



Rent:

\$2K/Month NNN

FOR LEASE

Retail Space

36454-36474 Groesbeck Highway
Clinton Twp, MI

Property Highlights

- 1,500 SF Retail/Office Unit on Groesbeck Highway
- Large Glass Windows and Storefront Façade
- High Visibility Monument Sign + Building Signage
- Former Salon Space: Includes Washer/Dryer & Shampoo Bowls
- Suitable For Retail, Office, Medical, Personal Services, Studio, Etc.
- Building Upgrades Include a New Asphalt Parking Lot, New Roof, and LED Lighting
- Ample Parking on Site for Customers & Employees

CONTACT US



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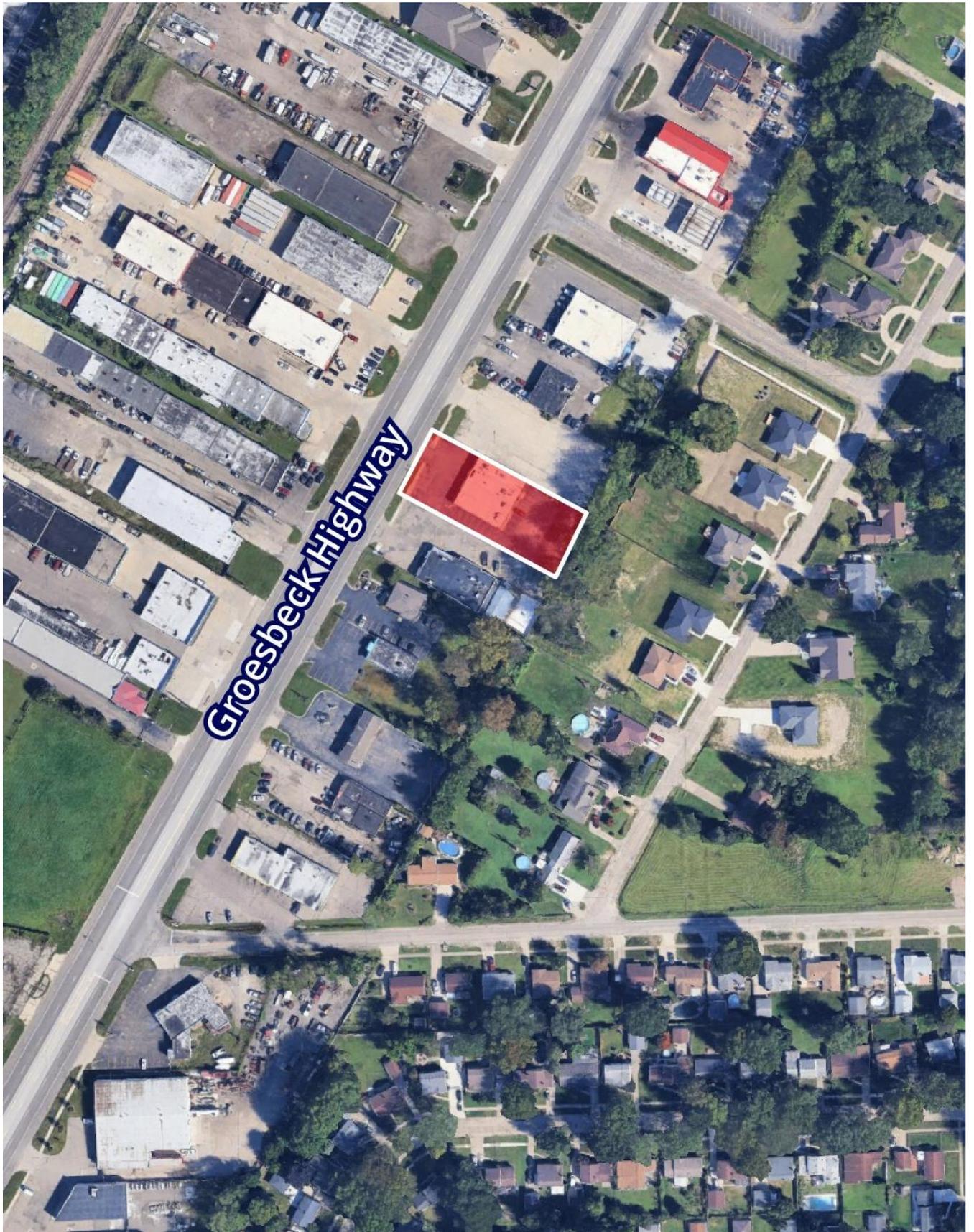
Property Photos



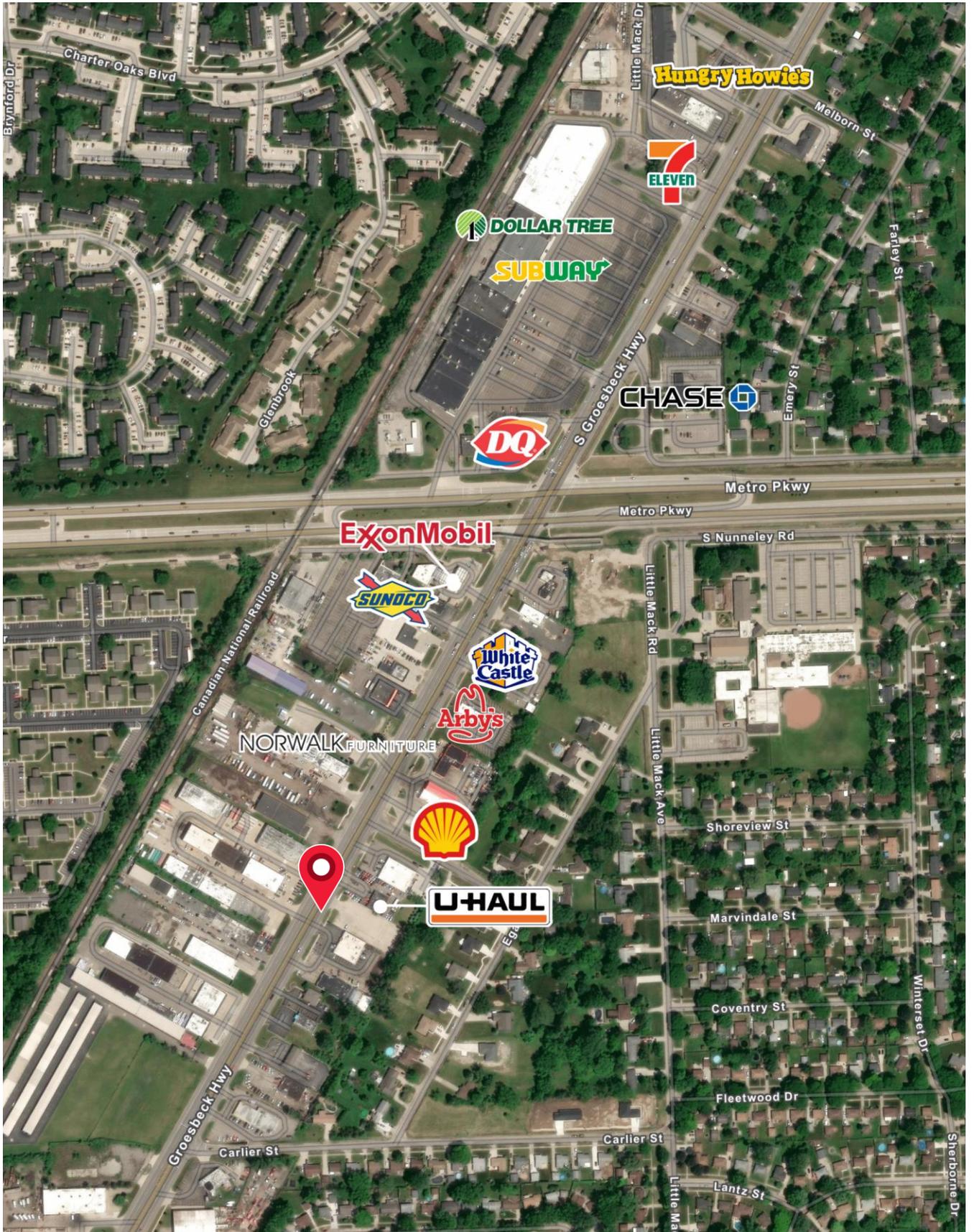
RETAIL SPACE FOR LEASE

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Property Aerial



Merchant Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	13,703	97,855	264,471
Total Households	6,018	43,290	117,258
Total Family Households	3,563	25,105	67,906
Average Household Size	2.27	2.24	2.23
Median Age	40.9	43.0	42.9
Population Age 25+	9,975	72,739	197,024
2010 – 2020 Population: Annual Growth Rate (CAGR)	-0.01%	0.05%	0.21%
2020 – 2025 Population: Annual Growth Rate (CAGR)	-0.46%	-0.12%	-0.19%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	-0.19%	-0.03%	-0.04%
Households	0.04%	0.19%	0.19%
Families	-0.19%	-0.02%	-0.04%
Median Household Income	1.39%	2.01%	1.89%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	6,560 / 47.9%	47,175 / 48.2%	128,891 / 48.7%
Female Population / % Female	7,143 / 52.1%	50,680 / 51.8%	135,580 / 51.3%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	\$63,688	\$69,854	\$72,070
Average Household Income	\$75,189	\$89,864	\$91,308
Per Capita Income	\$33,221	\$39,818	\$40,500
SUMMARY BUSINESS DATA			
Total Businesses	319	3,389	7,842
Total Daytime Population	10,630	91,179	234,117
Daytime Population: Workers	3,208	41,363	100,592
Daytime Population: Residents	7,422	49,816	133,525

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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