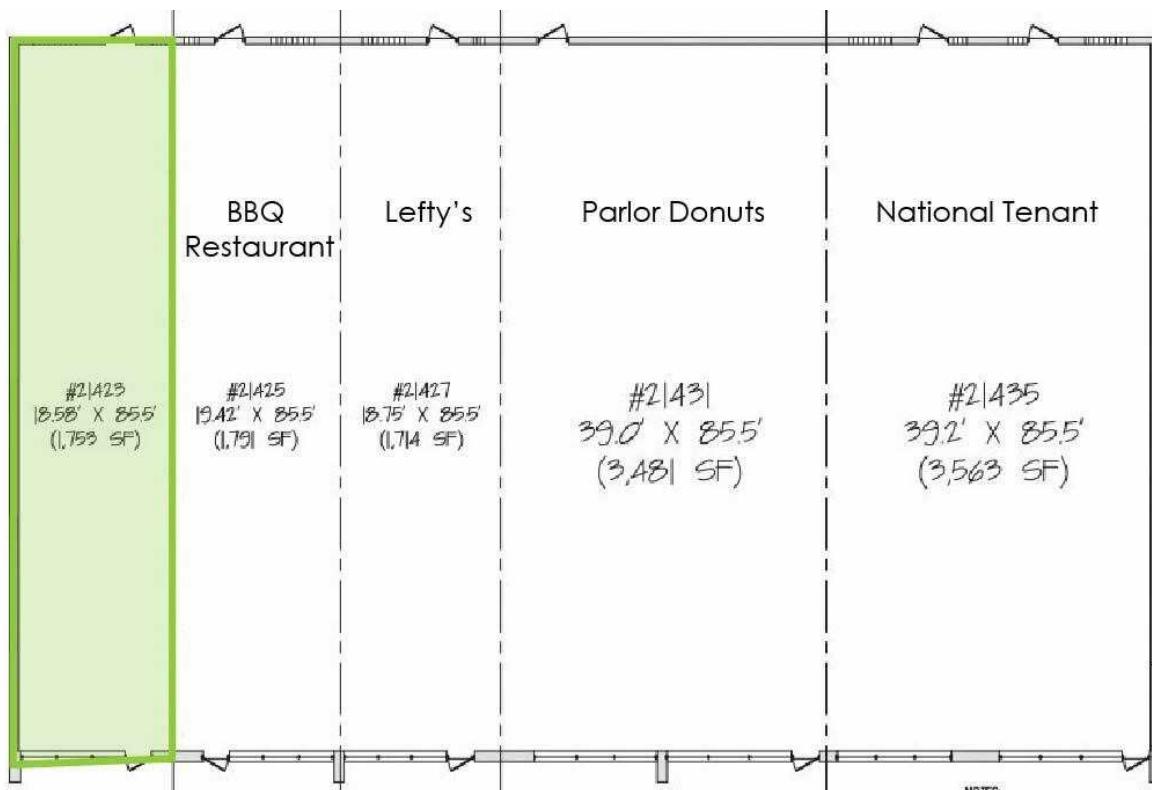
Introducing a premier leasing opportunity at 21423 - 21435 Greater Mack Avenue in St. Clair Shores, MI. This prime commercial property is designed to elevate your business with its modern architecture and versatile floor plans, offering the perfect space for thriving enterprises. The property boasts ample parking, high visibility, and easy access, making it convenient for clients and employees alike. The interior features customizable workspaces, state-of-the-art amenities, and abundant natural light, creating an inspiring environment for productivity and success. With its strategic location and impressive features, this property sets the stage for your business to flourish.

LOCATION OVERVIEW

Discover the vibrant community surrounding the Merchants at Shores Pointe. Located in St. Clair Shores, MI, this area offers a dynamic mix of shopping, dining, and entertainment options. Just a short drive from Lake Saint Clair, tenants can enjoy scenic waterfront views and outdoor activities. The nearby Nautical Mile is a popular destination for unique shops and waterfront dining experiences. With easy access to major highways, the Detroit market is within reach, providing unparalleled business opportunities. Experience the best of both worlds with a strategic location that combines urban convenience with suburban charm.

21423 - 21435 GREATER MACK AVENUE, ST. CLAIR SHORES, MI 48080 // FOR LEASE

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,753 SF	Lease Rate:	\$15.50 SF/yr

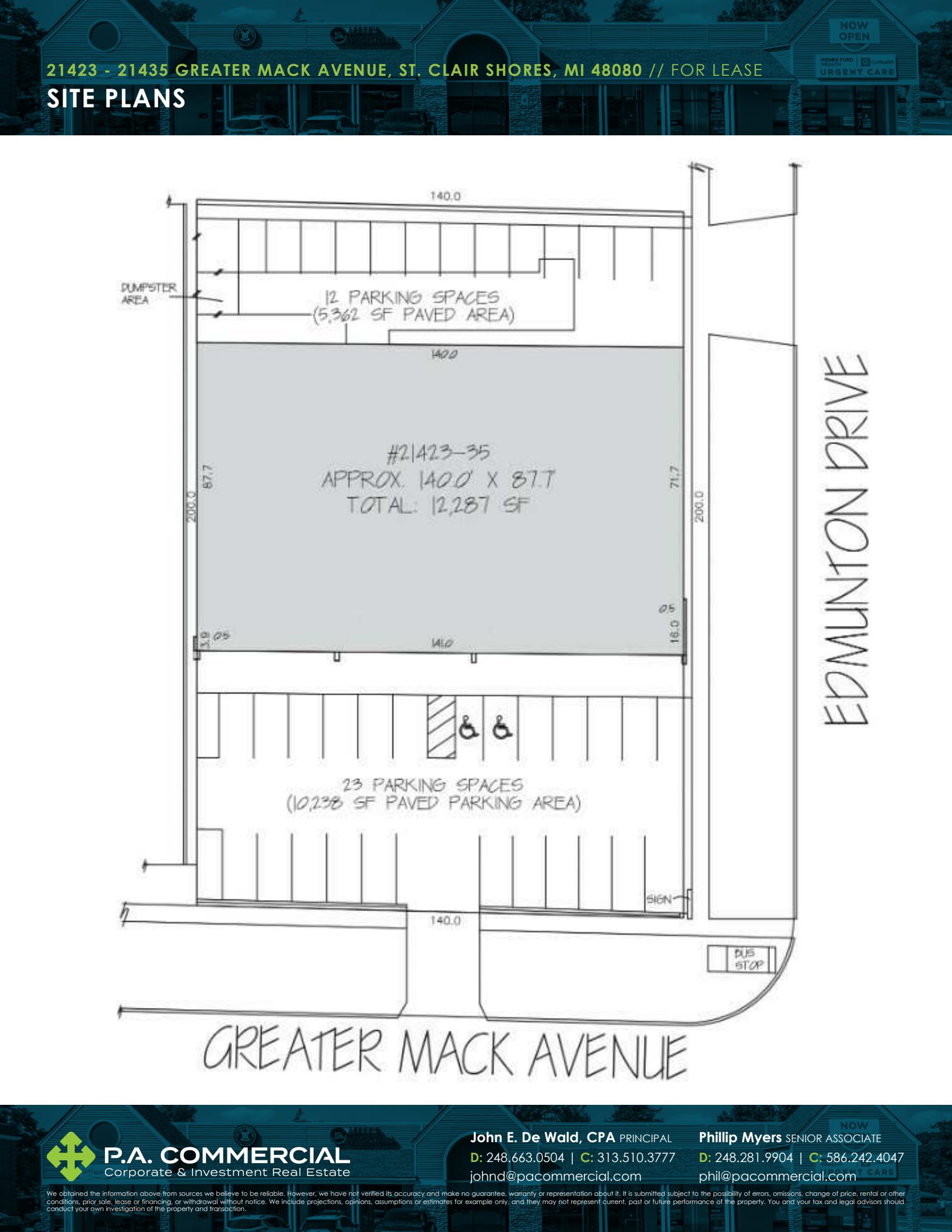
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
21423 Greater Mack Ave	Available	1,753 SF	NNN	\$15.50 SF/yr	-

21423 - 21435 GREATER MACK AVENUE, ST. CLAIR SHORES, MI 48080 // FOR LEASE

ADDITIONAL PHOTOS





EDMUNTON DRIVE

GREATER MACK AVENUE



P.A. COMMERCIAL

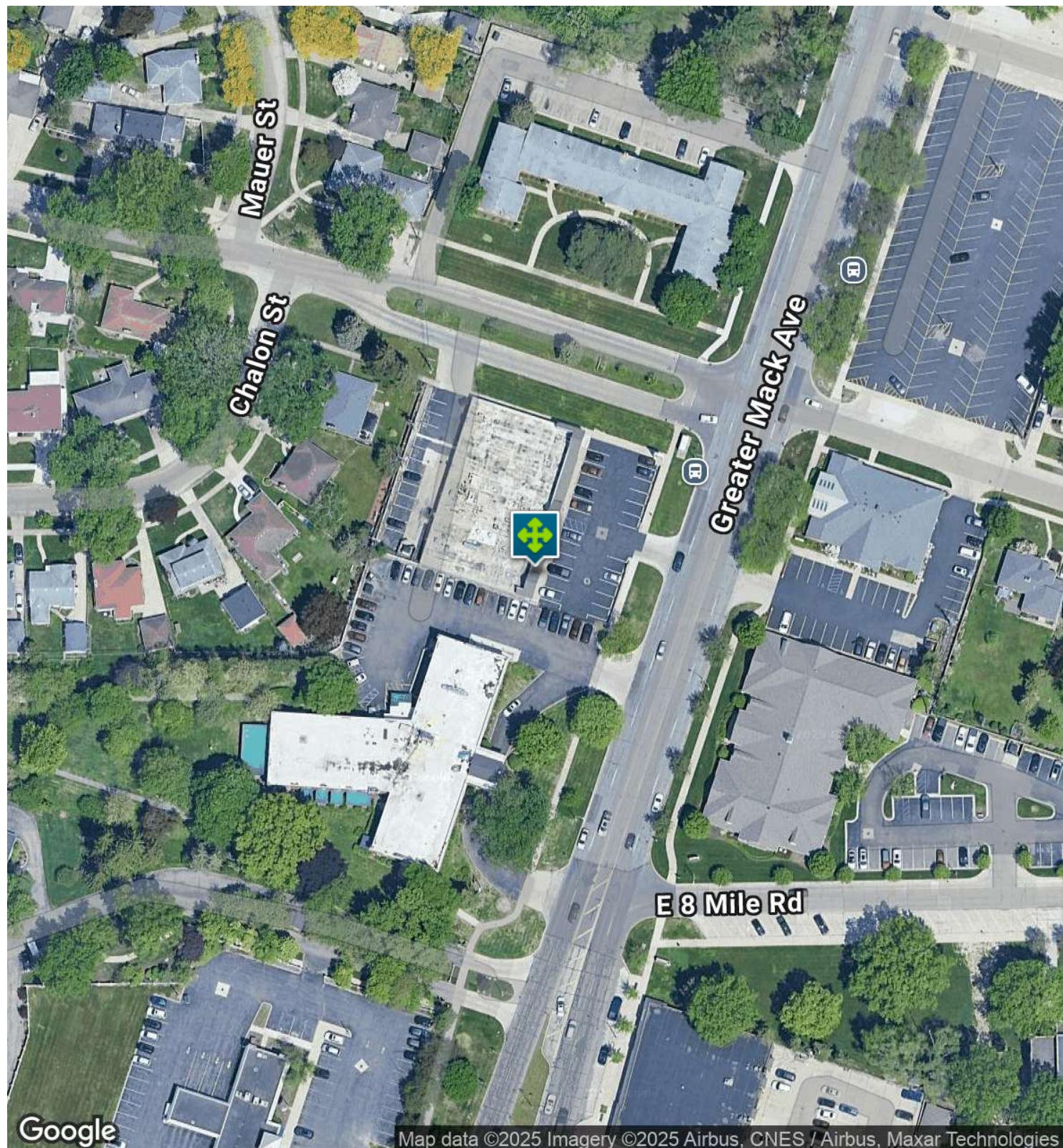
Corporate & Investment Real Estate

John E. De Wald, CPA PRINCIPAL
D: 248.663.0504 | **C:** 313.510.3777
johnd@pacommercial.com

Phillip Myers SENIOR ASSOCIATE
D: 248.281.9904 | **C:** 586.242.4047
phil@pacommercial.com

21423 - 21435 GREATER MACK AVENUE, ST. CLAIR SHORES, MI 48080 // FOR LEASE

AERIAL MAP



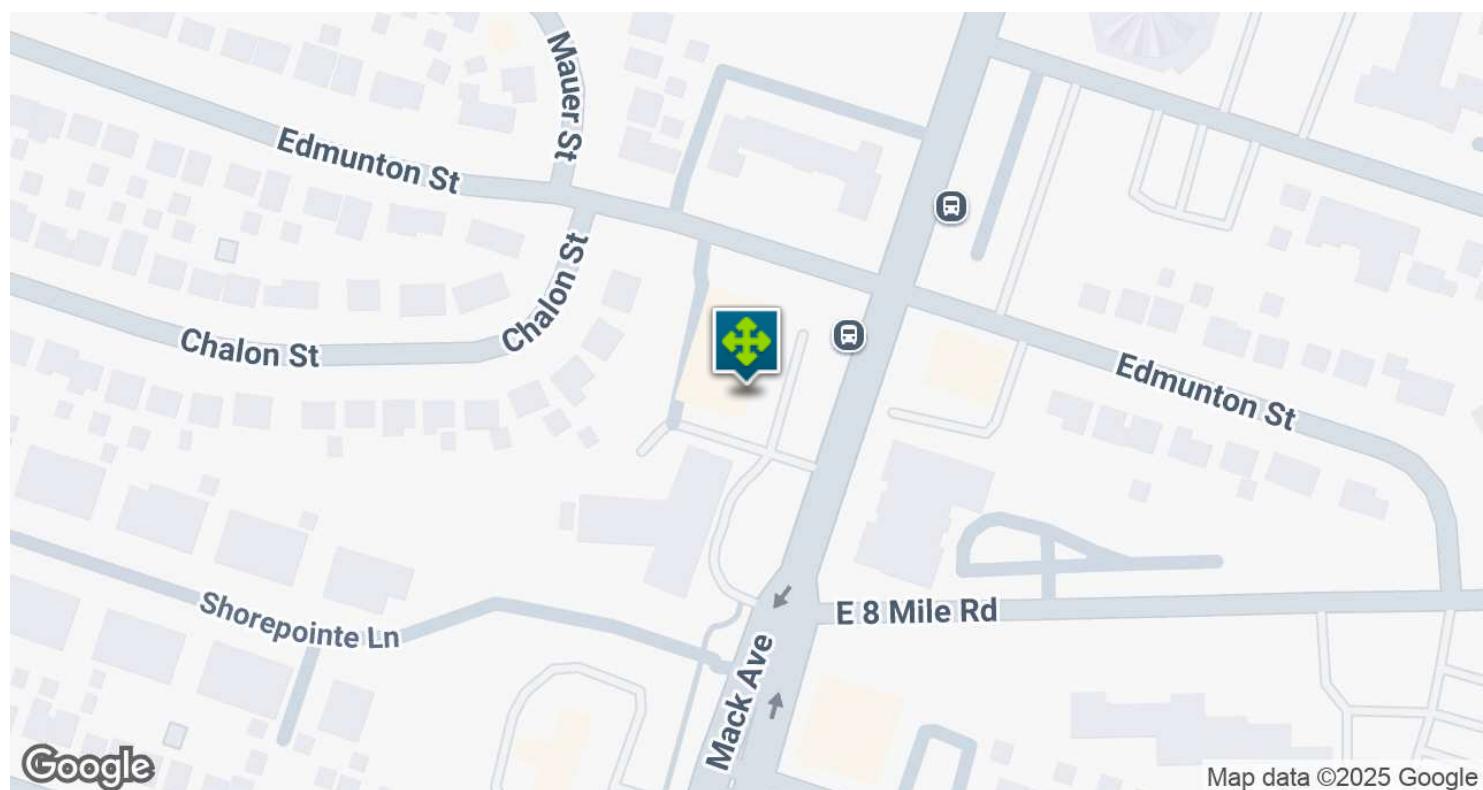
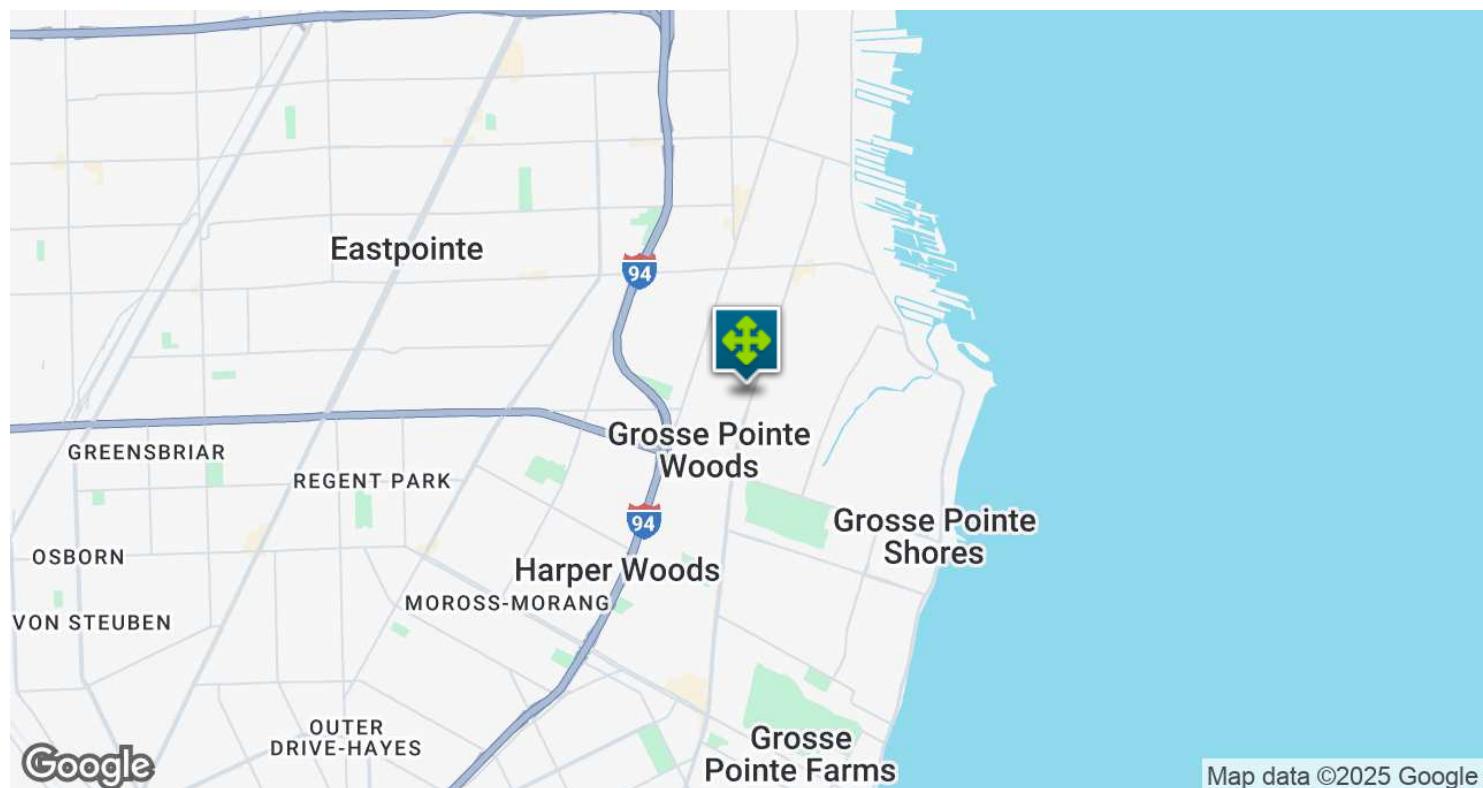
21423 - 21435 GREATER MACK AVENUE, ST. CLAIR SHORES, MI 48080 // FOR LEASE

RETAILER MAP

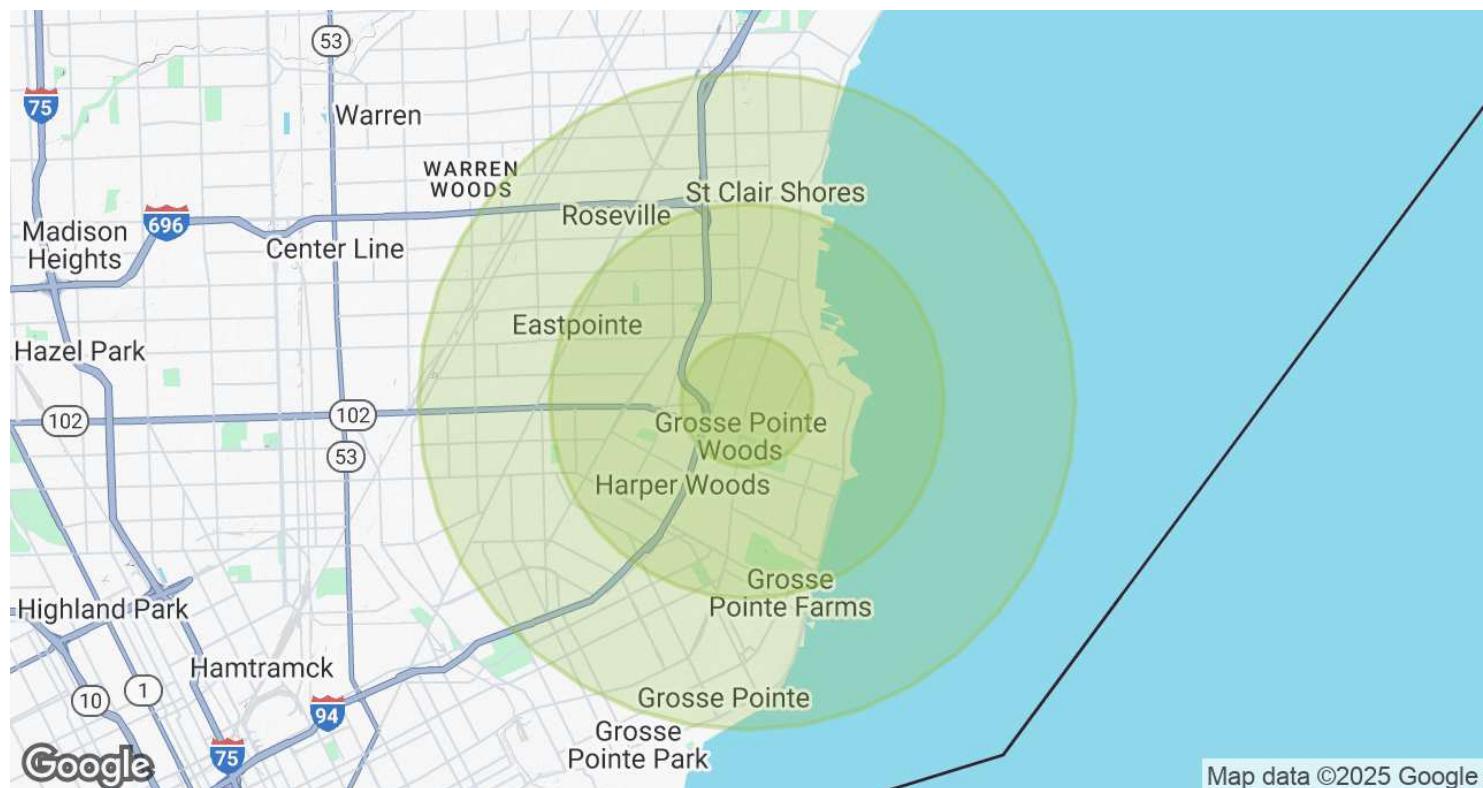


21423 - 21435 GREATER MACK AVENUE, ST. CLAIR SHORES, MI 48080 // FOR LEASE

LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,649	122,286	270,408
Average Age	42	41	40
Average Age (Male)	41	39	38
Average Age (Female)	44	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,348	49,585	107,349
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$101,044	\$88,555	\$82,632
Average House Value	\$242,879	\$207,032	\$187,308

Demographics data derived from AlphaMap

21423 - 21435 GREATER MACK AVENUE, ST. CLAIR SHORES, MI 48080 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



John E. De Wald, CPA

PRINCIPAL

D: 248.663.0504

C: 313.510.3777

john@pacommercial.com



Phillip Myers

SENIOR ASSOCIATE

D: 248.281.9904

C: 586.242.4047

phil@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



 **P.A. COMMERCIAL**
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.