

# FOR SALE/LEASE

23333 GRATIOT AVENUE  
EASTPOINTE, MI 48021



## OPPORTUNITY ZONE PROPERTY

### PROPERTY FEATURES:

- 1,250 to 2,553 SF retail/office space available
- Good visibility along Gratiot Avenue, a major thoroughfare
- Ample on-site parking
- Heavy traffic area
- Mature/stable submarket
- Newly renovated
- Lease rate: \$9.50 SF/Gross
- List price: \$99,000



FOR MORE INFORMATION PLEASE CONTACT:

**RICK TABBI**

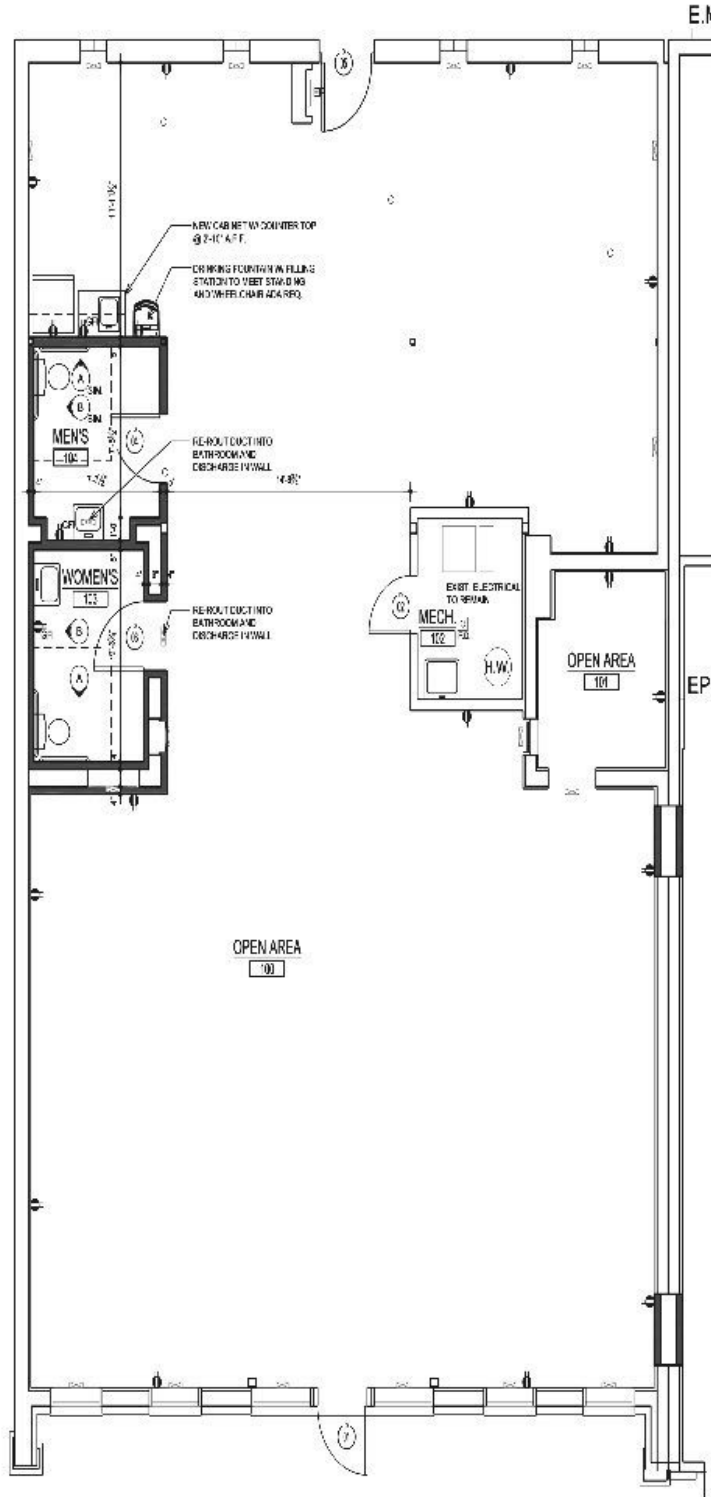
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**eCODE 289**

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23333 GRATIOT AVE

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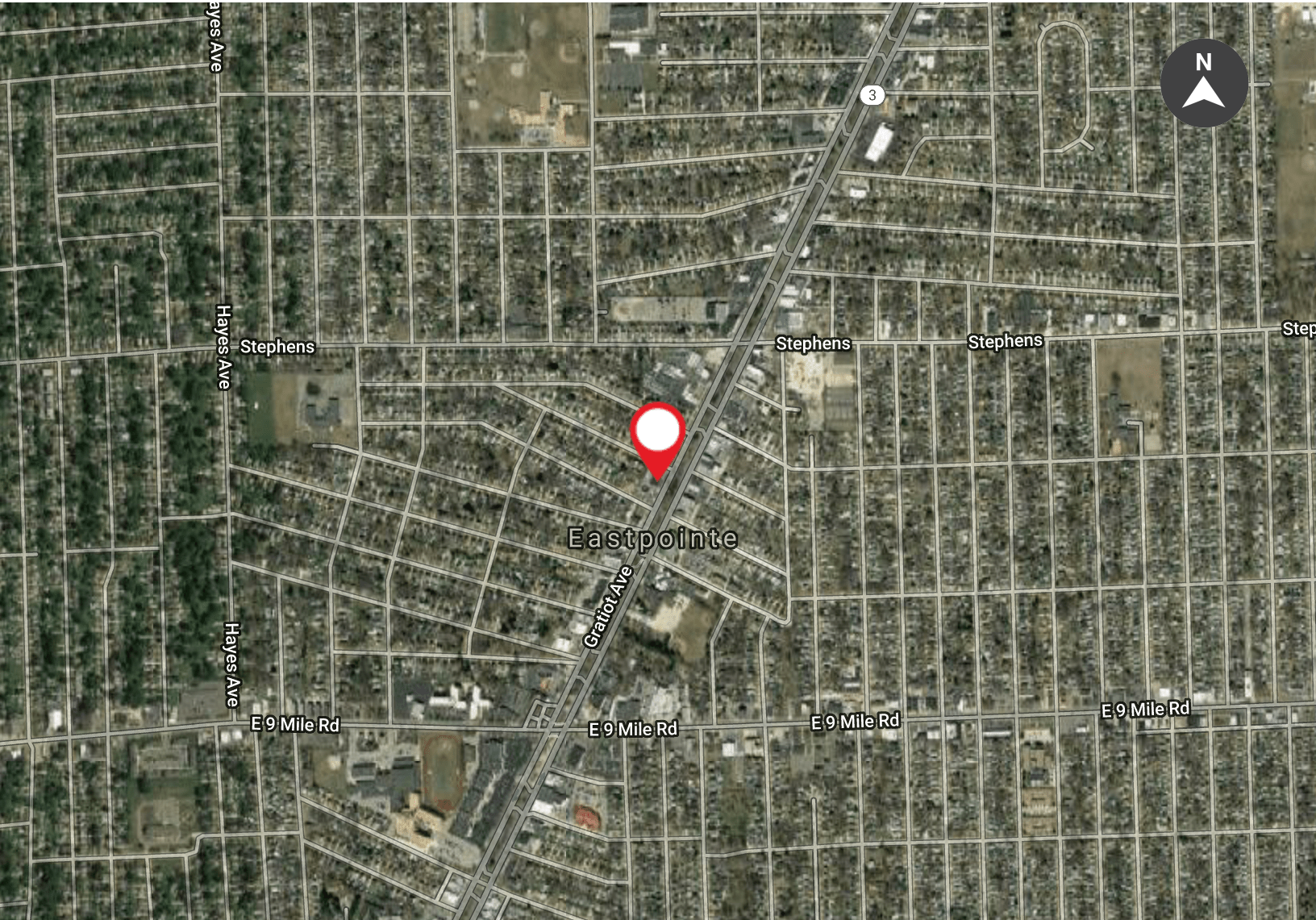
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## TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
Gratiot Ave & 9 Mile Road	44,850
Gratiot Ave & Semrau Ave	27,400
Gratiot Ave & N Park Ave	37,330

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	8,077	29,843	60,431
Total Population	20,526	76,811	157,385
Average HH Income	\$53,026	\$50,750	\$50,668

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