

FOR LEASE
FORMER RESTAURANT
44905 MORLEY DR, CLINTON TWP, MI



9,726 SF
AVAILABLE
(COMBINED)

7,282 SF
AVAILABLE
(RESTAURANT)

2,444 SF
AVAILABLE

PROPERTY DETAILS

\$17.00/SF NNN

\$5.00/SF

LOCATION: 44905 Morley Dr,
Clinton Twp, MI

PROPERTY TYPE: Shopping Center

DATE AVAILABLE: Immediately

RENT: \$17.00/SF NNN

NNN EXPENSES: \$5.00/SF

BUILDING SIZE: 21,756 SF

LOT SIZE: 2.90 AC

LOT DIMENSIONS: 306' X 528'

AVAILABLE SPACE: 7,282 SF (Restaurant)
2,444 SF
*Can be Combined

ZONING: B-2

TRAFFIC COUNT: Hall Rd (50,795 CPD)
I-94 (107,393 CPD)
Gratiot Ave (25,809 CPD)

RENT

NNN

ANCHORS



TENANT ROSTER



HIGHLIGHTS

- Turn-key Restaurant with FF&E and Liquor License ready to go
- Hall Rd Frontage with this well-maintained Shopping Center
- Adjacent White Box 2,444 SF Space is ready to move in
- Easy access to I-94
- Aggressive Rental Rates
- Private Managers Office with Bathroom
- Upstairs Storage Mezzanine

EXCLUSIVELY LISTED BY:

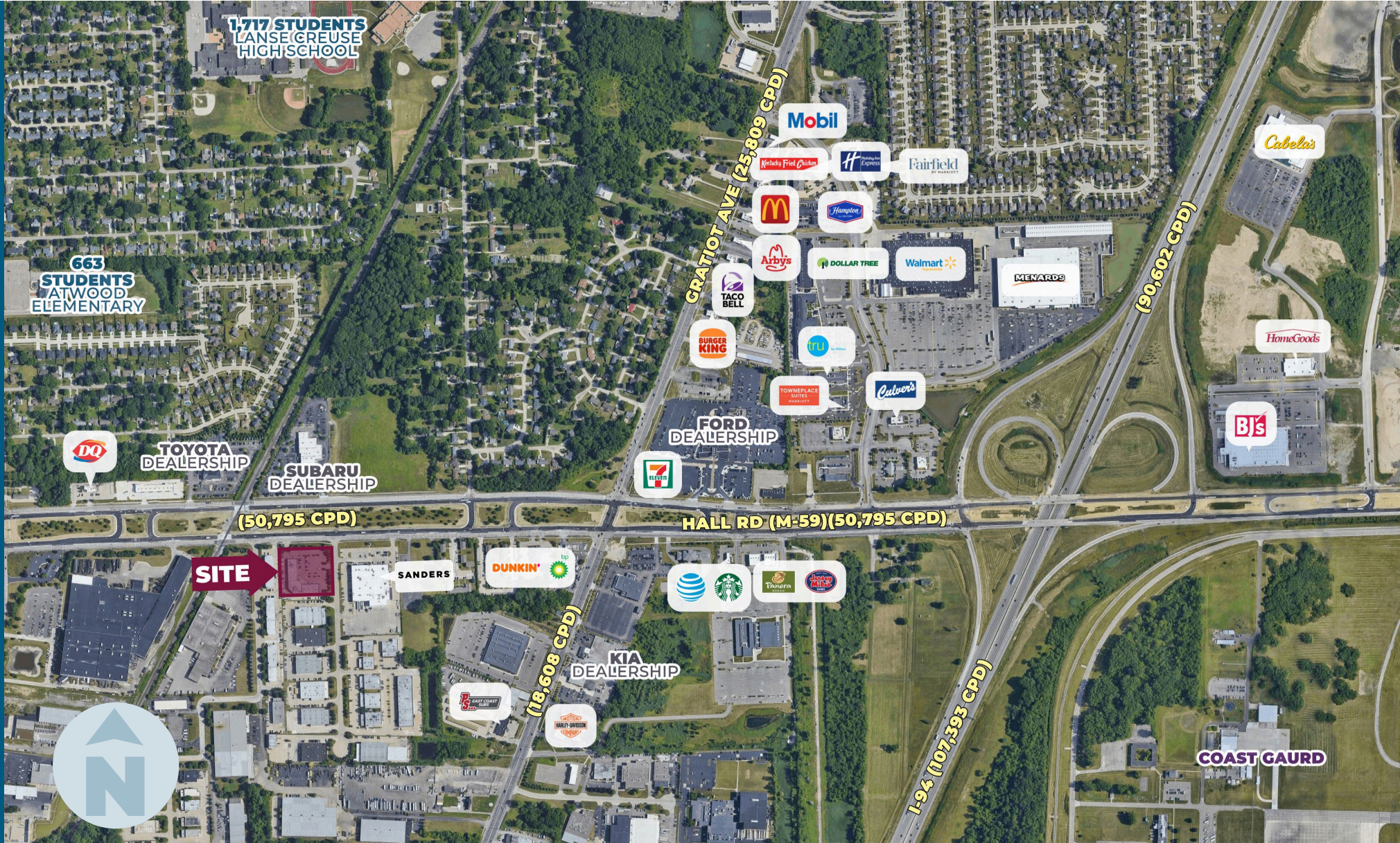


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MICRO AERIAL



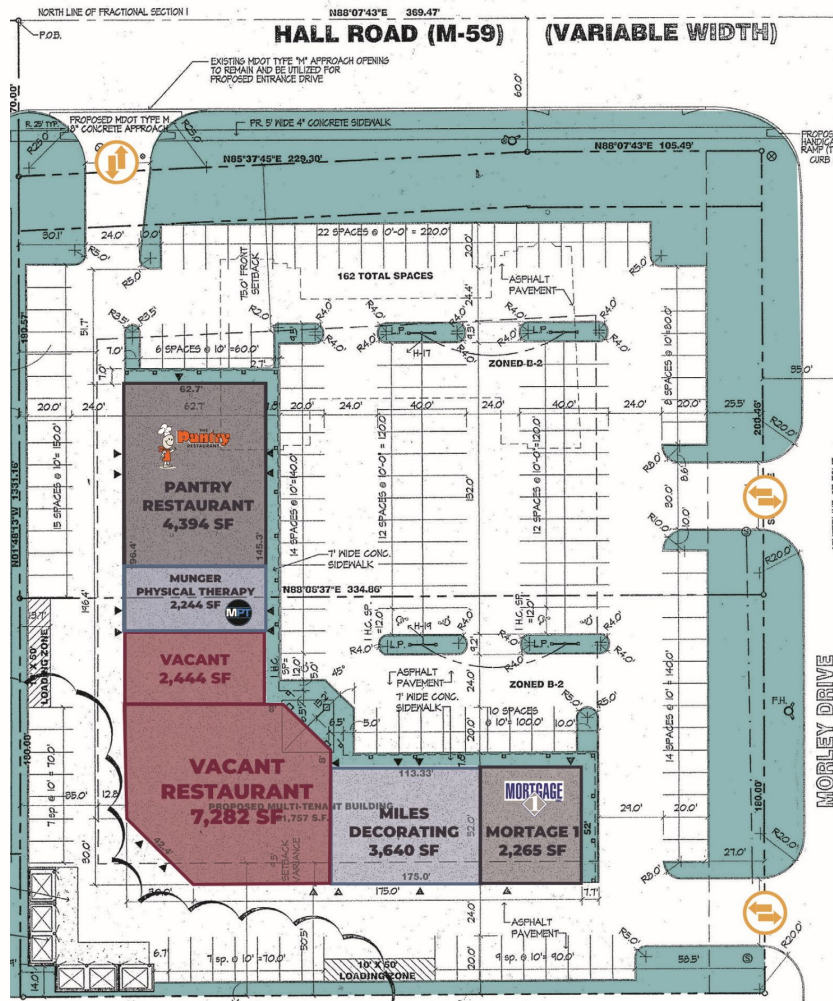
MACRO AERIAL



SITE PLAN

SHOPPING CENTER

44905 Morley Drive, Clinton Twp, MI



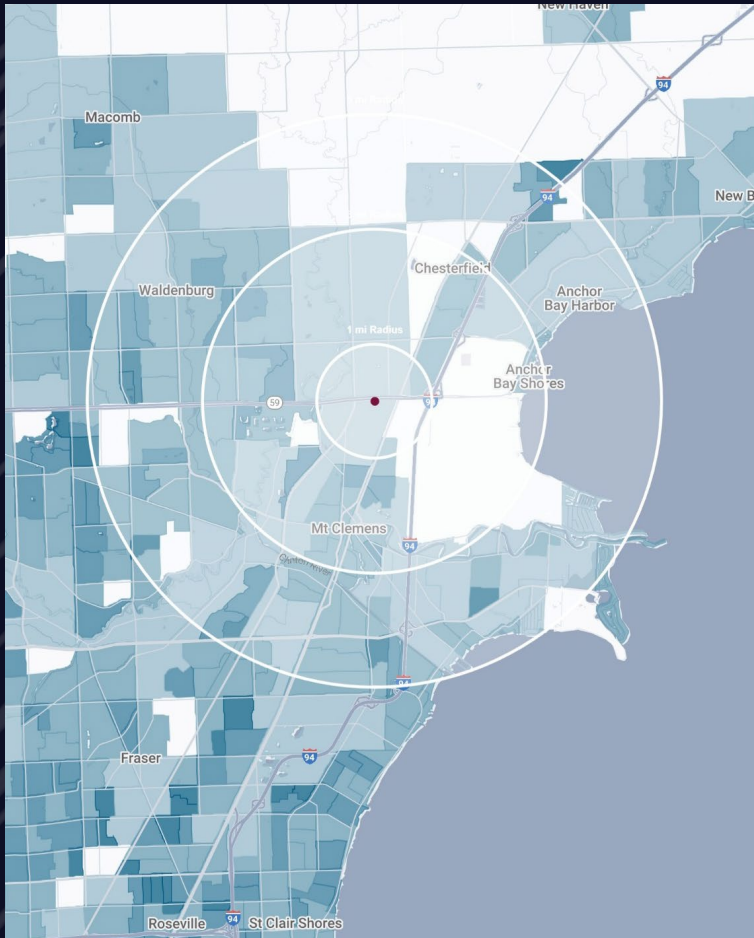
SIZE (SF) TENANT

4,394 SF	PANTRY RESTAURANT
2,244 SF	MUNGER PHYSICAL THERAPY
2,444 SF	VACANT *CAN BE COMBINED
7,282 SF	VACANT RESTAURANT *CAN BE COMBINED
3,640 SF	MILES CAKE & CANDY SUPPLIES
2,265 SF	MORTGAGE 1

SITE PHOTOS



DEMOGRAPHICS



FORMER RESTAURANT

44905 Morley Dr, Clinton Twp, MI

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	4,609	65,953	183,747
2029 Projected Population	4,594	66,465	184,865
2020 Census Population	4,419	64,651	182,740
2010 Census Population	4,476	59,141	172,511
Projected Annual Growth 2024 to 2029	-	0.2%	0.1%
Historical Annual Growth 2010 to 2024	0.2%	0.8%	0.5%

HOUSEHOLDS

2024 Estimated Households	1,803	26,599	76,621
2029 Projected Households	1,809	26,946	77,456
2020 Census Households	1,716	25,625	74,611
2010 Census Households	1,710	22,295	68,061
Projected Annual Growth 2024 to 2029	-	0.3%	0.2%
Historical Annual Growth 2010 to 2024	0.4%	1.4%	0.9%

RACE

2024 Est. White	78.5%	75.0%	77.8%
2024 Est. Black	12.9%	16.1%	13.9%
2024 Est. Asian or Pacific Islander	2.2%	3.0%	3.0%
2024 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2024 Est. Other Races	6.2%	5.7%	5.1%

INCOME

2024 Est. Average Household Income	\$97,450	\$106,771	\$108,072
2024 Est. Median Household Income	\$78,815	\$83,284	\$85,658
2024 Est. Per Capita Income	\$38,147	\$43,118	\$45,114

BUSINESS

2024 Est. Total Businesses	398	2,515	5,521
2024 Est. Total Employees	6,323	30,172	63,779

CONTACT US



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