

24001 GROESBECK HWY. &
24080 SCHOENHERR RD.
WARREN, MICHIGAN

RETAIL FOR SALE OR LEASE
5,210 Square Feet Available



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TWO BUILDING PACKAGE



24001 GROESBECK HWY.



24080 SCHOENHERR RD.

PROPERTY FEATURES

- 5,210 available square feet
 - 24001 Groesbeck Hwy: 2,880 sq. ft.
 - 24080 Schoenherr Rd: 2,330 sq. ft.
- Zoned R-5, M-2
- 0.62 acres
- 62 parking spaces
- Lease Rate: \$80,000 Ground Lease
- Sale Price: \$875,000 (\$303.82/sq.ft.)

Comments: Great site for redevelopment, national QSR or tenant use. Excellent visibility and high-volume traffic area on Groesbeck Highway and Schoenherr Road's signalized intersection. The two properties must be sold together.



For more information, please contact:

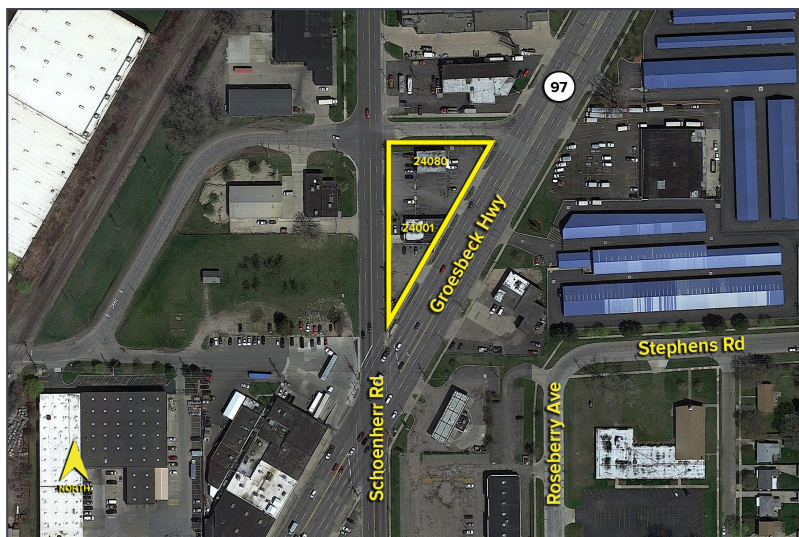
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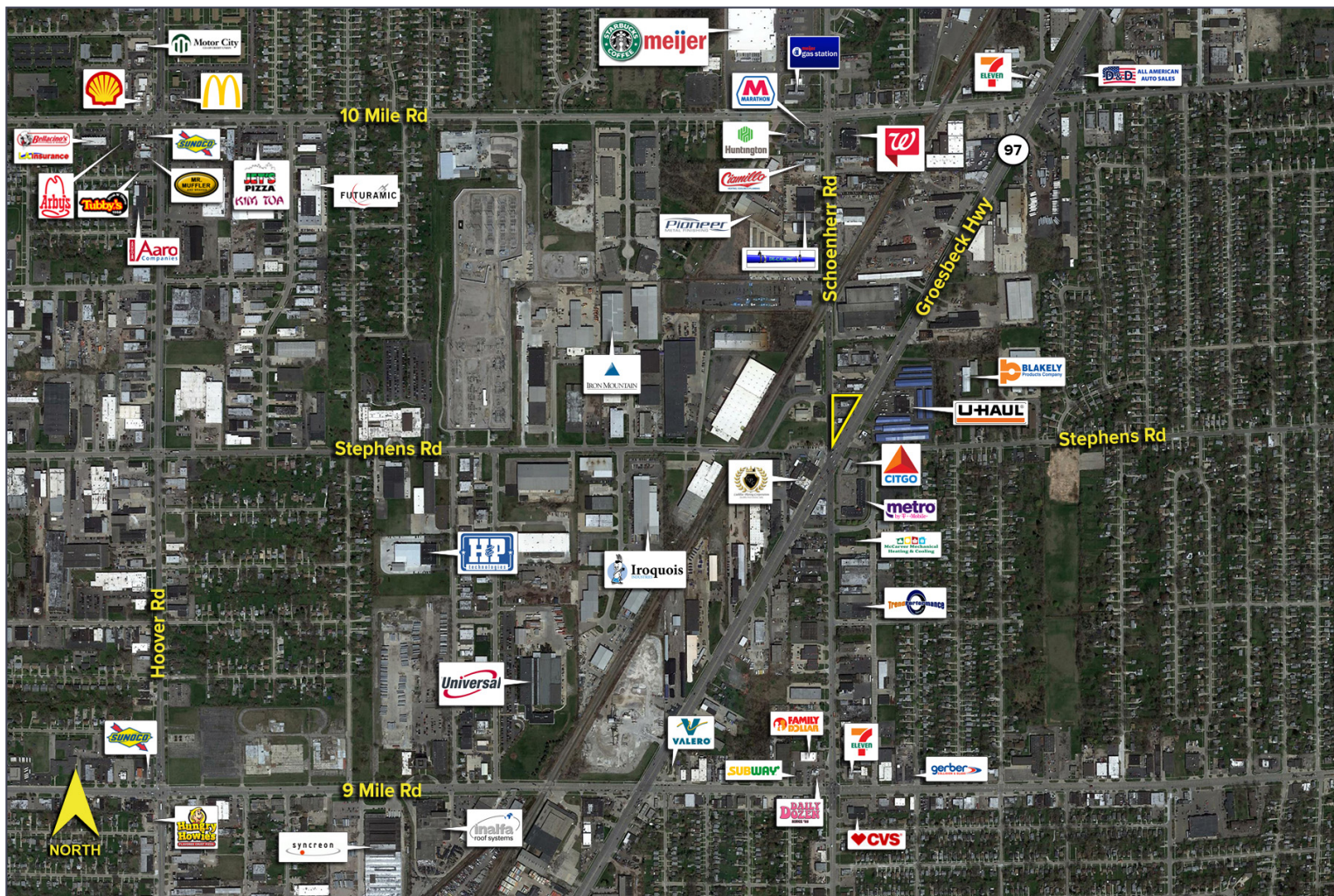


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	10,509	\$43,959
3 MILE	142,620	\$46,357
5 MILE	374,428	\$49,177

TRAFFIC COUNTS (TWO-WAY)

19,597	Groesbeck Hwy NE of Schoenherr Rd 2-Way
20,210	Froesbeck Hwy SW of Scheonherr Rd 2-Way
17,632	Schoenherr Rd N. of Groesbeck Hwy 2-Way
19,138	Schoenherr Rd S. of Groesbeck Hwy 2-Way



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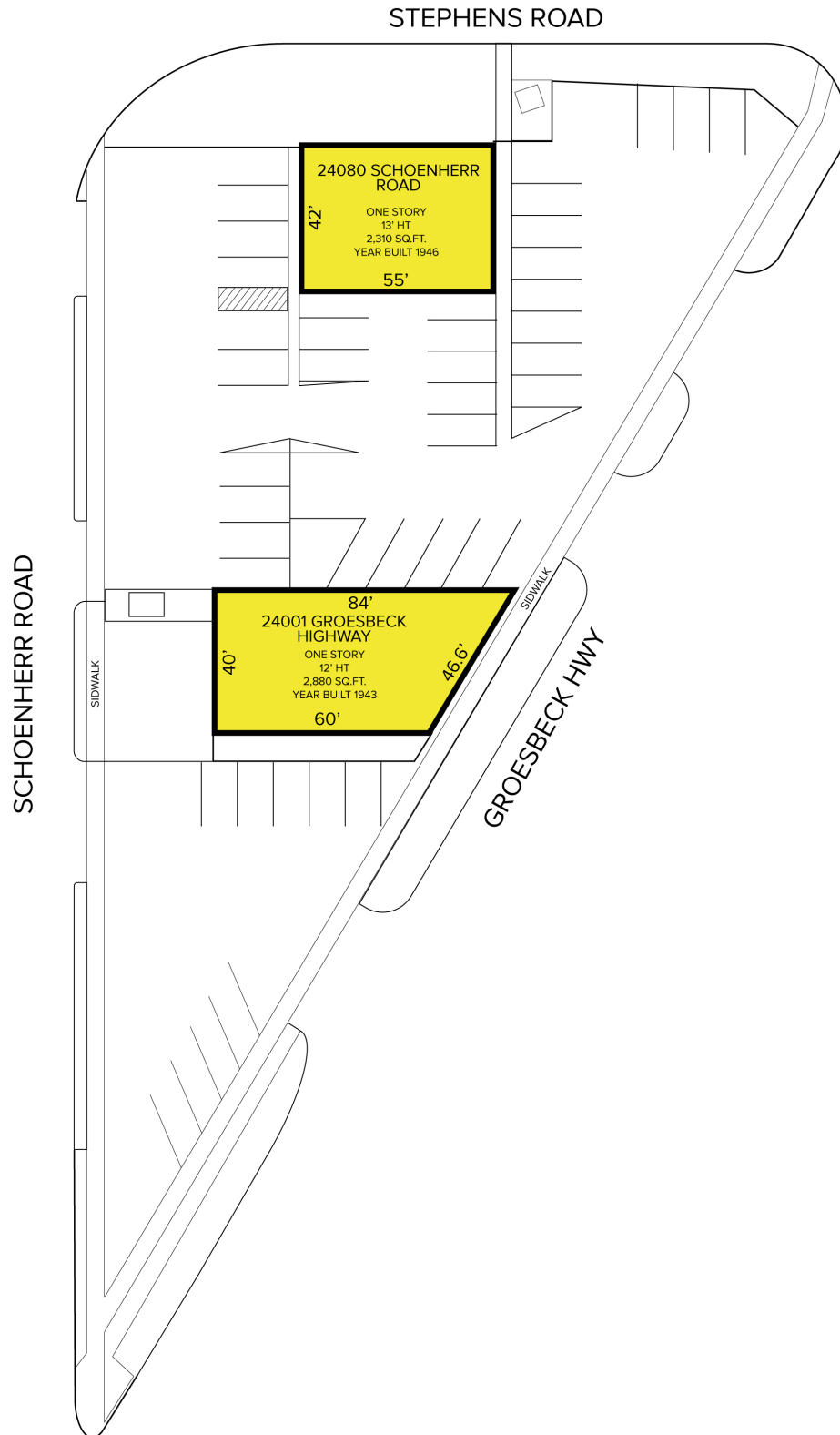
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Site Plan



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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.