



Retail For Sale or Lease

Property Name:

Location: 24001 Groesbeck Highway
City, State: Warren, MI
Cross Streets: Schoenherr Rd.
County: Macomb
Zoning: R-5, M-2
Year Built: 1943 (Retrofit: 1995)

Total Building Sq. Ft.:	5,210	Property Type:	Convenience Store
Available Sq. Ft.:	5,210	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	5,210	Total Acreage:	0.62
Max Cont. Sq. Ft.:	5,210	Land Dimensions:	N/A
Ceiling Height:	12' - 13'	Parking:	62
Overhead Door(s) / Height:	0	Curb Cuts:	5
Exterior Construction:	Brick	Power:	N/A
Structural System:	N/A	Restrooms:	N/A
Heating:	Package H & C	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Pylon & Façade
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2018	Count: 19,597	Groesbeck Hwy NE. of Schoenherr Rd. 2-Way
1 Mile: 10,509	1 Mile: \$43,959	Yr: 2018	Count: 20,210		Groesbeck Hwy SW. of Schoenherr Rd. 2-Way
3 Miles: 142,620	3 Miles: \$46,357	Yr: 2018	Count: 17,632		Schoenherr Rd. N. of Groesbeck Hwy 2-Way
5 Miles: 374,428	5 Miles: \$49,177	Yr: 2018	Count: 19,138		Schoenherr Rd. S. of Groesbeck Hwy 2-Way
Current Tenant(s): N/A	Major Tenants: N/A				

Lease Rate:	\$80,000.00	Improvement Allowance:	N/A
Lease Type:	Ground Lease	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$13,298.70 (2019)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Parcel #:	1213-25-152-002
Sale Price:	\$875,000 (\$303.82/sqft)	Assessor #:	N/A
Sale Terms:	N/A	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: Great site for redevelopment, national QSR or tenant use. Excellent visibility and high-volume traffic area on Groesbeck Highway and Schoenherr Road signalized intersection. Two properties must be sold together:
 - 24001 Groesbeck Highway: 2,880 sq. ft.
 - 24080 Schoenherr Road: 2,330 sq. ft.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com

