

Former Rite Aid

5751 CLARKSTON ROAD, VILLAGE OF CLARKSTON, MI 48348

11,572 SF BUILDING ON 2.04 ACRES



KEYSTONE
COMMERCIAL REAL ESTATE

FOR LEASE



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PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 5751 Clarkston Road, Village of Clarkston, MI. Situated in close proximity to Pine Knob Golf Club, Pine Knob Ski Resort, and Pine Knob Music Theater, this 11,572 SF retail building with a drive-thru was constructed in 2006 and is perfectly suited for retail, office, or medical office users. With a newly built Meijer within close proximity, retailers can benefit from the addition to this already strong retail corridor, and with McLaren Medical Group as a prominent neighbor, medical users benefit from the strong draw of potential crossover customers.

OFFERING SUMMARY

| | |
|---------------|------------------|
| Lease Rate: | \$24 SF/yr (NNN) |
| Available SF: | 11,572 SF |
| Lot Size: | 2.04 Acres |

PROPERTY HIGHLIGHTS

- 11,572 SF retail building with drive-thru
- 2006 construction
- Ideally located near Pine Knob Music Theatre and Pine Knob Ski Resort, two of the area's top destinations for live entertainment and year-round recreation
- Ideal for retail, service, or office users seeking high traffic and strong seasonal draw
- Building and pylon signage available
- Strong visibility on the hard corner of signalized Sashabaw and Clarkston Road

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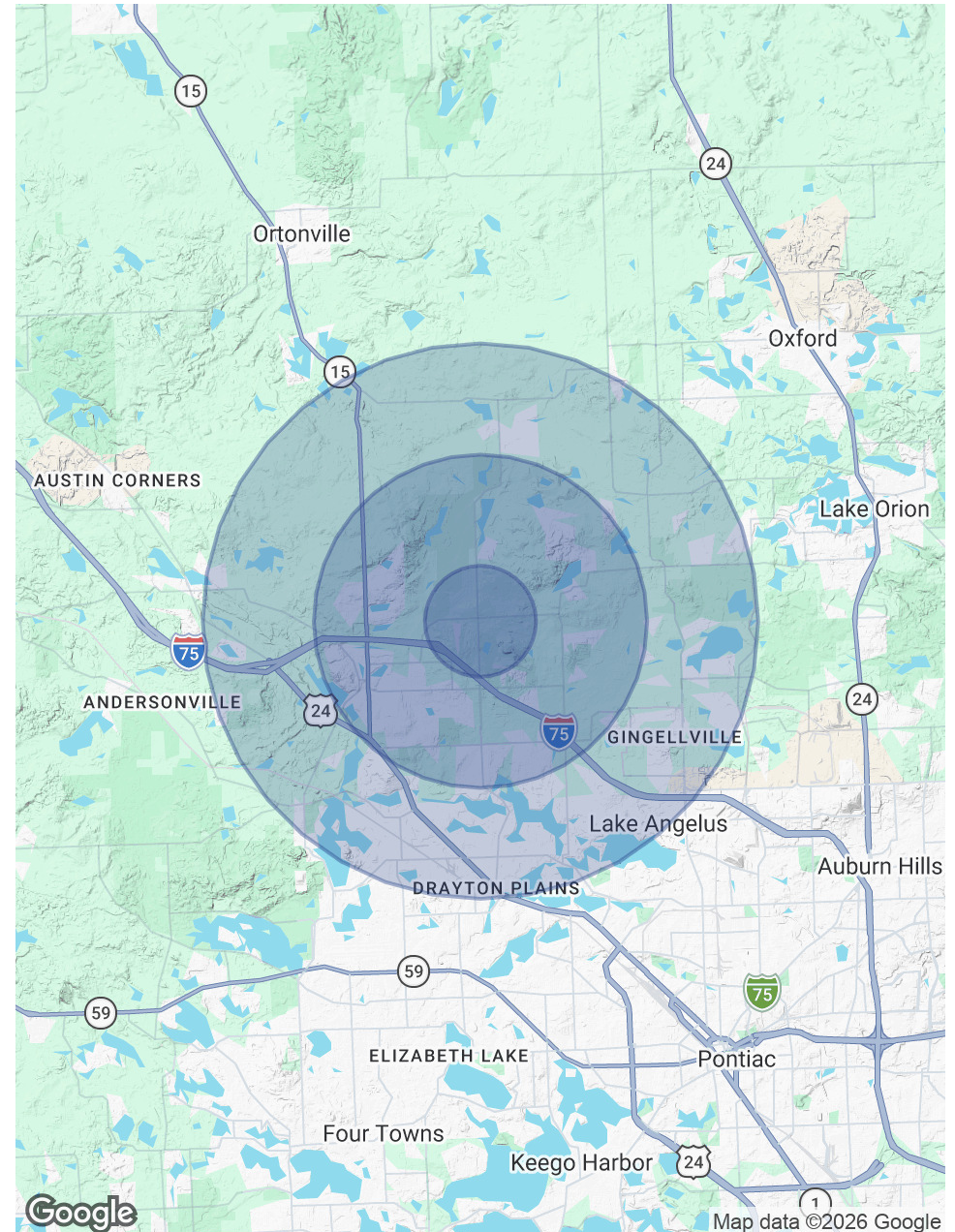
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|---------------|----------------|----------------|
| Total Population | 1,600 | 28,263 | 79,564 |
| Average Age | 50.6 | 43.3 | 43.3 |
| Average Age (Male) | 51.3 | 42.6 | 42.1 |
| Average Age (Female) | 50.5 | 43.4 | 43.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 601 | 10,502 | 31,294 |
| # of Persons per HH | 2.7 | 2.7 | 2.5 |
| Average HH Income | \$169,790 | \$154,335 | \$133,568 |
| Average House Value | \$467,115 | \$398,573 | \$349,851 |
| RACE | 1 MILE | 3 MILES | 5 MILES |
| Total Population - White | 1,488 | 23,656 | 69,089 |
| Total Population - Black | 16 | 1,208 | 2,280 |
| Total Population - Asian | 39 | 584 | 1,543 |
| Total Population - American Indian | 0 | 56 | 99 |
| Total Population - Other | 3 | 242 | 1,084 |

2023 American Community Survey (ACS)





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For more information contact listing brokers:



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OUR COMMITMENT

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