

OFFICE PROPERTY // FOR LEASE

# MOUNT CLEMENS NEW PREMIER OFFICE DESTINATION

85 N MAIN ST

MT CLEMENS , MI 48043

## PRICE REDUCED!



- Motivated landlord!
- Great corner location in downtown Mt Clemens
- 6,000 - 24,000 SF available for tenant-specific renovations
- Potential retail aspect of 6,000 - 12,000 SF on first floor
- Newly renovated common areas entrances
- Private underground parking garage
- Abundant street parking



**P.A. COMMERCIAL**  
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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$10.50 SF/YR (MODIFIED GROSS + UTILITIES )</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	37,170 SF
<b>Available SF:</b>	6,000 - 24,000 SF
<b>Lot Size:</b>	0.165 Acres
<b>Year Built:</b>	1991
<b>Renovated:</b>	2023
<b>Zoning:</b>	CB
<b>Market:</b>	Detroit
<b>Submarket:</b>	Macomb East
<b>Traffic Count:</b>	7,700

## PROPERTY OVERVIEW

The premier office building in Mount Clemens is currently under new renovations and ready for new tenants' specific improvements. Building amenities include a renovated lobby, on-site management, high ceilings, excellent views of downtown Mt Clemens, and 24-hour access. There is currently 6,000 - 12,000 SF available on the ground floor to accommodate an office or retail user and 6,000 - 12,000 SF available on the second floor to accommodate an office user. The floors can also be combined to suit a 24,000 SF user. The landlord will finish to suit! There is also a convenient underground, secure parking garage at the property with direct access to the building and abundant street parking.

## LOCATION OVERVIEW

Great location in the heart of downtown Mt Clemens at the corner of N Main St and Market St. Walking distance to several restaurants including Buffalo Wild Wings, Gus' Coney Island, Mt Clemens Grill, Sam Sorrentos Pizza, Orleans Sports Cafe, Black Cat Coffee, the Macomb County Court Building and Municipal Buildings, and the Clinton River. Quick access to Gratiot Ave and minutes from I-94.

## PROPERTY DETAILS

## LOCATION INFORMATION

Street Address	85 N Main St
City, State, Zip	Mt Clemens , MI 48043
County	Macomb
Market	Detroit
Sub-market	Macomb East
Cross-Streets	N Main St and Market St
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94
Nearest Airport	Detroit City Airport

## BUILDING INFORMATION

Building Size	37,170 SF
Building Class	B
Occupancy %	33.0%
Tenancy	Multiple
Ceiling Height	9 ft
Number of Floors	1
Average Floor Size	12,390 SF
Year Built	1991
Year Last Renovated	2023
Load Factor	10.0
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CB
Lot Size	0.165 Acres
APN #	50.55.032.098.00
Lot Frontage	180 ft
Corner Property	Yes
Traffic Count	7700
Traffic Count Street	N Main St
Waterfront	No
Power	Yes

## PARKING &amp; TRANSPORTATION

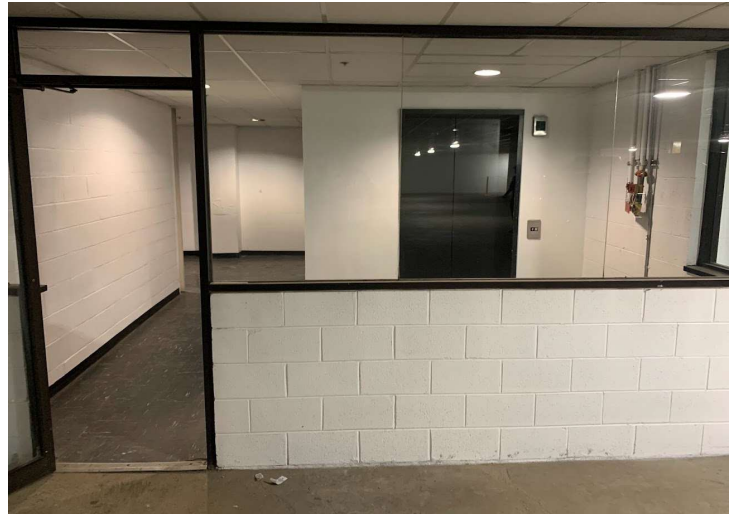
Street Parking	Yes, Abundant
Parking Type	Underground Garage
Parking Ratio	1.61
Parking Garage Spaces	20

## UTILITIES &amp; AMENITIES

Security Guard	Yes
Handicap Access	Yes
Number of Elevators	1
Central HVAC	Yes
Gas / Propane	Yes

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# ADDITIONAL PHOTOS



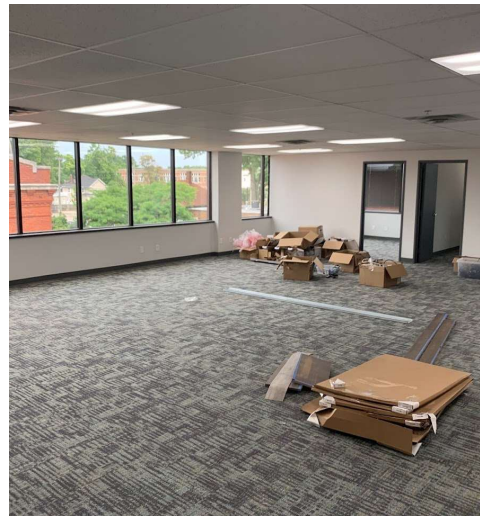
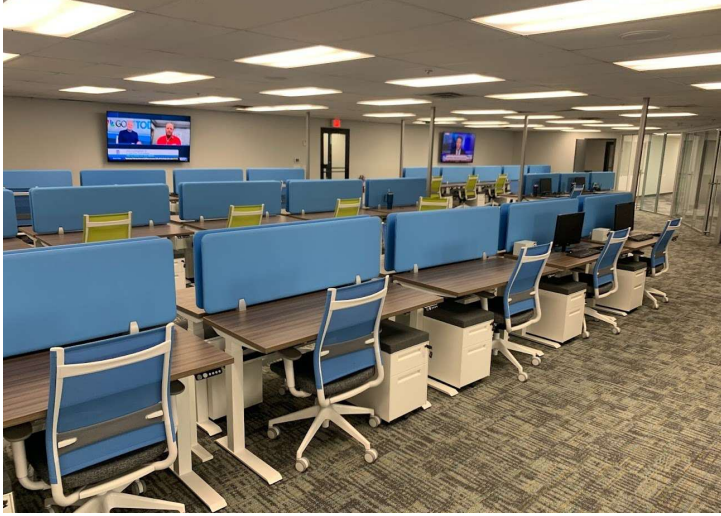
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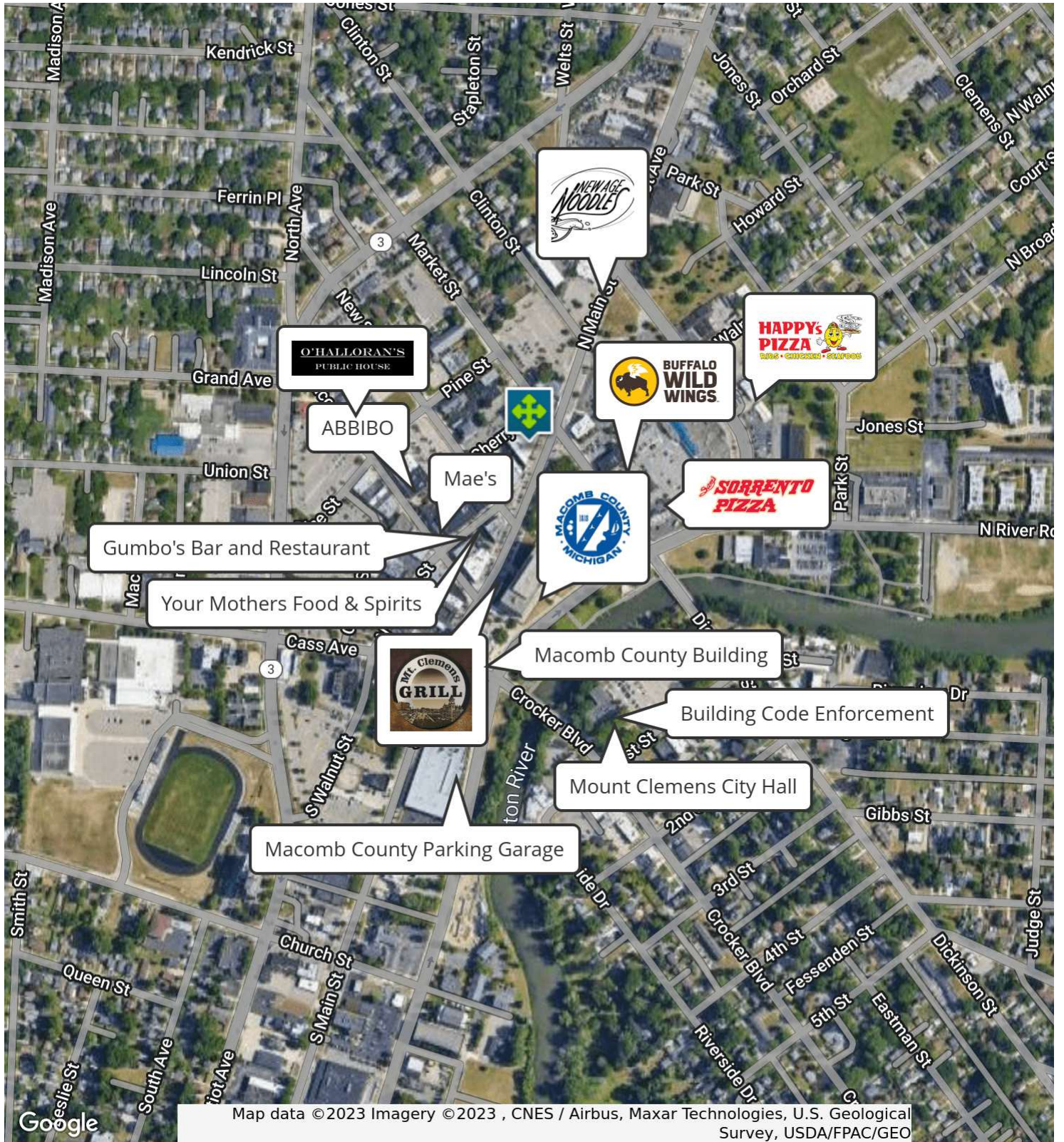
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# RETAILER MAP



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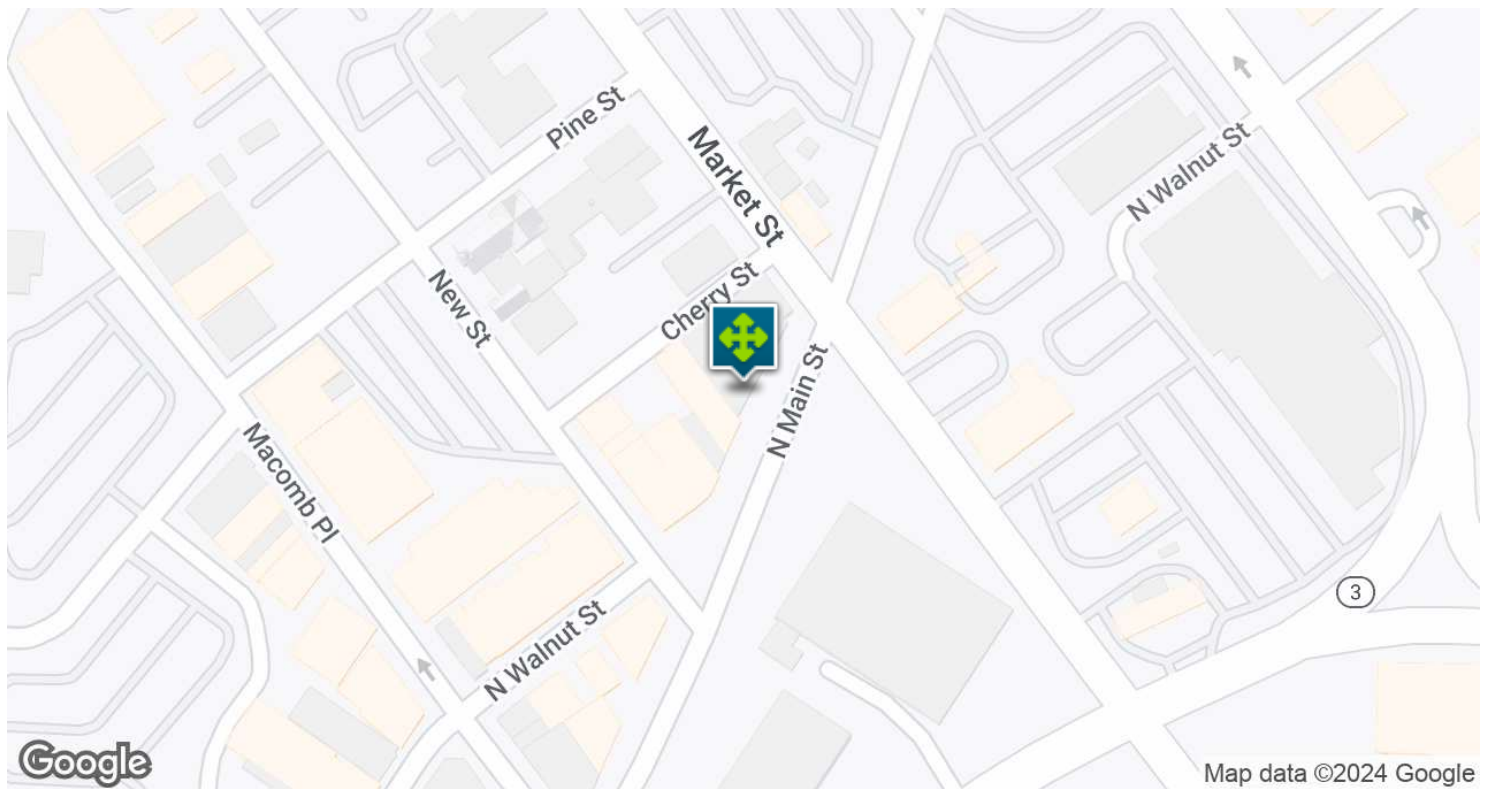
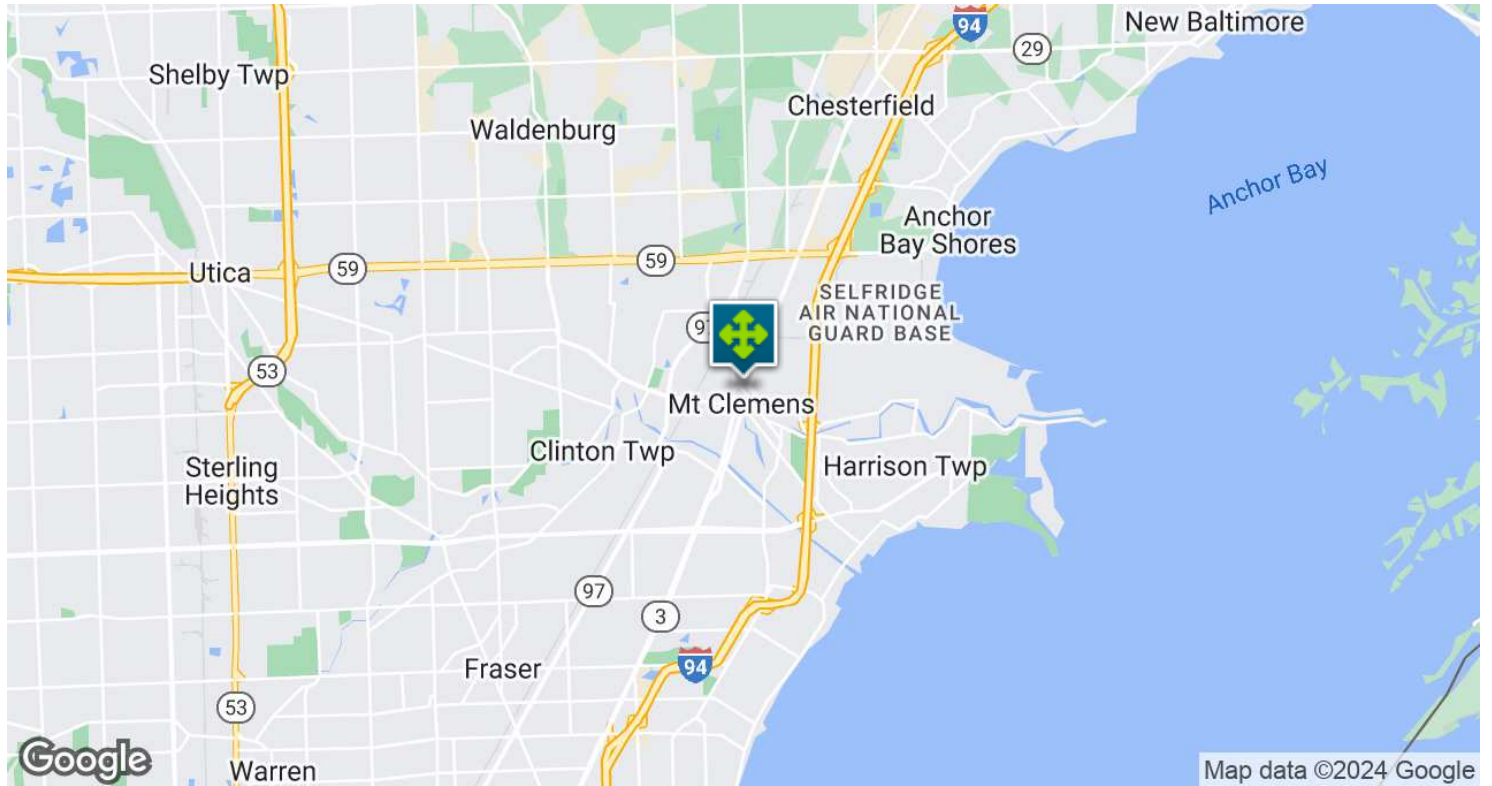
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# LOCATION MAP



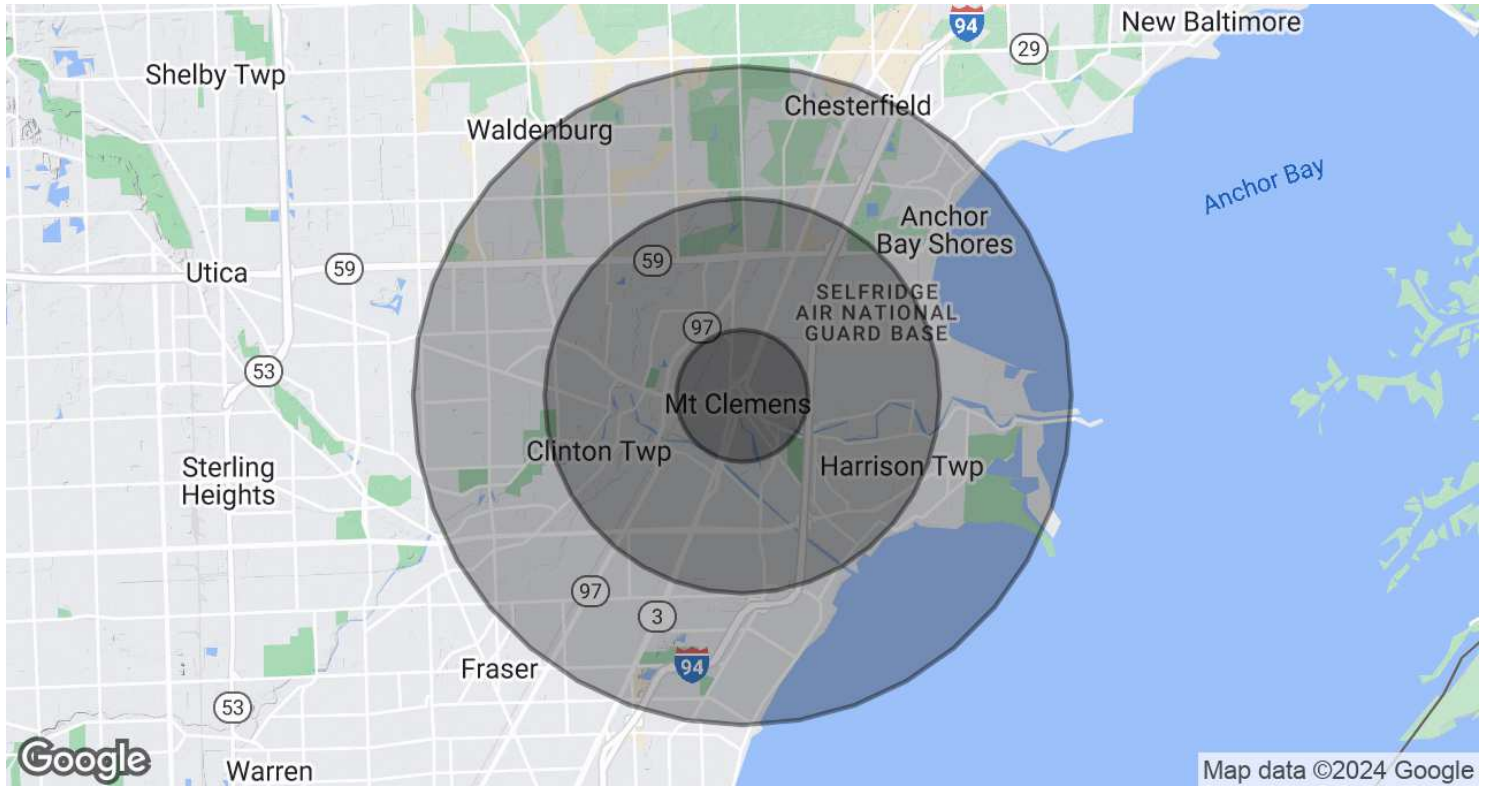
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,036	76,676	202,156
Average Age	41.6	42.0	42.2
Average Age (Male)	40.1	40.3	40.6
Average Age (Female)	42.4	42.9	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,918	35,242	89,880
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$48,715	\$70,225	\$79,134
Average House Value	\$113,660	\$133,009	\$171,898

\* Demographic data derived from 2020 ACS - US Census

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