

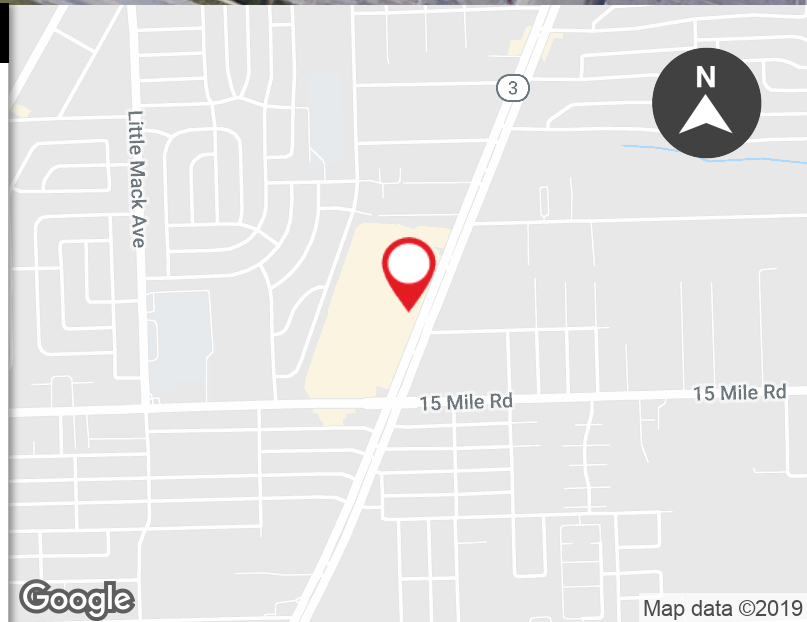
# FOR LEASE

REGIONAL SHOPPING CENTER - OUTLOT 2  
35543 GRATIOT AVENUE  
CLINTON TOWNSHIP, MI 48035



## PROPERTY FEATURES:

- Outlot Redevelopment of an existing 8,500 SF freestanding building
- Drive-thru end-cap available
- Suites ranging from 1,750 - 8,850 SF available
- Outlot to Lowe's, Big Lots, and AMC Theater
- Extremely high traffic counts in excess of 50,000 vehicles per day
- Several access points along Gratiot Avenue and 15 Mile Road
- Lease Rate: \$30/ SF NNN (Est. \$2.50 PSF)



FOR MORE INFORMATION PLEASE CONTACT:

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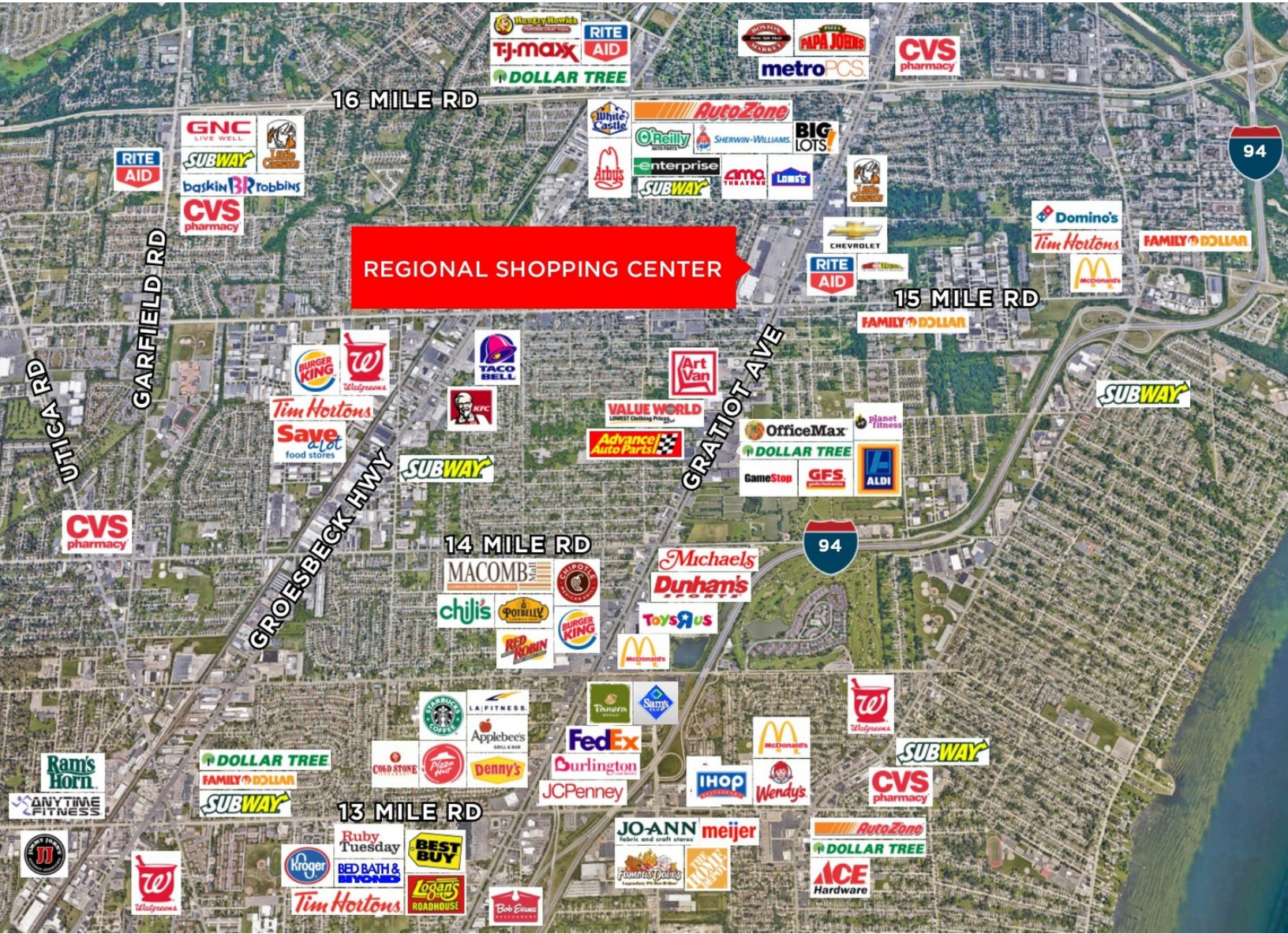
**eCODE 124**

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## TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
S Gratiot Ave & Grandy St NE	41,741
Gratiot Ave & Grandy St	59,142
Gratiot Ave & 15 Mile Rd SW	46,241
15 Mile Rd & Kentucky St E	18,243

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	11,856	101,802	240,364
Total Households	4,672	43,641	102,456
Average HH Income	\$58,491	\$57,492	\$59,575

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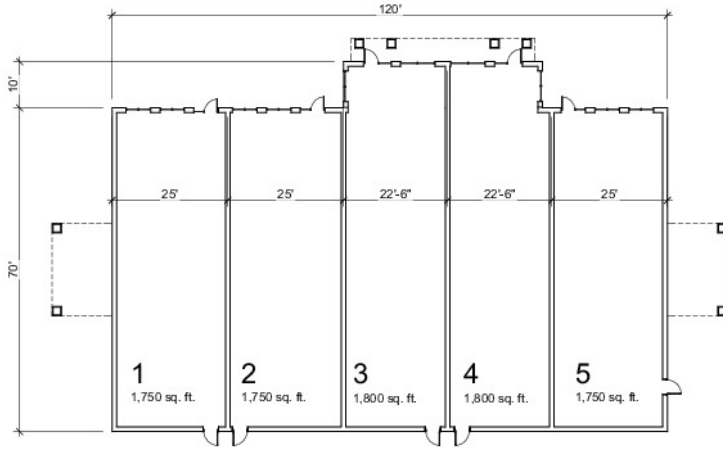
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Mt. Clemens, Michigan  
Kamin Realty Co., 490 South Highland Avenue, Pittsburgh, Pennsylvania, 15205



## AVAILABLE SUITES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
SUITE 1	\$30.00 SF/yr	NNN	1,750 SF	Negotiable
SUITE 2	\$30.00 SF/yr	NNN	1,750 SF	Negotiable
SUITE 3	\$30.00 SF/yr	NNN	1,800 SF	Negotiable
SUITE 4	\$30.00 SF/yr	NNN	1,800 SF	Negotiable
SUITE 5	\$30.00 SF/yr	NNN	1,750 SF	Negotiable

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