

FOR LEASE

FORMER QSR SITE WITH DRIVE-THRU

37710 S GRATIOT AVE, CLINTON TWP, MI 48036



PROPERTY DETAILS

\$120,000.00/ Annual

0.86 AC

RENT

LOT SIZE

LOCATION:	37710 S Gratiot Ave, Clinton Twp, MI 48036
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Q1 2024
RENT:	\$120,000.00/ Annual
TAXES:	\$8,600.00
NNN EXPENSE:	Absolute Net
BUILDING SIZE:	1,929 SF
LOT SIZE:	0.86 AC
LOT DIMENSIONS:	152' x 246'
AVAILABLE SPACE:	1,929 SF
ZONING:	B-3 (General Business)
TRAFFIC COUNT:	S Gratiot Ave (59,700 CPD) 16 Mile Rd (47,245 CPD)

EXCLUSIVELY LISTED BY:



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

HIGHLIGHTS

- Freestanding Drive- Thru Property
- Over 55,000 Vehicles Per Day
- Monument Signage
- Close Proximity to Lowe's, Big Lots, CVS, and McDonald's
- Substantial Parking

MICRO AERIAL



DRONE PHOTOS



DRONE PHOTOS



SITE PHOTOS



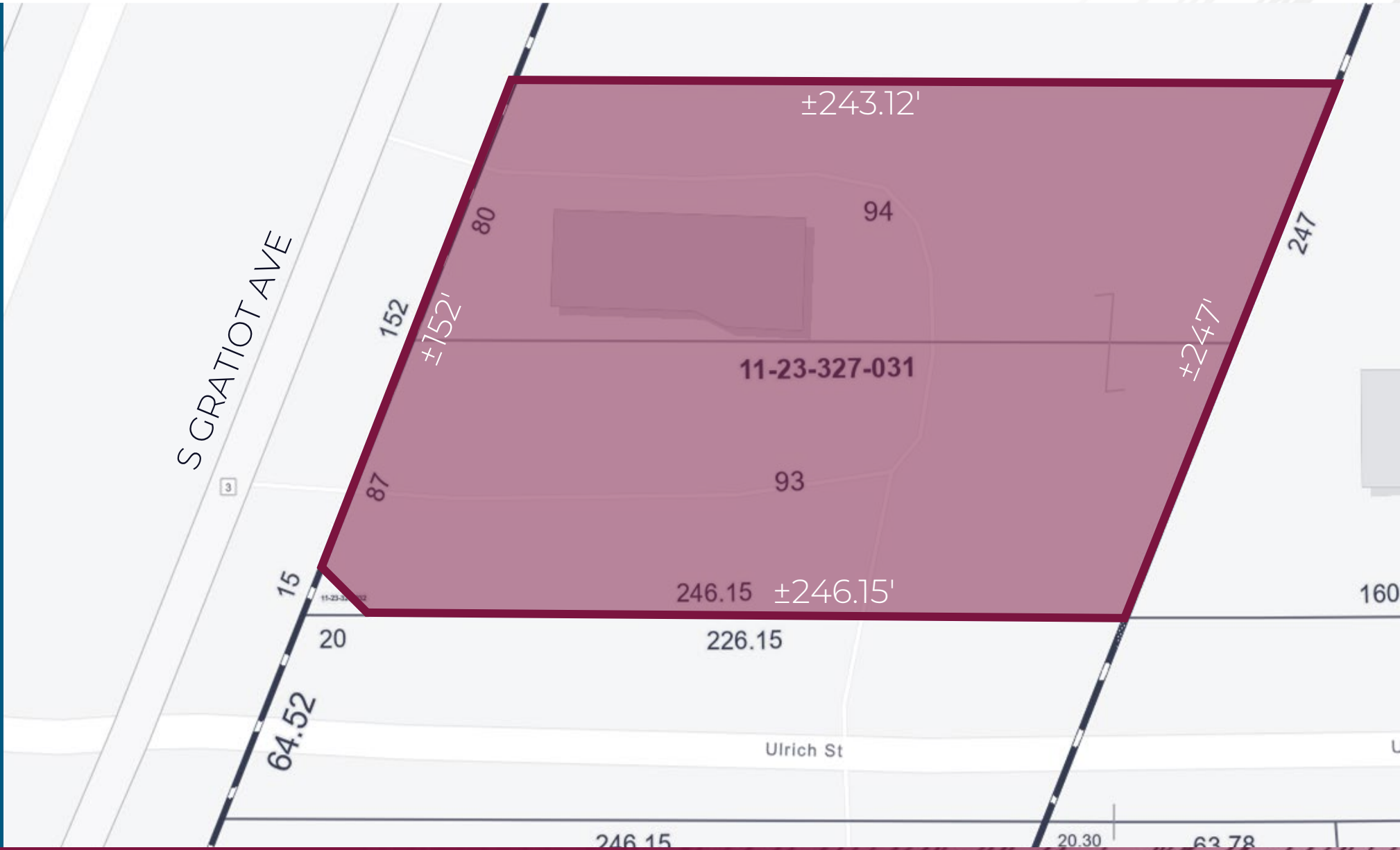
SITE PHOTOS



SITE PHOTOS



PLAT



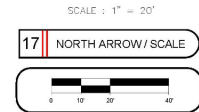
SURVEY



19 SURVEY DRAWING

9 LEGEND

FOUND 1/2" IRON	○	FIRE HYDRANT	⊕
SET 1/2" IRON	●	SEWERY MANHOLE	⊙
6" WELL	⊙	STORM CATCH BASIN (SQUARE)	⊠
POWER POLE	⊕	STORM CATCH BASIN (ROUND)	⊙
FLAG POLE	⊕	STORM SEWER MANHOLE	⊙
LIGHT POLE	⊕	OVERHEAD ELECTRIC	—
ELECTRIC TRANSFORMER BOX	⊕	BUILDING LINE	—
ELECTRIC MANHOLE	⊕	FENCE	—
GAS METER	⊕	BUILDING SETBACK LINE	—
TELEPHONE PEDestal	⊕	EASEMENT LINE	—
ELECTRIC METER	⊕	PROPERTY LINE	—
WATER VALVE	⊕		



Key to CDS ALTA Survey

- TITLE DESCRIPTION
- TITLE INFORMATION
- SCHEDULE 'B' ITEMS
- SURVEYOR CERTIFICATION
- FLOOD INFORMATION
- CEMETERY
- POSSIBLE ENCROACHMENTS
- ZONING INFORMATION
- LEGEND
- BASIS OF BEARING
- SURVEYOR'S NOTES
- PARKING INFORMATION
- LAND AREA
- BUILDING AREA
- BUILDING HEIGHT
- VICINITY MAP
- NORTH-ARROW / SCALE
- CLIENT INFORMATION BOX
- SURVEY DRAWING
- PROJECT ADDRESS

18 ALTANSPS Land Title Survey

This survey prepared in accordance with the "2019 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" Effective February 23, 2019.

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES
 3550 W. Robinson Street, Third Floor
 Norman, Oklahoma 73072
 Office: 405-253-2444
 website: www.fadilts.com
 Toll Free: 888.322.7371

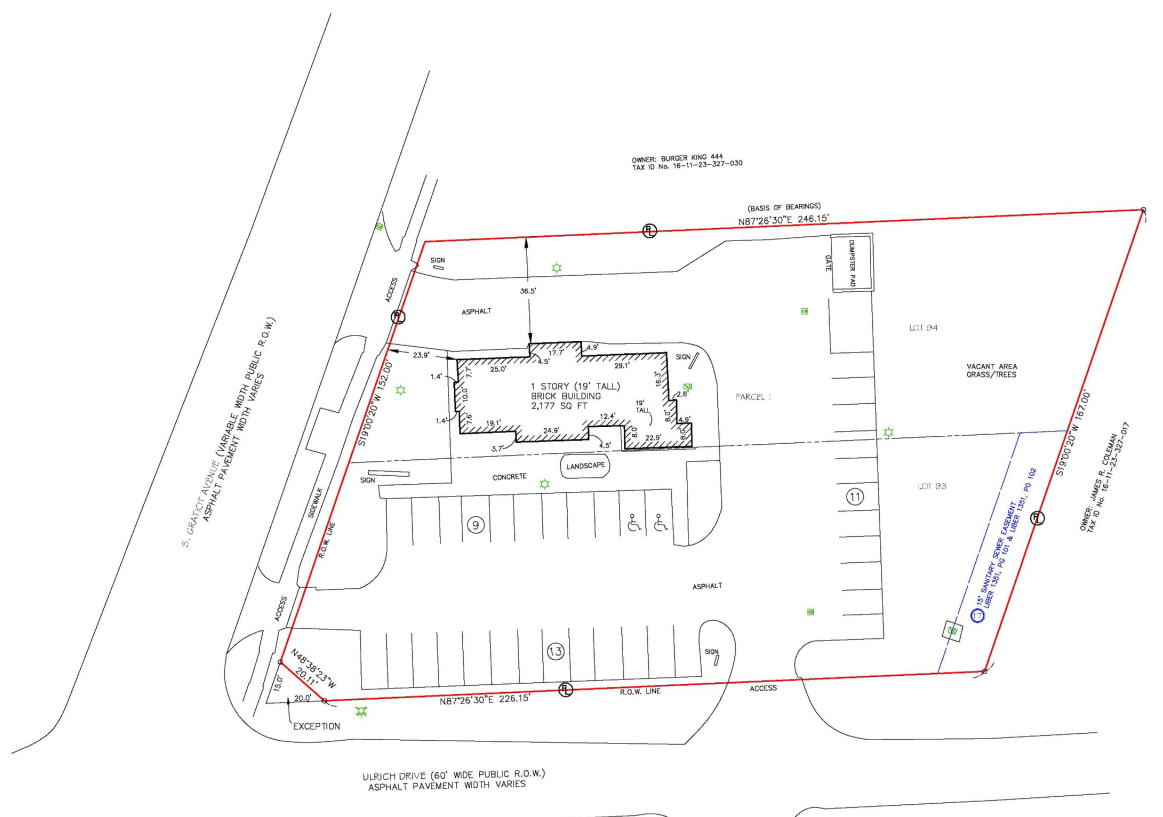
Drawn By: JMS	Date: _____
Surveyor: JMS	Revision: _____
Ref No: 19-78A	Date: _____
App'd By: JAY	Revision: _____
Field Date: APRIL 26, 2019	Date: _____
Scale: 1" = 20'	Revision: _____

Prepared For: _____

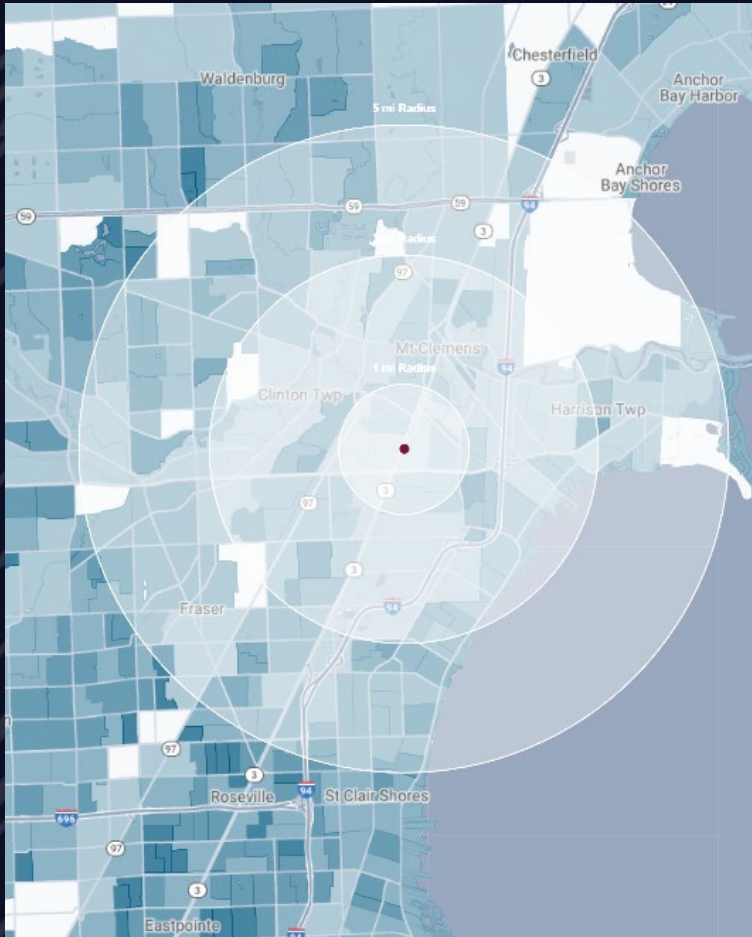
20 PROJECT ADDRESS

3770 S GRATIOT AVE
 CLINTON TOWNSHIP, MI

Project Name: KFC-PORTFOLIO
 CDS Project Number: 19-03-0415-001



DEMOGRAPHICS



FORMER QSR WITH DRIVE-THRU

3770 S Gratiot Ave, Clinton Twp, MI 48036

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	10,443	89,664	212,648
2028 Projected Population	10,053	87,805	212,277
2020 Census Population	10,766	90,452	213,575
2010 Census Population	10,782	91,042	209,045
Projected Annual Growth 2023 to 2028	-0.7%	-0.4%	-
Historical Annual Growth 2010 to 2023	-0.2%	-0.1%	0.1%

HOUSEHOLDS

2023 Estimated Households	4,663	39,861	94,584
2028 Projected Households	4,474	38,866	93,940
2020 Census Households	4,767	39,848	93,353
2010 Census Households	4,642	38,443	88,543
Projected Annual Growth 2023 to 2028	-0.8%	-0.5%	-0.1%
Historical Annual Growth 2010 to 2023	-	0.3%	0.5%

RACE

2023 Est. White	73.5%	70.8%	75.2%
2023 Est. Black	19.7%	21.6%	16.7%
2023 Est. Asian or Pacific Islander	2.1%	2.5%	3.1%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	4.6%	4.9%	4.8%

INCOME

2023 Est. Average Household Income	\$100,190	\$91,928	\$99,068
2023 Est. Median Household Income	\$74,955	\$67,681	\$75,168
2023 Est. Per Capita Income	\$44,870	\$41,071	\$44,192

BUSINESS

2023 Est. Total Businesses	323	2,889	7,228
2023 Est. Total Employees	5,538	31,908	79,215

CONTACT US



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