

34501-34517 Utica Rd

Fraser, MI

- 1,167 or 6,540 Sq. Ft. For Lease
- Corner Unit Available
- Great Tenant Mix
- Close Generous Parking
- Clean & Bright
- High Traffic Busy Area
- Perfect for Many Uses
- Finished Basement with Restrooms Available

34501 Utica

34511 Utica



RETAIL BUILDING FOR LEASE

FOR MORE INFORMATION:

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L. MASON CAPITANI
CORFAC INTERNATIONAL

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34501 Utica - Additional Exterior Photos



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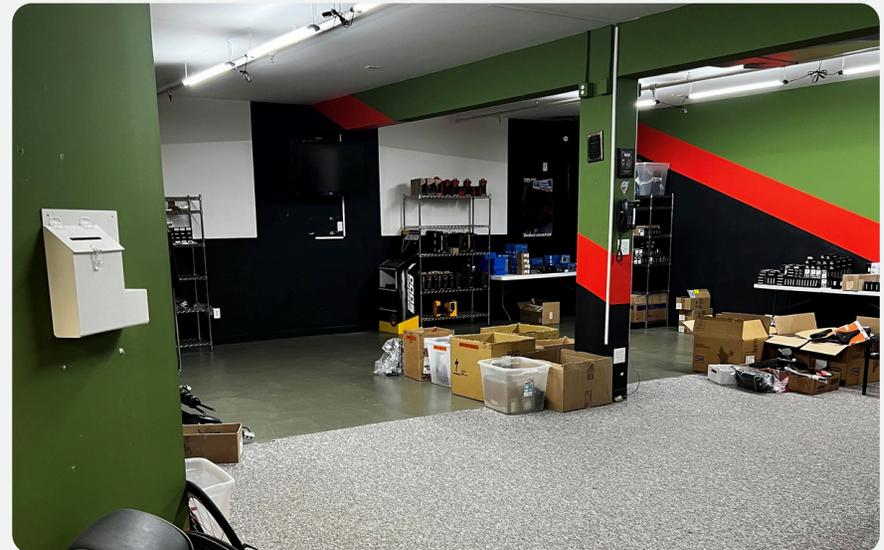
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34501 Utica - Interior and Basement Photos

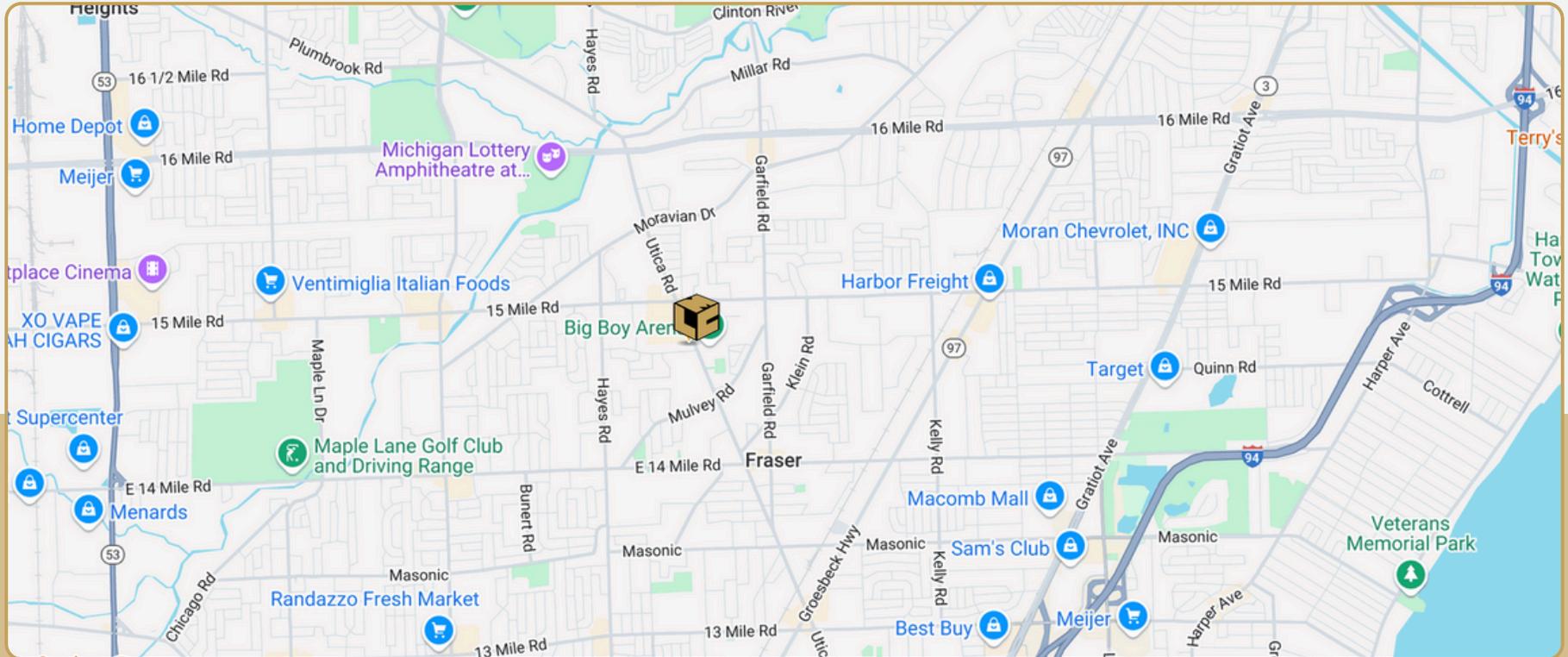


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Collection Street	Cross Street	Traffic Volume	Distance from Property
Utica Rd	15 Mile Rd SE	23,386	0.35 mi
Utica Rd	E 14 Mile Rd SE	20,782	0.8 mi
Groesbeck Hwy	15 Mile Rd NE	30,448	2.2 mi

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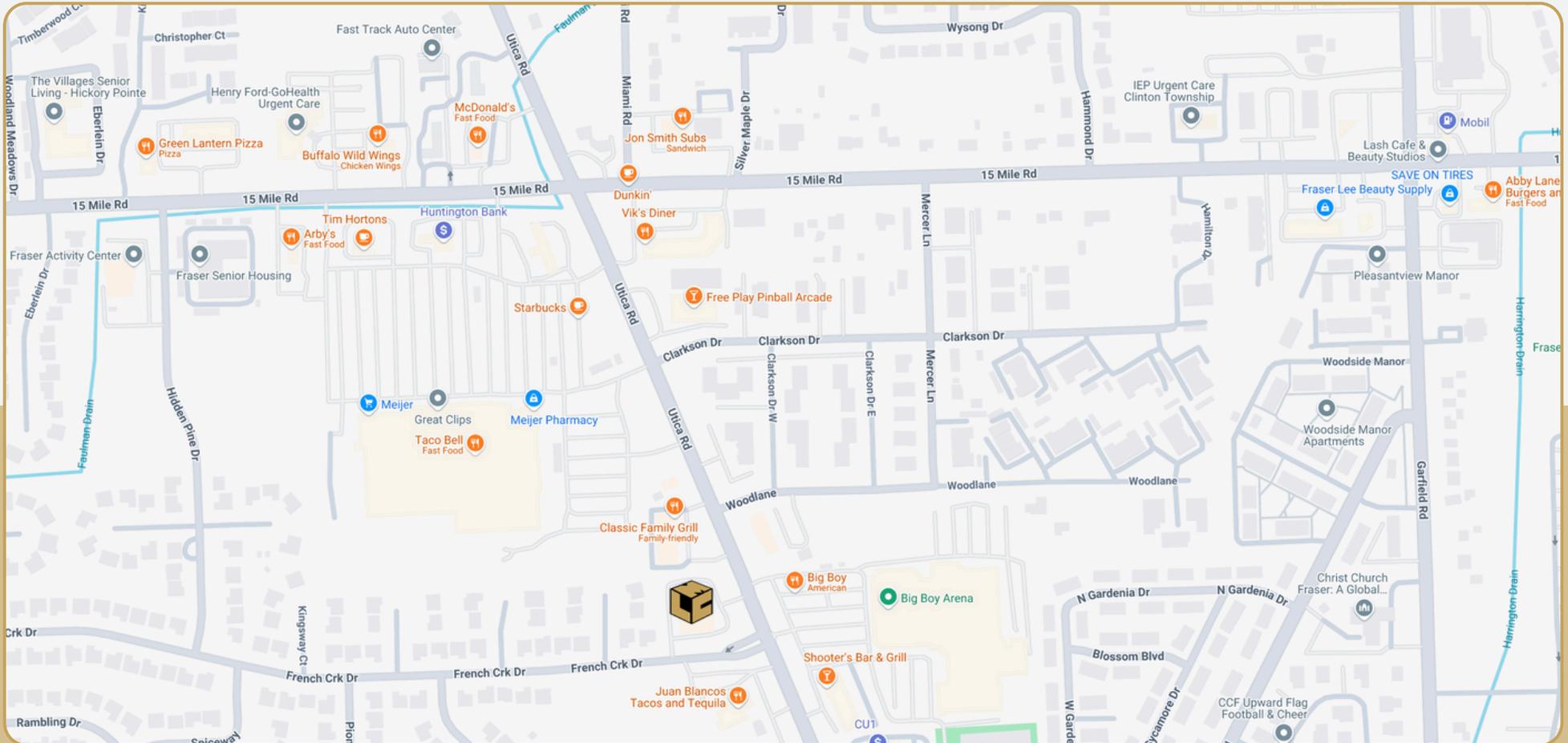
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Located Within Walking Distance to a Diverse Assortment of Food Establishments

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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: 7,707 SF

Min/Max SF: 1,167 SF - 6,540 SF

Multitenant: Yes

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

Property Description: **34501 Utica** - Fantastic front corner unit, 3 entrance doors (2 public, 1 service), clean & bright, lots of windows, great for many uses. Finished basement with restrooms also available.

34511 Utica - Immediate Occupancy between Dairy Queen & Subway, excellent convenient parking, white box.

Economic

Min/Max Rental Rate: \$17.25 - \$22.00/SF

Rental Terms: + Utilities

Annual Escalations: 3%

Occupancy: Immediate

Parking: Surface - 45 Spaces

Partition Allowance: Negotiable

Signage: Yes

Status: Existing

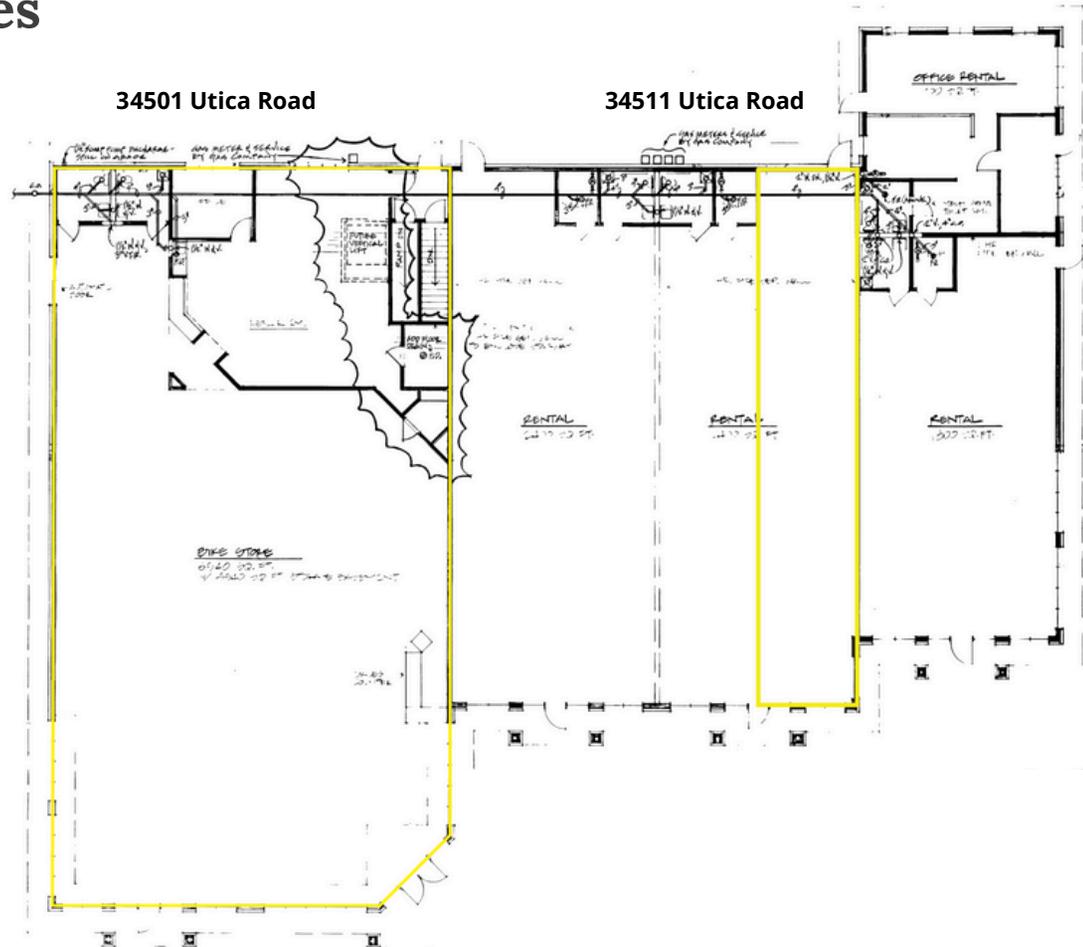
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Available Spaces



Suite Number	Square Footage	Lease Rate
34501 Utica Road	6,540 SF	\$17.25 SF/yr
34511 Utica Road	1,167 SF	\$22.00 SF/yr

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