

FOR SALE  
**FREESTANDING BUILDING**  
95 N. GROESBECK HWY, MT. CLEMENS, MI



# PROPERTY DETAILS

\$450,000.00

**SALES PRICE**

<b>LOCATION:</b>	95 N. Groesbeck Hwy, Mt. Clemens, MI
<b>PROPERTY TYPE:</b>	Freestanding
<b>DATE AVAILABLE:</b>	Immediately
<b>SALES PRICE:</b>	\$450,000.00
<b>PROPERTY TAXES:</b>	\$10,923.00
<b>BUILDING SIZE:</b>	4,000 SF
<b>LOT SIZE:</b>	0.17 AC
<b>AVAILABLE SPACE:</b>	4,000 SF
<b>ZONING:</b>	GC- General Commercial
<b>TRAFFIC COUNT:</b>	S Groesbeck Hwy (24,762 CPD) Cass Ave (39,053 CPD)

EXCLUSIVELY LISTED BY:



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## HIGHLIGHTS

- Freestanding Opportunity
- Former Bakery/ Restaurant with Equipment Included.
- Access from Cass Ave and Groesbeck Hwy.
- High Traffic Counts and close proximity to I-94 and Hall Rd.

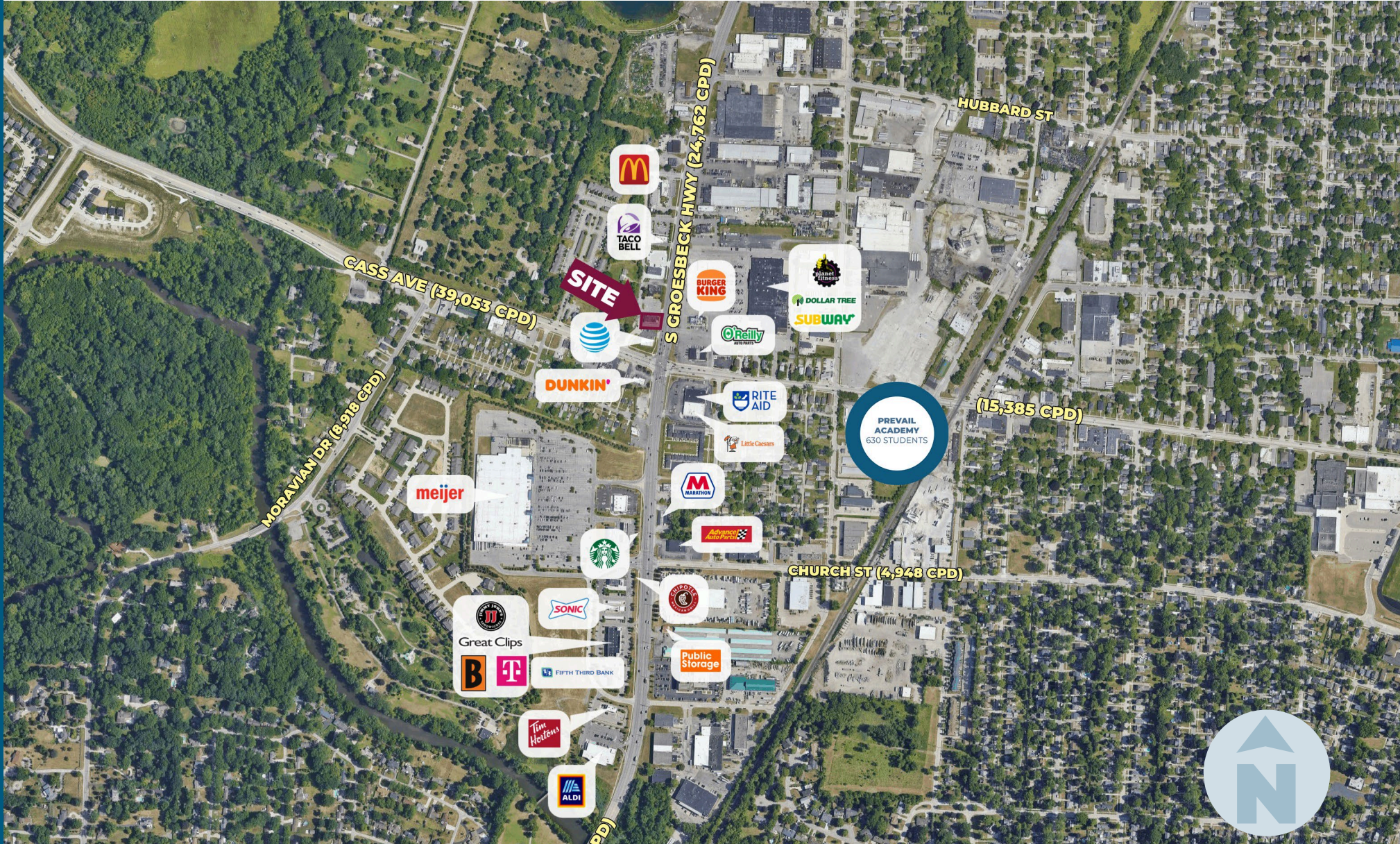


# MICRO AERIAL



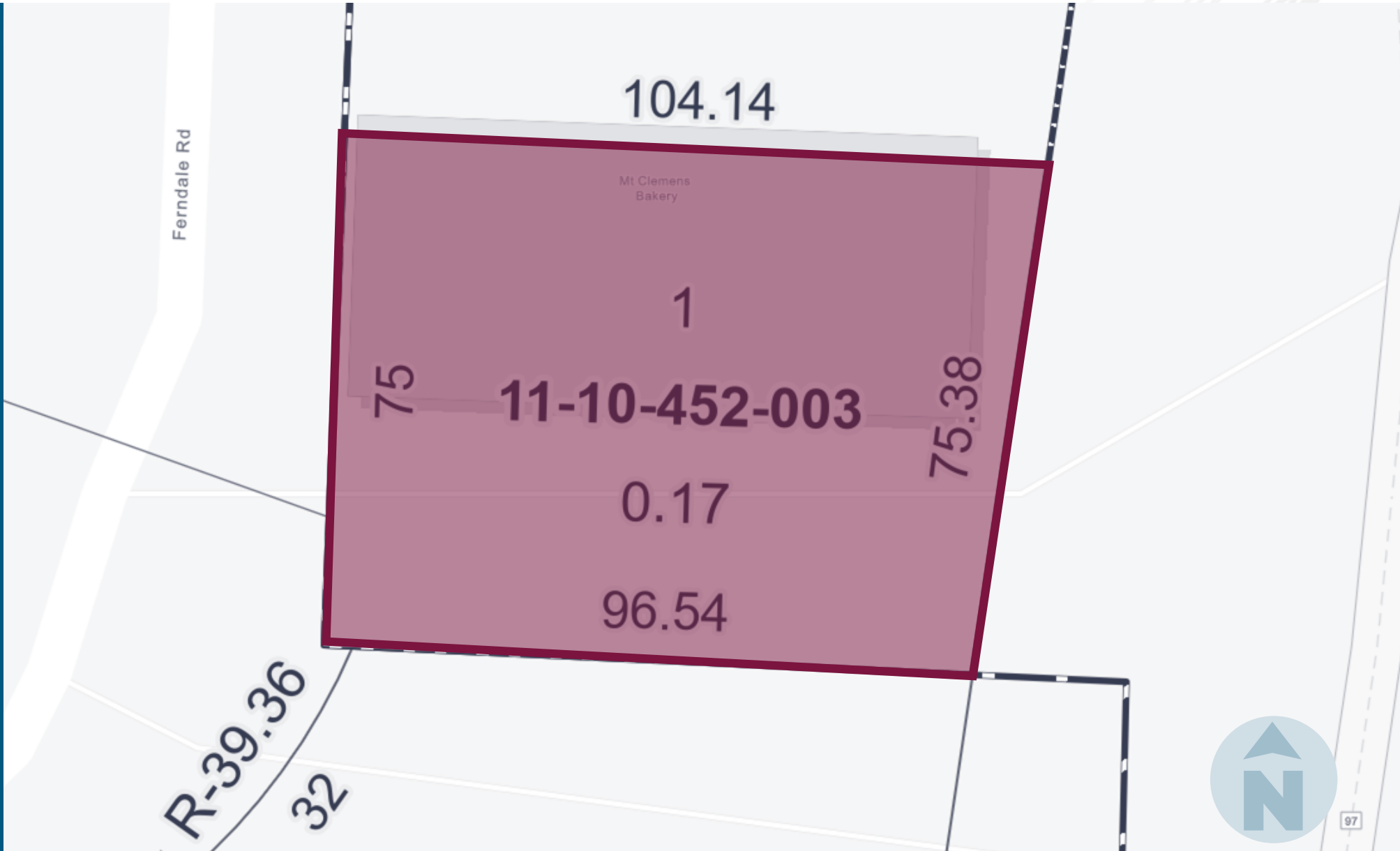


# MACRO AERIAL





# PLAT



# SITE PHOTOS





# SITE PHOTOS



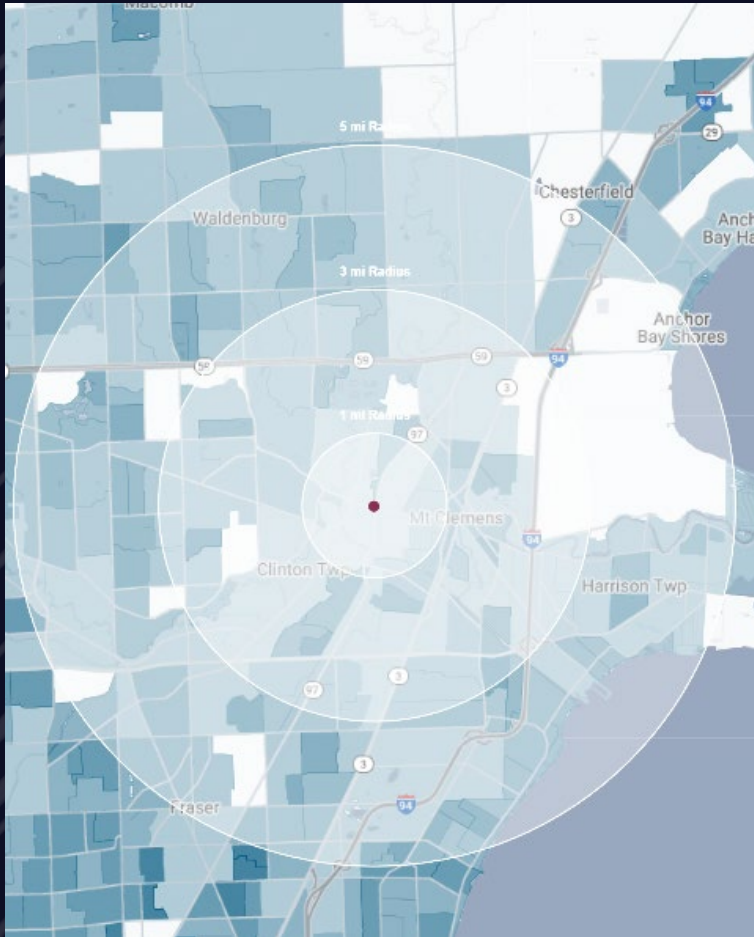


# SITE PHOTOS





# DEMOGRAPHICS



## FREESTANDING BUILDING

95 N. Groesbeck Hwy, Mt. Clemens, MI

# DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	6,652	90,552	240,604
2028 Projected Population	6,612	90,096	241,853
2020 Census Population	6,762	91,127	241,607
2010 Census Population	6,988	87,558	233,026
Projected Annual Growth 2023 to 2028	-0.1%	-0.1%	0.1%
Historical Annual Growth 2010 to 2023	-0.4%	0.3%	0.3%

### HOUSEHOLDS

2023 Estimated Households	2,905	39,937	102,433
2028 Projected Households	2,933	40,311	104,404
2020 Census Households	2,919	39,682	101,647
2010 Census Households	2,753	36,686	95,319
Projected Annual Growth 2023 to 2028	0.2%	0.2%	0.4%
Historical Annual Growth 2010 to 2023	0.4%	0.7%	0.6%

### RACE

2023 Est. White	76.8%	74.5%	78.3%
2023 Est. Black	17.0%	18.1%	13.9%
2023 Est. Asian or Pacific Islander	1.0%	2.2%	2.8%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	5.0%	5.1%	4.8%

### INCOME

2023 Est. Average Household Income	\$74,593	\$91,135	\$103,600
2023 Est. Median Household Income	\$65,295	\$72,823	\$78,722
2023 Est. Per Capita Income	\$33,454	\$40,381	\$44,219

### BUSINESS

2023 Est. Total Businesses	344	3,321	7,715
2023 Est. Total Employees	5,599	40,001	84,912



## CONTACT US



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