

GROUND LEASE OPPORTUNITY

50 N GROESBECK HWY, MOUNT CLEMENS, MI 48043



PROPOSED ± 0.71 ACRE SITE WITH PLANNED $\pm 2,000$ SF BUILDING

MATTHEWSTM



**PROPOSED ±0.71 ACRE
LOT AVAILABLE**

PROPERTY HIGHLIGHTS

ASKING RENT: **CONTACT BROKER**



Prime Ground Lease Opportunity – Proposed 0.71-acre site with planned 2,000 SF building, ideal for coffee or smoothie operator or Quick Lube.



High-Traffic Location – Positioned along N Groesbeck Hwy, a major thoroughfare with ±25,000 vehicles per day.



National Co-Tenancy – Outparcel to Planet Fitness and Mister Car Wash, providing strong built-in daily customer traffic.



Surrounded by National Retailers – just minutes from major thoroughfares and freeway access.



Excellent Accessibility – Convenient ingress/egress for both northbound and southbound traffic.



Daily Demand Drivers – Fitness, car care, and QSR uses create consistent, repeat visitation and complementary cross-shopping.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 ESTIMATE	8,337	92,861	241,728
DAYTIME EMPLOYMENT	1-MILE	3-MILE	5-MILE
2025 ESTIMATE	5,764	37,892	82,919
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 ESTIMATE	3,461	39,943	101,562
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$73,785	\$82,397	\$88,977

AVAILABLE FOR LEASE

AVAILABLE



NAIL SALON

AVAILABLE

AVAILABLE



Mister
CAR WASH

±0.71 AC

O'Reilly
AUTO PARTS

 **DOLLAR TREE**

±6,000 SF

 **planet
fitness**

CSL Plasma

±10,750 SF

AVAILABLE



AVAILABLE

AVAILABLE FOR LEASE

±2,641 SF
DRIVE THRU



±1,718 SF
PROPOSED UPS

±1,733 SF

±1,733 SF
SIGNED NAIL SALON

±1,718 SF



±2,405 SF

Downtown Mt Clemens ±1.3 Miles Away



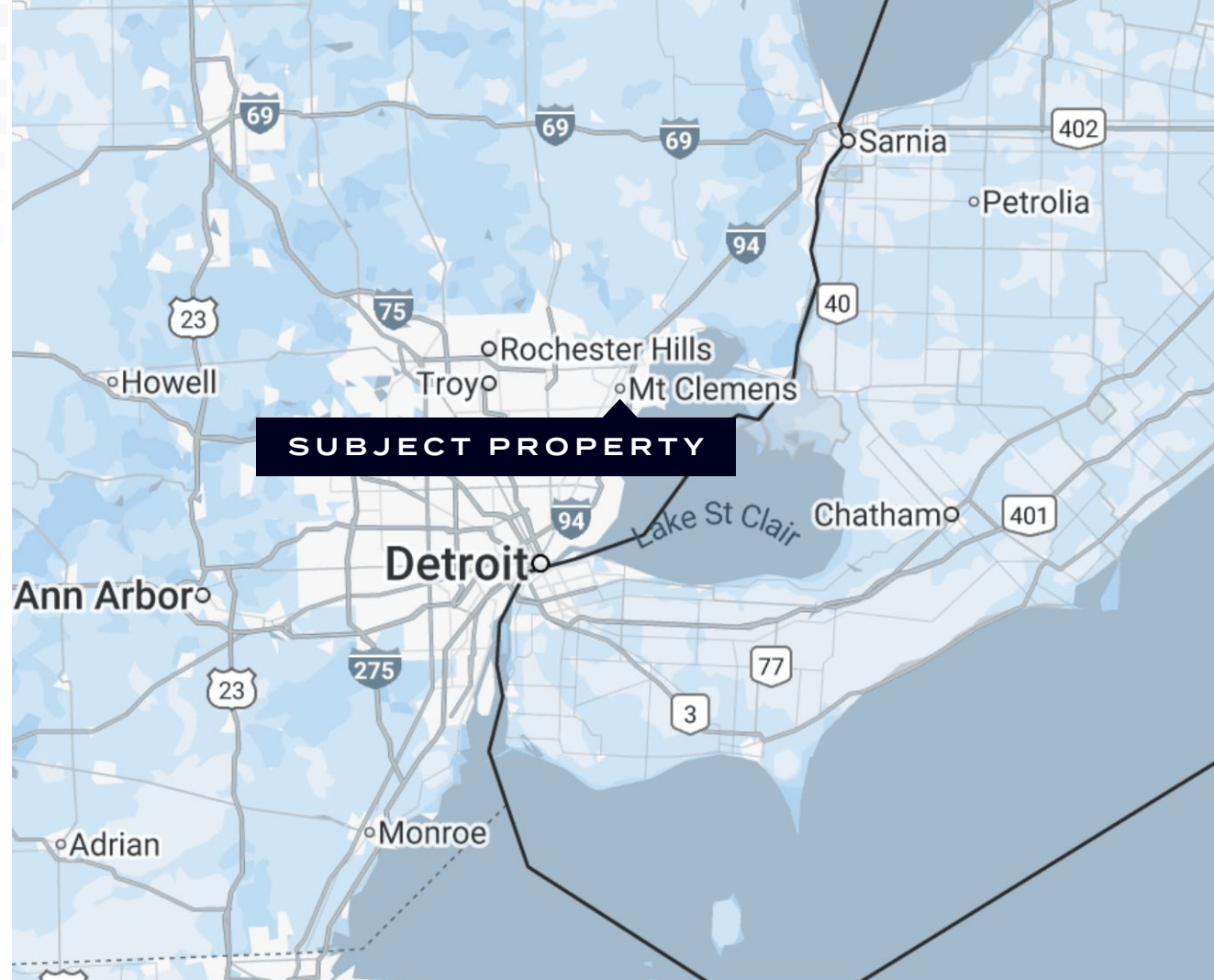
N Groesbeck Hwy ±29,000 VPD



MARKET OVERVIEW

MOUNT CLEMENS, MI

Mount Clemens, Michigan is a charming small city with a rich history and a strong sense of community. Known in the past as the “Bath City of America” for its mineral bath resorts, it still carries that historic character through preserved architecture and cultural landmarks. Its downtown has a lively, walkable atmosphere filled with locally owned cafés, restaurants, and pubs, along with the historic Emerald Theatre that hosts concerts and events. The Clinton River winds through the heart of the city, adding natural beauty and a sense of connection to the water. Mount Clemens combines small-town warmth with easy access to the greater Detroit area, making it a place where history, culture, and everyday life come together.



DEMOGRAPHIC HIGHLIGHTS



241,728

POPULATION | 2024 | WITHIN 5 MILES



\$3.1B

CONSUMER SPENDING | 2024



+0.3%

POPULATION GROWTH | 2020-2024



LEASING BROCHURE

GROUND LEASE OPPORTUNITY

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EXCLUSIVE LEASING AGENT

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BROKER OF RECORD

Matthew Fitzgerald

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