

34511 Utica Rd

Fraser, MI

- 1,167 Sq. Ft. For Lease
- Newer Complex
- Between Dairy Queen & Subway
- High Traffic Busy Area
- Great Parking
- 15' X 80'
- White Box
- Current Tenant Vacating

RETAIL BUILDING FOR LEASE

FOR MORE INFORMATION:

Tom Jablonski
Senior Vice President
248.637.7794
tjablonski@LMCap.com

248.637.9700 | LMCap.com

Available Unit



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

34511 Utica Rd

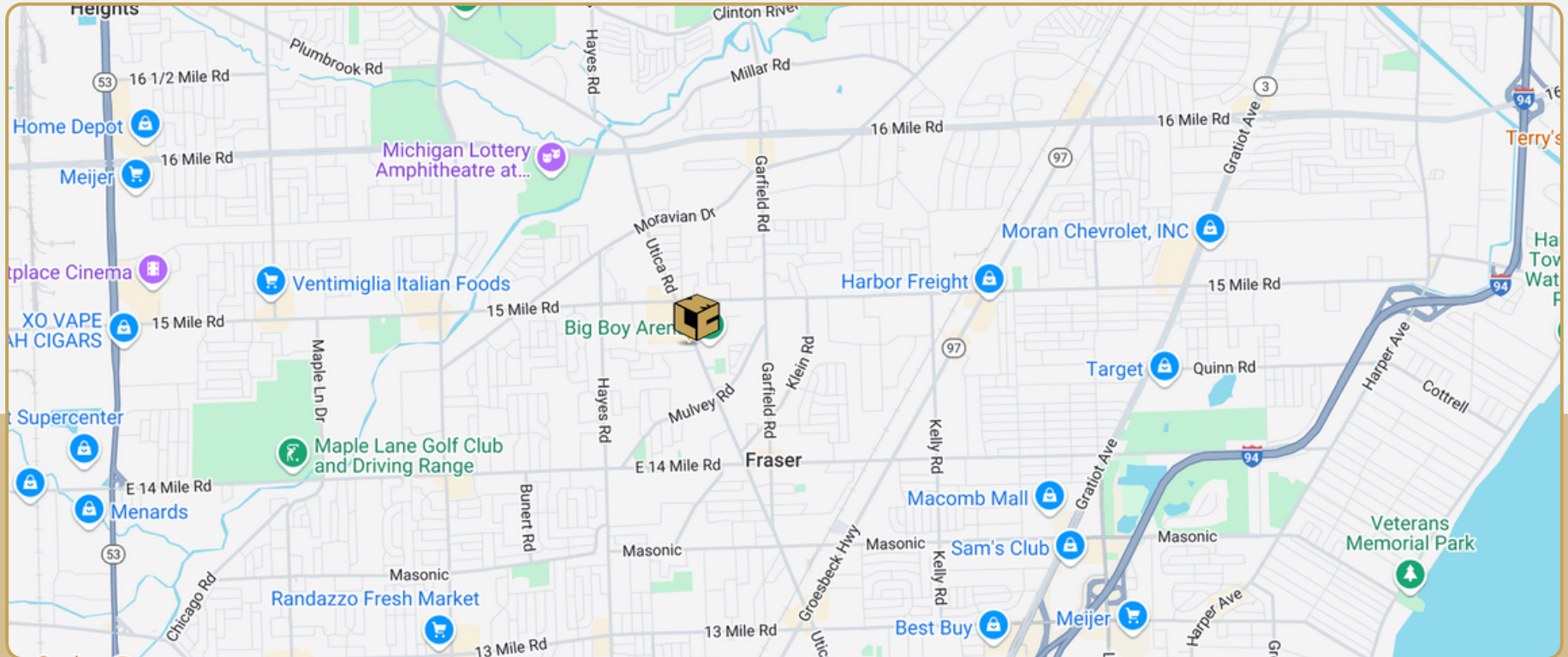
Fraser, MI



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Collection Street	Cross Street	Traffic Volume	Distance from Property
Utica Rd	15 Mile Rd SE	23,386	0.35 mi
Utica Rd	E 14 Mile Rd SE	20,782	0.8 mi
Groesbeck Hwy	15 Mile Rd NE	30,448	2.2 mi

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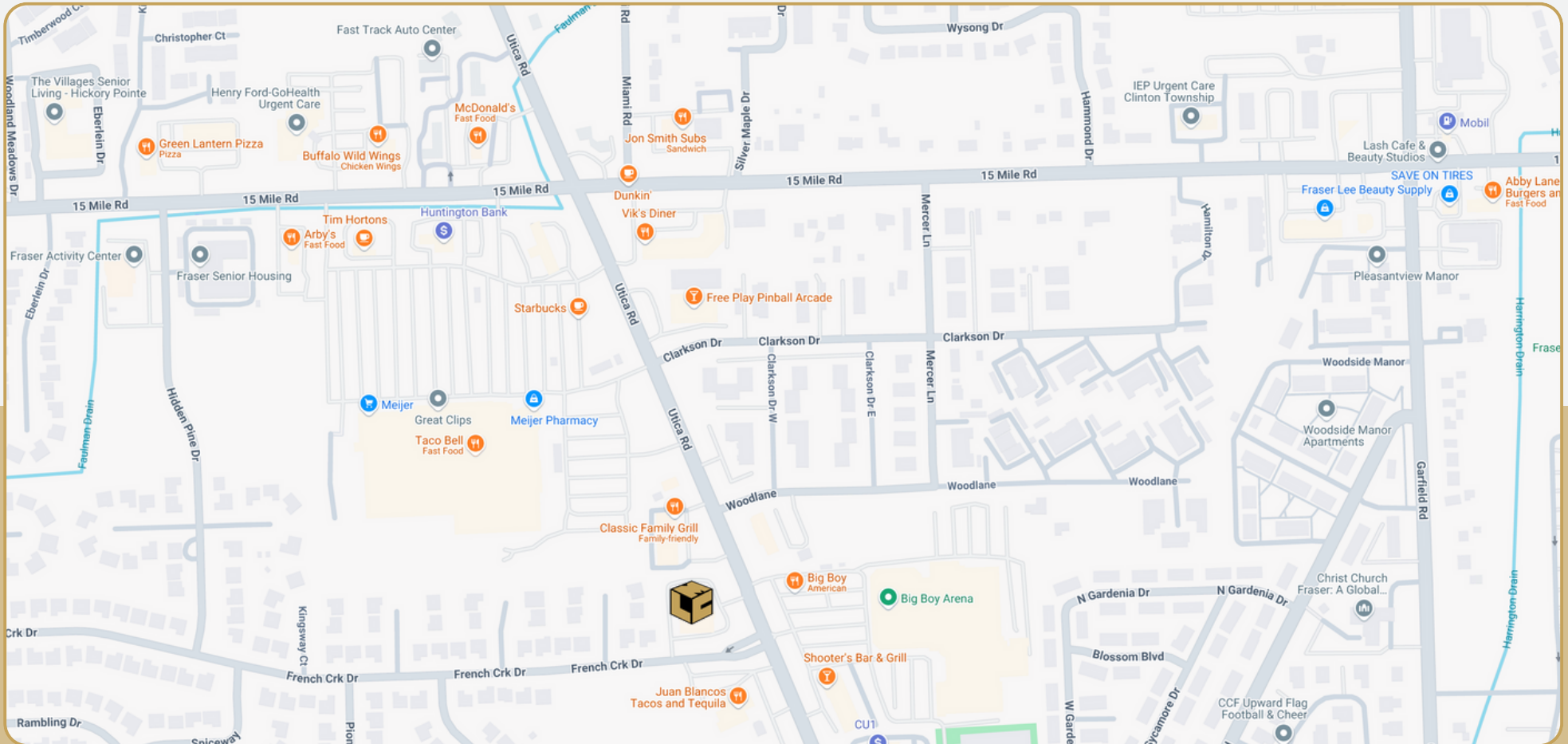
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Located Within Walking Distance to a Diverse
Assortment of Food Establishments

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Retail Property Details:

Details:

Location Description: W side of Utica/Corner of French Creek Dr

Building Type: Retail

Zoning: Commercial/General

Floors: 1

Year Built: 2001

Gross SF: 14,040 SF

Total Rentable SF: 14,040 SF

Available SF: 1,167 SF

Multitenant: No

Parcel ID: 03-11-31-202-005

Property Description: Immediate Occupancy between Dairy Queen & Subway, excellent convenient parking, white box.

Economic

Min/Max Rental Rate: \$22.00/SF

Rental Terms: Gross

Annual Escalations: -

Occupancy: Immediate

Parking: Surface - 45 Spaces

Partition Allowance: -

Signage: Yes

Status: Existing

34501 Utica Rd

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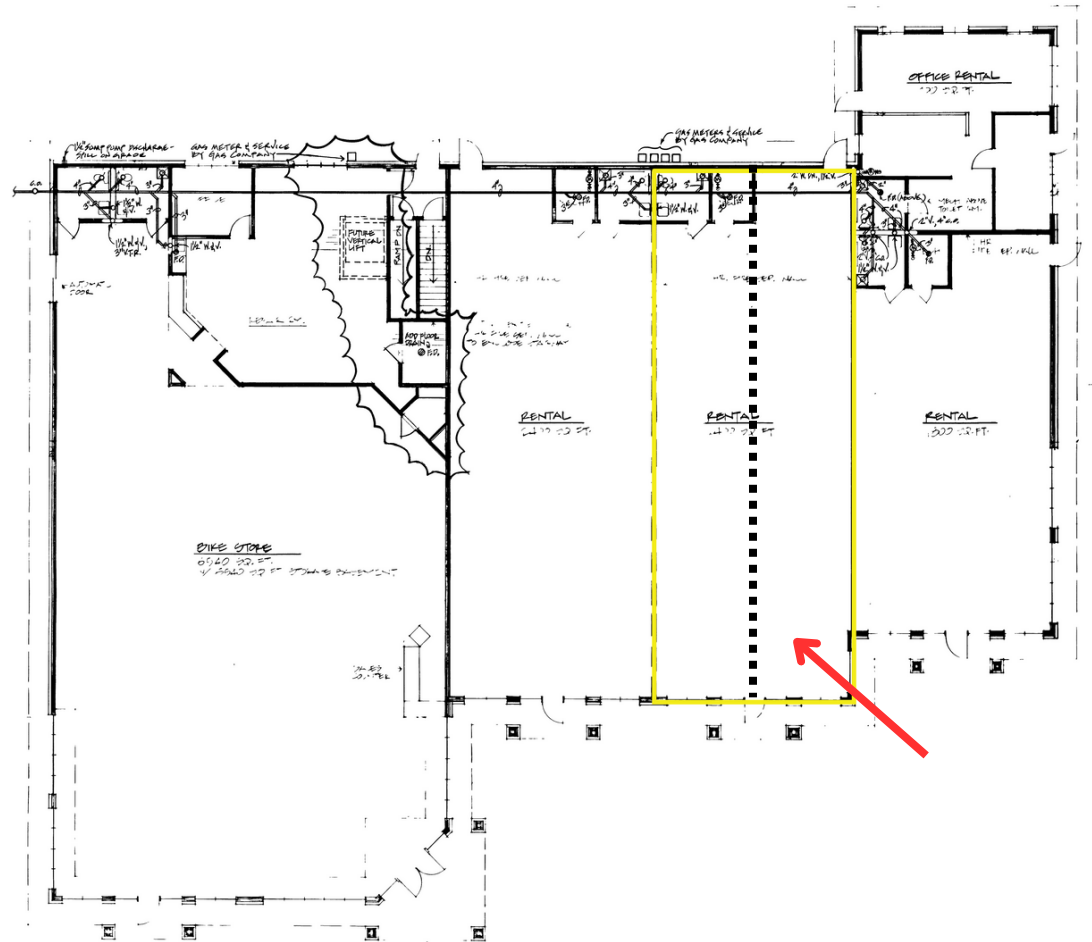


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Available Space



Suite Number	Square Footage
34511 Utica Road	1,167 SF

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