

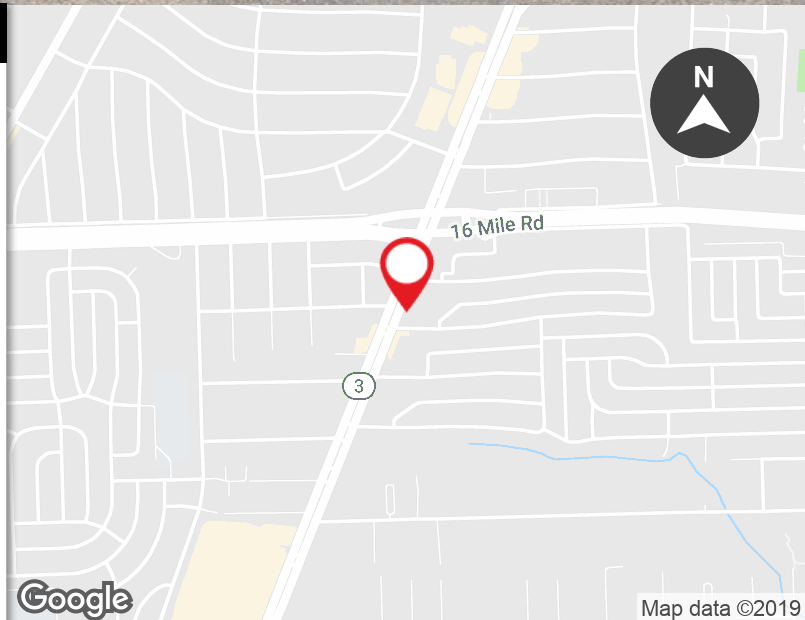
FOR LEASE

GRATIOT METRO
36660 S GRATIOT AVENUE
CLINTON TOWNSHIP, MI 48035



PROPERTY FEATURES:

- Up to ±19,000 SF contiguous available for lease
- Can be demised to min. ±3,000 SF
- Excellent frontage and visibility on Gratiot Avenue both north and south
- Ideal location for thrift/dollar store, as well as alternative uses including medical/urgent care facility
- Traffic volumes of nearly 60,000 vehicles per day
- Located in a dense residential and commercial area with very strong demographics
- Pylon signage available on Gratiot Avenue
- Lease Rate: \$10 PSF Gross



FOR MORE INFORMATION PLEASE CONTACT:

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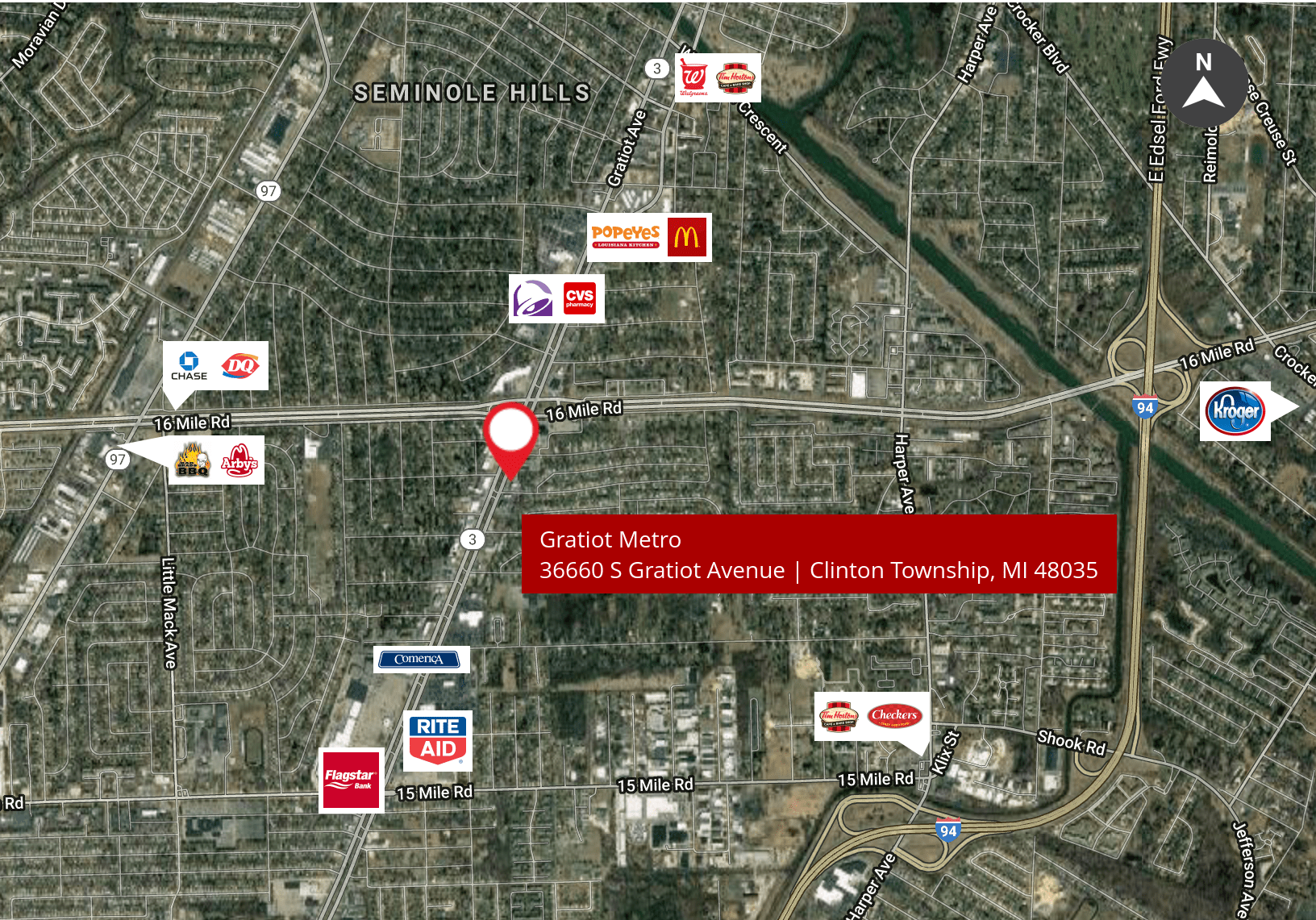
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eCODE 407

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TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
Gratiot South	59,700
Gratiot North	41,000
16 Mile West	35,205
16 Mile East	33,695

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,407	43,775	94,406
Total Population	10,979	102,033	222,067
Average HH Income	\$61,439	\$56,324	\$60,190

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