

FOR LEASE/SALE  
**MEIJER PAD SITE**

40445 S. GROESBECK HWY, CLINTON TWP, MI 48036



# PROPERTY DETAILS

**LOCATION:** 40445 S. Groesbeck Hwy,  
Clinton Twp, MI 48036

**PROPERTY TYPE:** Vacant Land

**DATE AVAILABLE:** Immediately

**SALES PRICE:** TBD

**RENT:** \$35.00/SF

**NNN EXPENSES:** \$6.00/SF

**LOT SIZE:** 1.21 AC

**ZONING:** B-3

**TRAFFIC COUNT:** Groesbeck Hwy (24,396 CPD)  
Cass Ave (34,265 CPD)

\$35.00/SF

\$6.00/SF

**RENT**

**NNN**

## TENANT ROSTER



## AREA TENANTS

- Meijer Gas Station
- Sonic Drive-In
- Aldi
- Sprint
- Jimmy John's
- Chipotle
- Starbucks
- Wild Bill's Tobacco
- Tim Hortons
- Fifth Third Bank

## DESCRIPTION

Pad site is located on the West side of South Groesbeck Highway, just South of Cass Avenue. It is prominently located at the front entrance to Meijer which is highly visible and heavily trafficked.

EXCLUSIVELY LISTED BY:



**ANTHONY J. VITALE**  
Director  
[avitale@landmarkcres.com](mailto:avitale@landmarkcres.com)  
248 488 2620

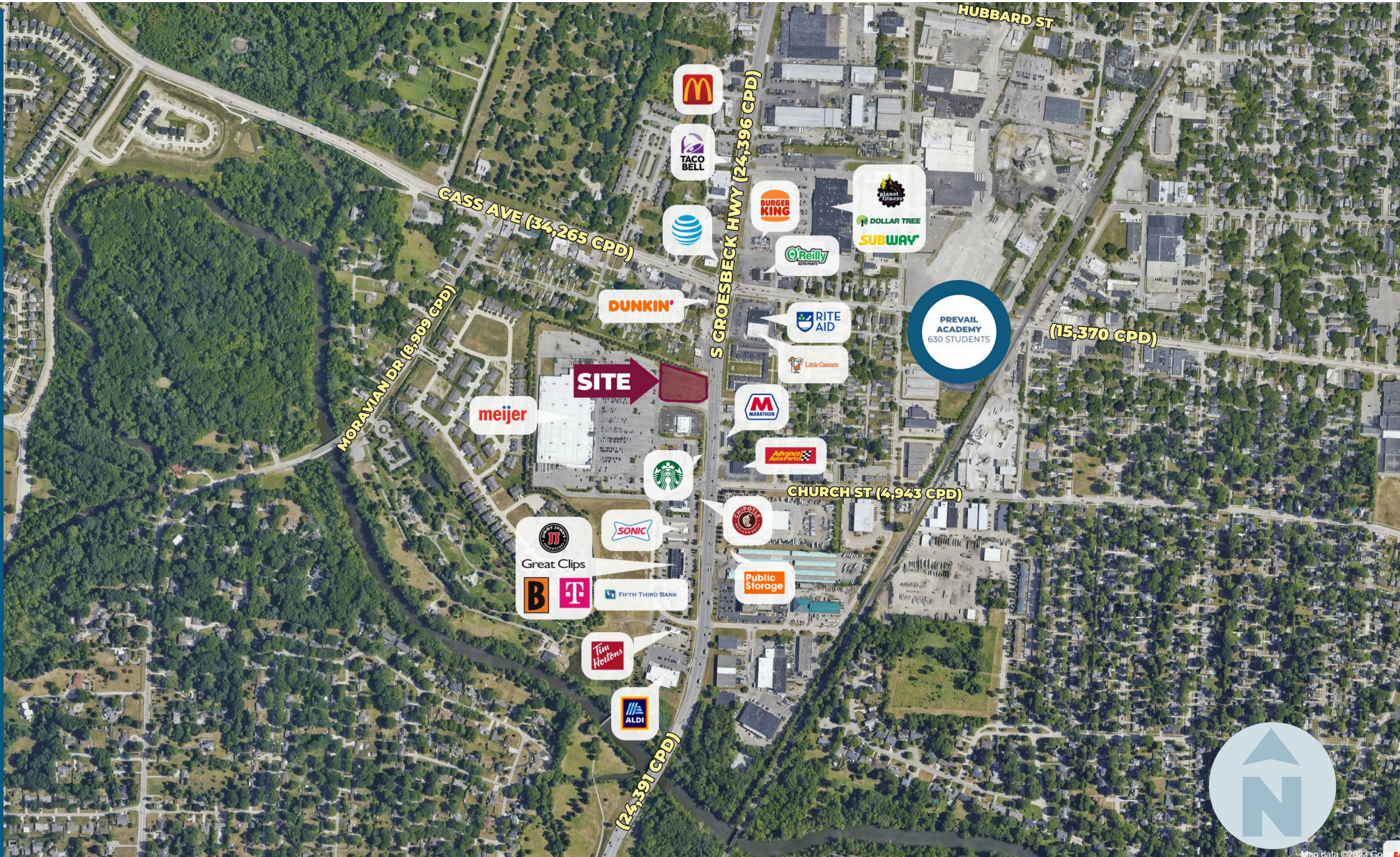


**LOUIS J. CIOTTI**  
Managing Director  
[lcioti@landmarkcres.com](mailto:lcioti@landmarkcres.com)  
248 488 2620

# MICRO AERIAL



# MACRO AERIAL



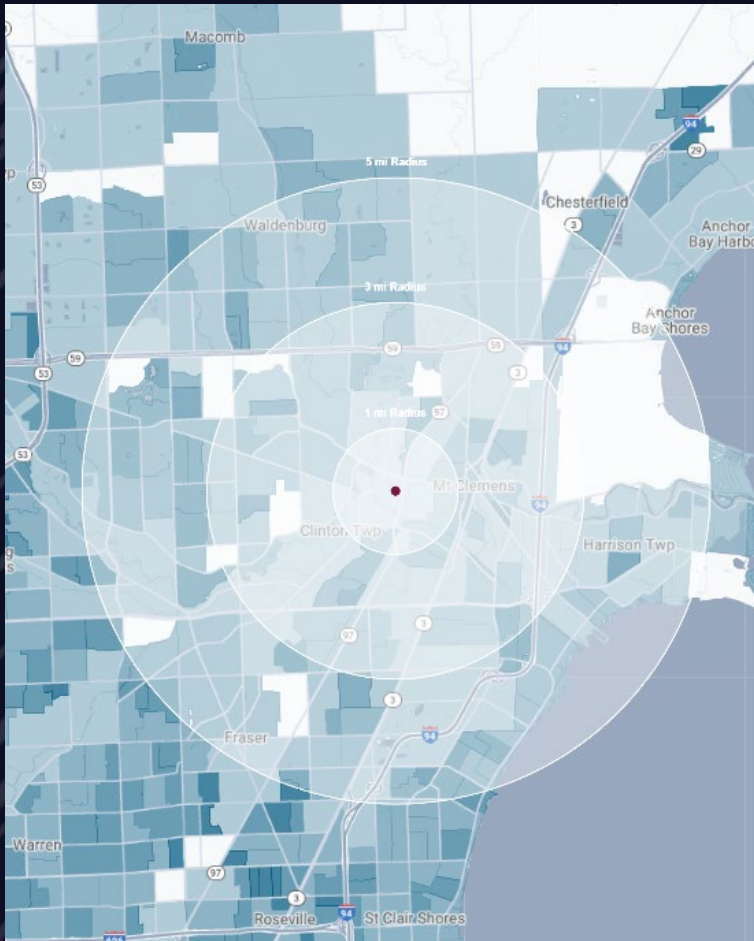
# PLAT



# PLANS



# DEMOGRAPHICS



## MEIJER PAD SITE

40445 S Groesbeck Hwy, Clinton Twp, MI

# DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	6,643	91,884	243,704
2028 Projected Population	6,502	91,840	246,082
2020 Census Population	6,596	92,763	244,070
2010 Census Population	6,546	89,895	236,350
Projected Annual Growth 2023 to 2028	-0.4%	-	0.2%
Historical Annual Growth 2010 to 2023	0.1%	0.2%	0.2%

### HOUSEHOLDS

2023 Estimated Households	2,936	41,430	104,760
2028 Projected Households	2,858	41,166	105,073
2020 Census Households	2,879	40,809	102,978
2010 Census Households	2,710	37,950	97,011
Projected Annual Growth 2023 to 2028	-0.5%	-0.1%	-
Historical Annual Growth 2010 to 2023	0.6%	0.7%	0.6%

### RACE

2023 Est. White	77.5%	72.2%	76.1%
2023 Est. Black	15.3%	19.8%	15.3%
2023 Est. Asian or Pacific Islander	2.0%	2.9%	3.6%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	5.0%	5.0%	4.7%

### INCOME

2023 Est. Average Household Income	\$91,484	\$94,051	\$106,207
2023 Est. Median Household Income	\$74,715	\$72,613	\$80,604
2023 Est. Per Capita Income	\$40,893	\$42,603	\$45,770

### BUSINESS

2023 Est. Total Businesses	297	3,487	7,873
2023 Est. Total Employees	4,984	39,239	86,210

## CONTACT US



**ANTHONY J.  
VITALE**

*Director*

*avitale@landmarkcres.com*

**248 488 2620**



**LOUIS J.  
CIOTTI**

*Managing Director*

*lciotti@landmarkcres.com*

**248 488 2620**

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200  
Farmington Hills, MI 48334  
248.488.2620  
[landmarkcres.com](http://landmarkcres.com)

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.