

34800 GROESBECK HWY

For Lease



Paul DeBono

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34800 GROESBECK HWY

Clinton Township, MI 48035

Property Summary



PROPERTY HIGHLIGHTS

- **High Visibility:** Over 1,000 lineal feet of Groesbeck Highway frontage ensures your business will stand out.
- **Flexible Space:** Over 110,000sf of divisible area suitable for a variety of commercial uses with potential for customization and outdoor retail sales area.
- **Strategic Accessibility:** Convenient access to major highways and thoroughfares.
- **Thriving Community:** Located in a bustling area with strong local support and amenities.
- **Growth Opportunity:** Ideal for redevelopment or expansion to maximize business potential.
- **Ample parking** to accommodate customers and employees.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	110,000 SF
Lot Size:	12.05 Acres
Building Size:	110,000 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	346	1,443	5,564
Total Population	859	3,483	13,049
Average HH Income	\$69,061	\$70,705	\$77,090

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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	120 months
Total Space:	110,000 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Full Box	Available	110,000 SF	NNN	\$18.00 SF/yr	With over 110,000 square feet of prime divisible retail space, this property provides ample room for various business types, from large anchor stores to smaller mid-box users and specialty services. One of the standout features of this property is its flexibility. The space can be seamlessly divided into multiple configurations, allowing for tailored solutions that meet the specific requirements of each tenant.
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Property Description



PROPERTY DESCRIPTION

With over 110,000 square feet of prime divisible retail space, this property provides ample room for various business types, from large anchor stores to smaller mid-box users and specialty services. One of the standout features of this property is its flexibility. The space can be seamlessly divided into multiple configurations, allowing for tailored solutions that meet the specific requirements of each tenant. Whether you need a large contiguous area or smaller, segmented units, this site can adapt to your business model. With its flexible space configurations, prime location, and high visibility, this property is the perfect place to grow and prosper. Contact us today to learn more about how this premier retail space can be tailored to meet your business needs.

LOCATION DESCRIPTION

Welcome to the vibrant and strategically positioned former Kmart shopping center, located at 34800 Groesbeck Highway in Clinton Township, Michigan. This prime commercial property offers an exceptional opportunity for businesses seeking to establish a presence in one of Metro Detroit's most dynamic and growing communities. Situated on the bustling Groesbeck Highway, the shopping center boasts excellent visibility and high traffic counts, making it an ideal location for retail and service-oriented businesses. The property is easily accessible, with convenient connections to major thoroughfares including I-94 and M-59, ensuring a steady flow of customers from Clinton Township and the surrounding areas. Clinton Township is a thriving suburban community known for its robust economy and diverse population. The area is characterized by a healthy mix of residential, commercial, and industrial developments, creating a vibrant local market. With numerous residential neighborhoods nearby, the shopping center is perfectly positioned to serve a large and growing customer base.

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Additional Photos



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Aerial Map



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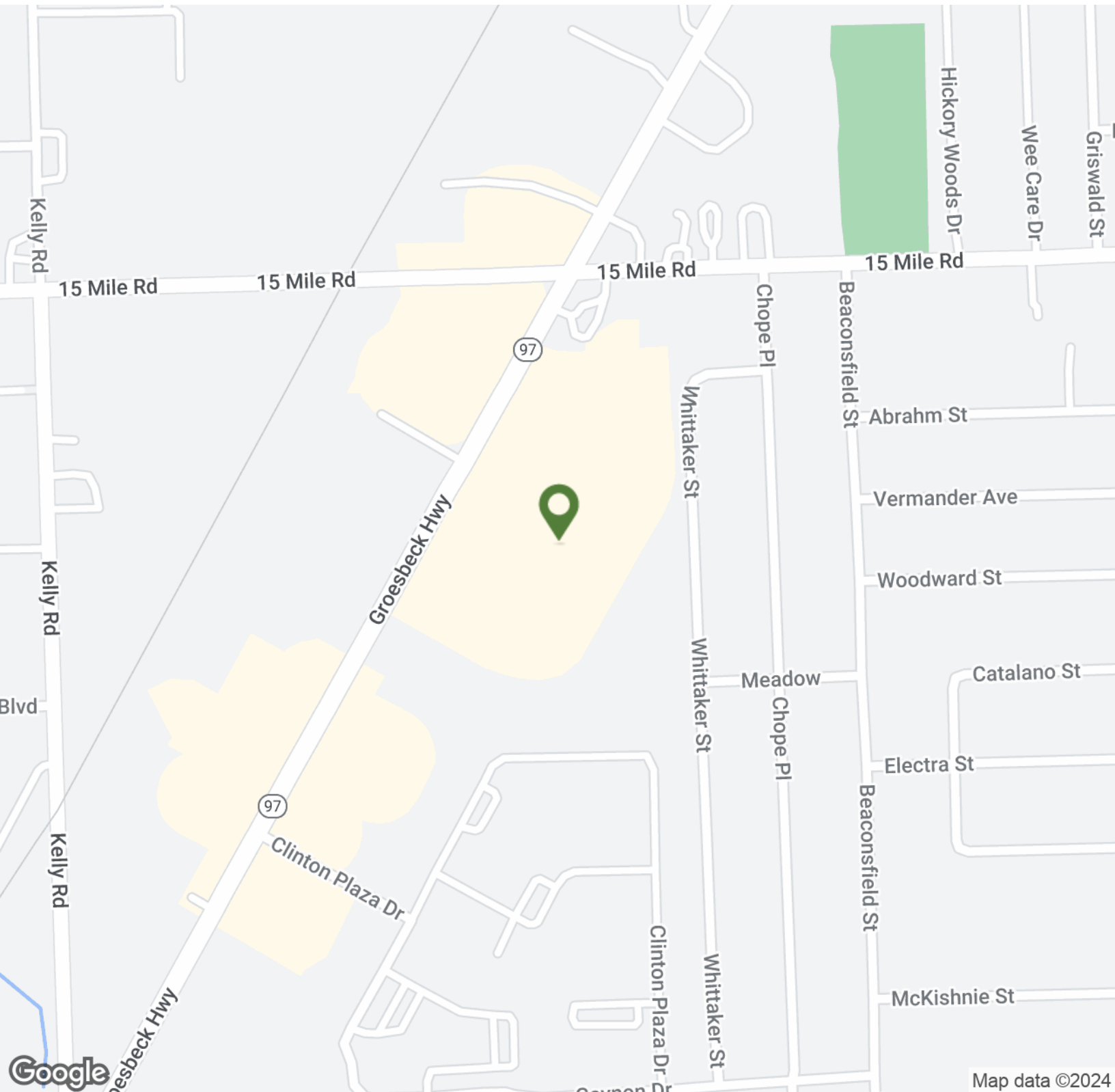


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Location Map



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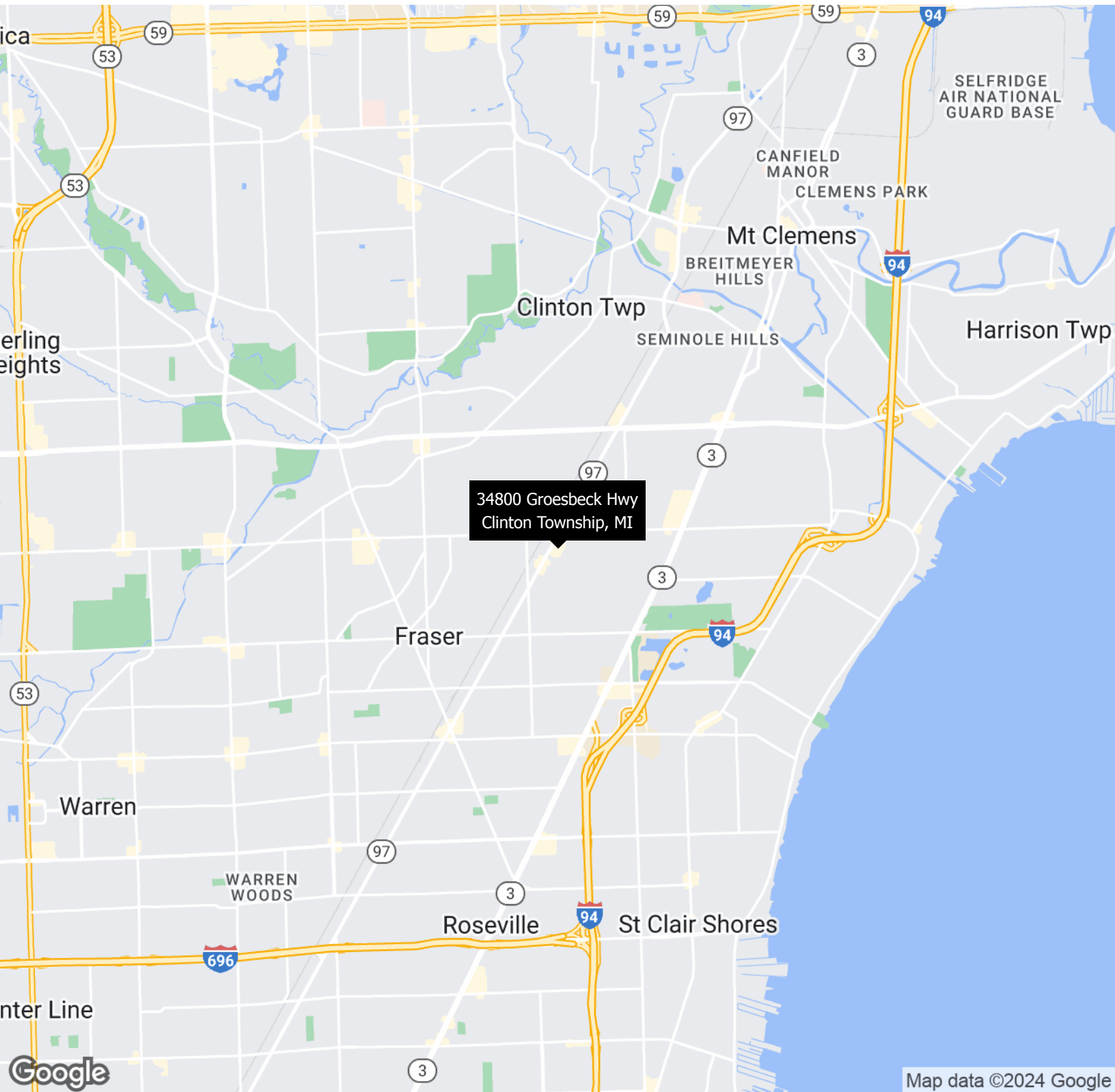


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Regional Map



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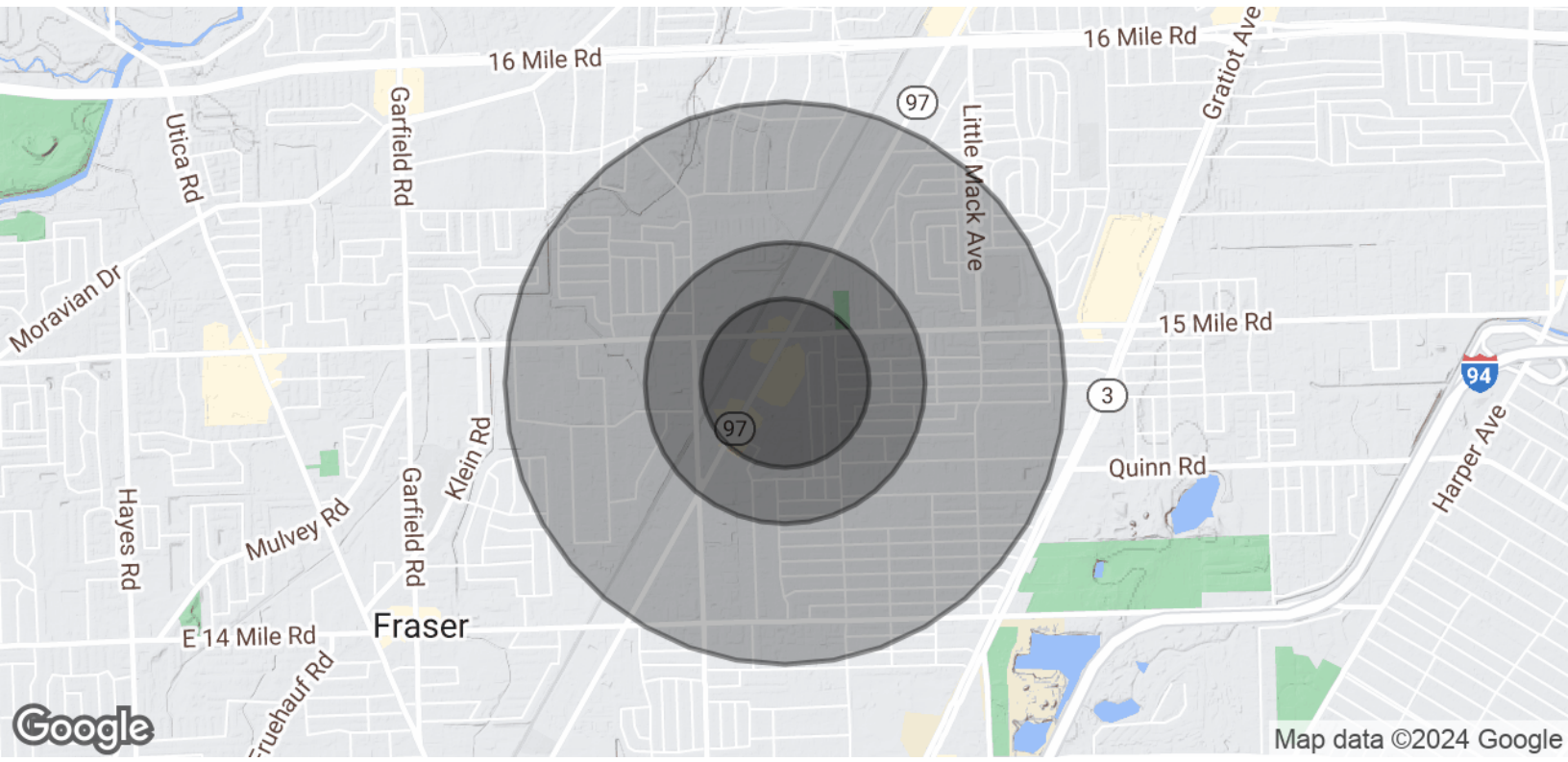


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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	859	3,483	13,049
Average Age	36	38	41
Average Age (Male)	35	37	39
Average Age (Female)	37	39	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	346	1,443	5,564
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$69,061	\$70,705	\$77,090
Average House Value	\$142,970	\$136,602	\$166,931

Demographics data derived from AlphaMap

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Meet the Team



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