

1306 S. CARNEY DRIVE
ST. CLAIR, MICHIGAN

RETAIL FOR SALE OR LEASE
6,000 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FORMER PHYSICAL THERAPY/FITNESS



PROPERTY FEATURES

- 6,000 available square feet
- Zoned C-2, General Business
- Built in 2007
- Former Physical Therapy / Fitness Center
- 2019 Taxes: \$12,803.77
- Lease Rate: \$11.00/sq.ft. NNN
- Sale Price: \$450,000 (\$75.00/sq.ft.)



For more information, please contact:

PAUL SAAD
(248) 359 0652
psaad@signatureassociates.com

PETER VANDERKAAY
(248) 359 3837
pvanderkaay@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

1306 S. Carney Drive – St. Clair, Michigan

Retail For Sale or Lease

6,000
Square Feet
AVAILABLE

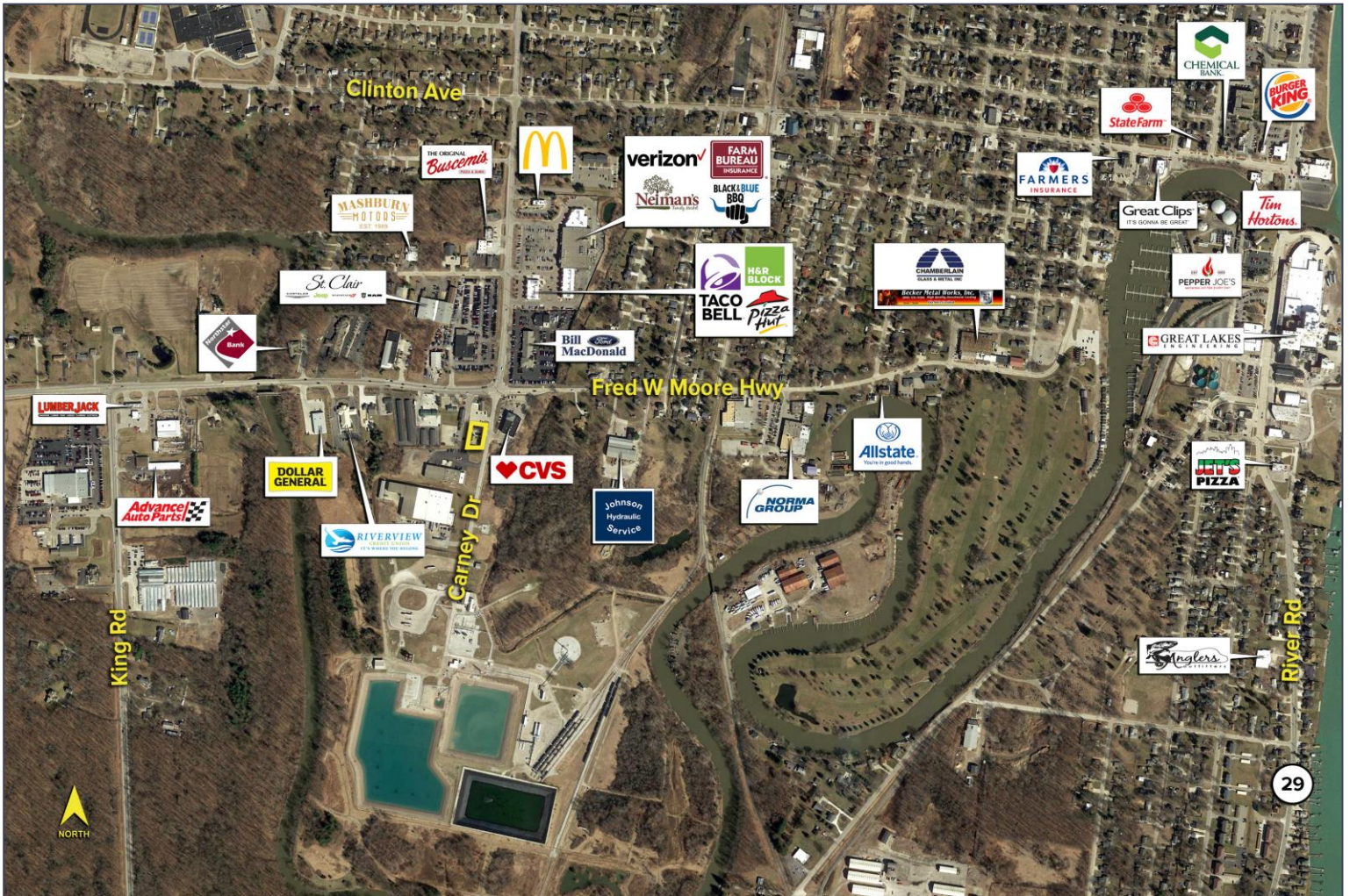


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,431	\$70,281
3 MILE	9,449	\$76,607
5 MILE	15,595	\$78,274

TRAFFIC COUNTS (TWO-WAY)

5,151	Carney Dr. N. of Fred W Moore Hwy. 2-Way
6,610	Fred W Moore Hwy. W. of Carney Dr. 2-Way
4,899	Fred W Moore Hwy. E. of Carney Dr. 2-Way



For more information, please contact:
PAUL SAAD
 (248) 359 0652
 psaad@signatureassociates.com

PETER VANDERKAAY
 (248) 359 3837
 pvanderkaay@signatureassociates.com

SIGNATURE ASSOCIATES
 One Towne Square, Suite 1200
 Southfield, MI 48076
 www.signatureassociates.com

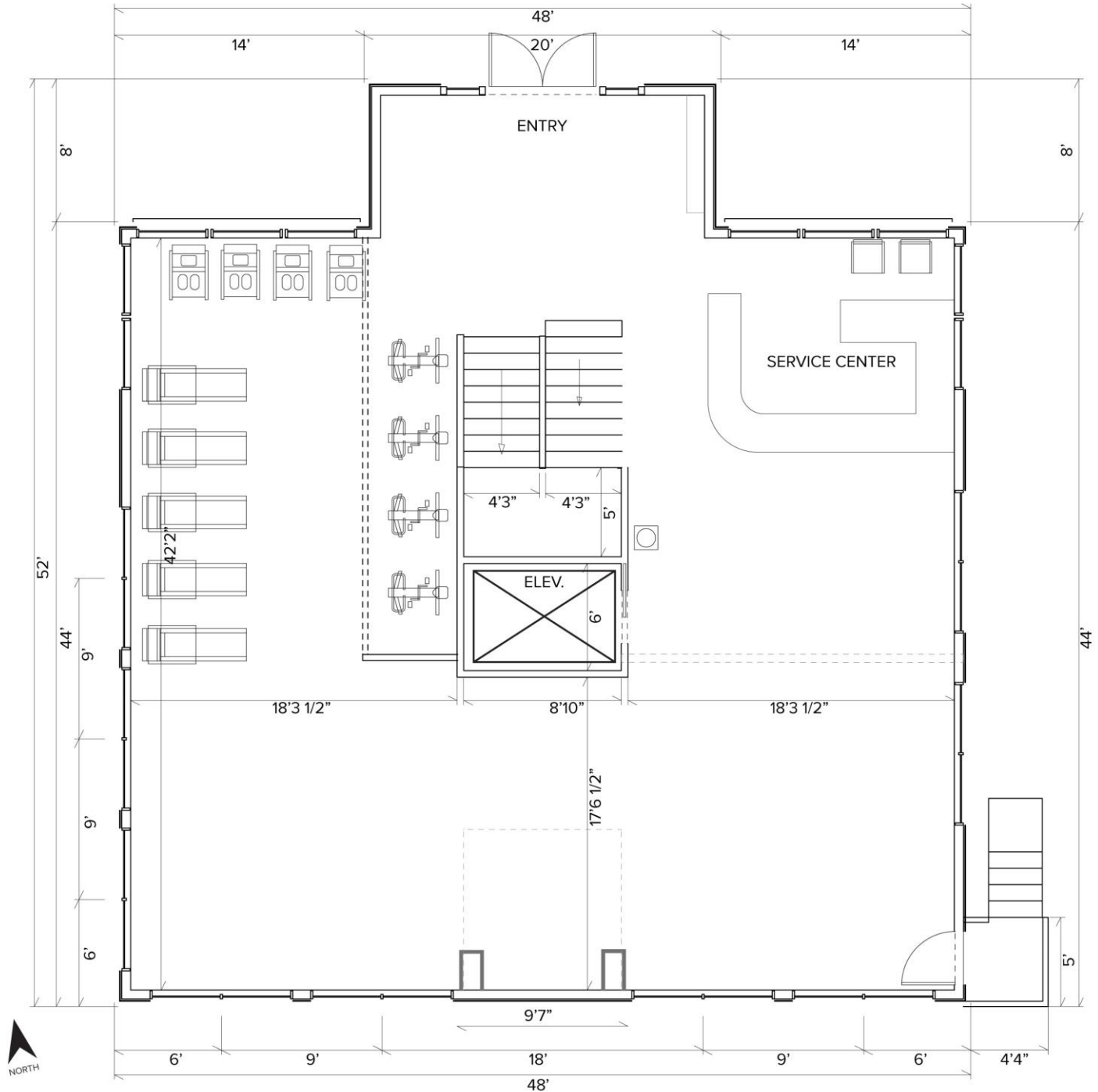
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

1306 S. Carney Drive – St. Clair, Michigan

Retail For Sale or Lease

6,000
Square Feet
AVAILABLE

First Floor



For more information, please contact:

PAUL SAAD
(248) 359 0652
psaad@signatureassociates.com

PETER VANDERKAA
(248) 359 3837
pvanderkaay@signatureassociates.com

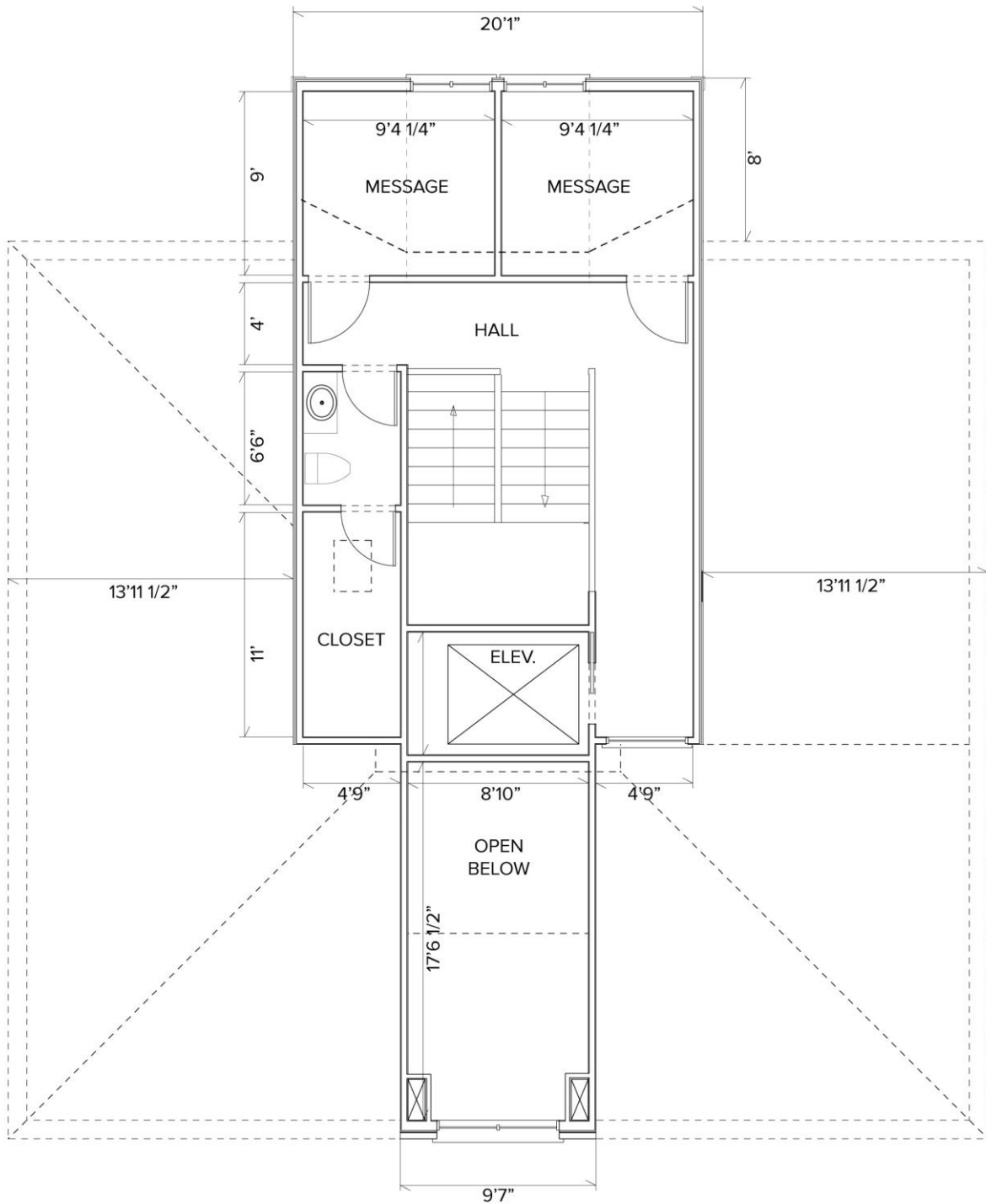
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

1306 S. Carney Drive – St. Clair, Michigan

Retail For Sale or Lease

6,000
Square Feet
AVAILABLE

Second Floor



For more information, please contact:

PAUL SAAD
(248) 359 0652
psaad@signatureassociates.com

PETER VANDERKAAY
(248) 359 3837
pvanderkaay@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

