

FOR LEASE

NEW DEVELOPMENT

45075 N GRATIOT AVE, MACOMB TWP, MI 48306



RENDERING

PROPERTY DETAILS

LOCATION:	45075 N Gratiot Ave Macomb Twp, MI 48306
PROPERTY TYPE:	Shopping Center
DATE AVAILABLE:	Coming Mid 2023
RENT:	\$35.00/SF NNN
NNN EXPENSE:	\$6.00/SF
BUILDING SIZE:	8,000 SF
BUILDING DIMENSIONS:	100' X 80'
LOT SIZE:	3.14 AC
LOT DIMENSIONS:	410' (Hall Rd) x 410' (Gratiot Ave) IRR
AVAILABLE SPACE:	8,000 SF
ZONING:	C-2
TRAFFIC COUNT:	Hall Rd (M-59) (57,228 CPD) Gratiot Ave (24,030 CPD)

EXCLUSIVELY LISTED BY:



**LOUIS J.
CIOTTI**
Managing Director
lcotti@landmarkres.com
248 488 2620

HIGHLIGHTS

- New Development Retail Center
- Located on the Hard NWC Hall Rd & Gratiot Ave
- Property will Feature a Drive-Thru
- Adjacent to a Brand New Gas Station

MICRO AERIAL



MACRO AERIAL



PLAT



SITE PLAN



8,000 SF

BLDG SIZE

3.14 AC

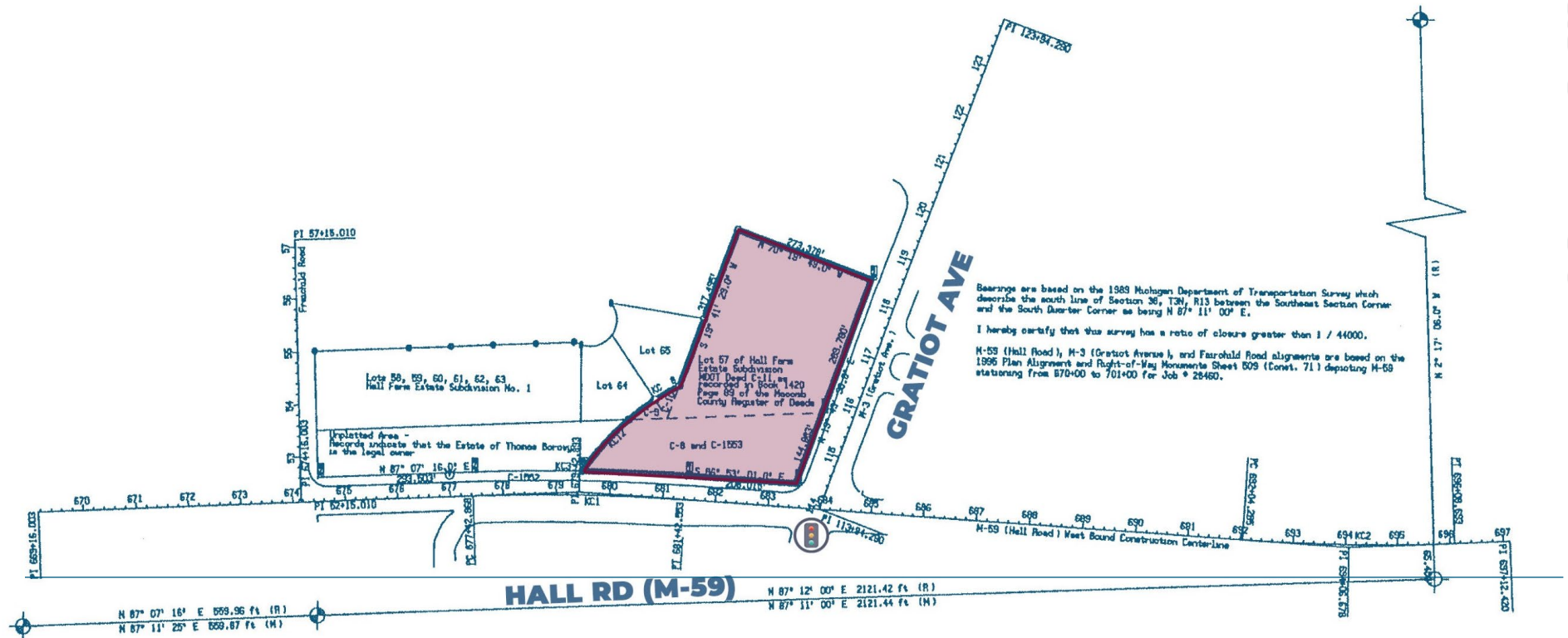
LOT SIZE

\$35.00/SF NNN

RENT

SURVEY

3.14 AC
LOT SIZE



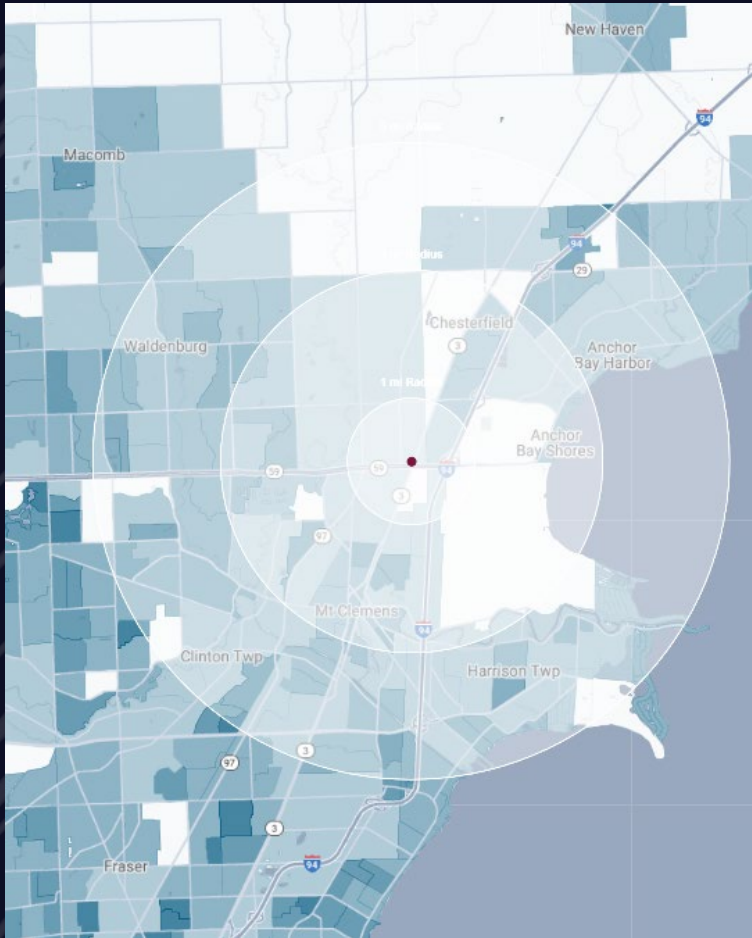
SHOPPING CENTER RENDERING



GAS STATION RENDERING



DEMOGRAPHICS



NEW DEVELOPMENT

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	5,196	60,367	177,201
2028 Projected Population	5,442	64,368	185,877
2020 Census Population	4,773	58,228	173,317
2010 Census Population	4,840	53,003	162,457
Projected Annual Growth 2023 to 2028	0.9%	1.3%	1.0%
Historical Annual Growth 2010 to 2023	0.6%	1.1%	0.7%
HOUSEHOLDS			
2023 Estimated Households	1,890	24,924	73,775
2028 Projected Households	1,976	26,331	76,670
2020 Census Households	1,733	23,331	70,321
2010 Census Households	1,737	20,198	63,503
Projected Annual Growth 2023 to 2028	0.9%	1.1%	0.8%
Historical Annual Growth 2010 to 2023	0.7%	1.8%	1.2%
RACE			
2023 Est. White	81.8%	73.5%	77.4%
2023 Est. Black	9.8%	17.4%	14.2%
2023 Est. Asian or Pacific Islander	2.6%	3.1%	3.3%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	5.5%	5.7%	4.9%
INCOME			
2023 Est. Average Household Income	\$122,024	\$101,109	\$107,891
2023 Est. Median Household Income	\$101,587	\$84,277	\$87,057
2023 Est. Per Capita Income	\$44,407	\$41,969	\$45,017
BUSINESS			
2023 Est. Total Businesses	414	2,327	4,985
2023 Est. Total Employees	6,311	28,648	57,028

CONTACT US



**LOUIS J.
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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

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