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Retail For Lease

Property Name:	Gratiot Crossing
Location:	32901-32931 Gratiot Avenue
City, State:	Roseville, MI
Cross Streets:	14 Mile Road
County:	Macomb
Zoning:	B-3
Year Built:	2007

Total Building Sq. Ft.:	18,131	**Property Type:**	Strip Center
Available Sq. Ft.:	4,994	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	2,255	**Total Acreage:**	1.63
Max Cont. Sq. Ft.:	4,994	**Land Dimensions:**	N/A

Ceiling Height:	18'	**Parking:**	63
Overhead Door(s) / Height:	0	**Curb Cuts:**	3
Exterior Construction:	Brick	**Power:**	N/A
Structural System:	N/A	**Restrooms:**	Yes
Heating:	Yes	**Sprinklers:**	No
Air-Conditioning:	Yes	**Signage:**	Pylon & Building
Basement:	No	**Roof:**	N/A
Number of Stories:	1	**Floors:**	N/A
Condition:	N/A	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**				
1 Mile:	11,548	**1 Mile:**	$64,105	**Yr:**	2025	**Count:**	41,793	Gratiot Ave. N. of 14 Mile Rd. 2-Way
3 Miles:	111,557	**3 Miles:**	$69,183	**Yr:**	2025	**Count:**	42,654	Gratiot Ave. S. of 14 Mile Rd. 2-Way
5 Miles:	260,499	**5 Miles:**	$73,110	**Yr:**	2025	**Count:**	11,331	14 Mile Rd. E. of Gratiot Ave. 2-Way
				Yr:	2025	**Count:**	17,467	14 Mile Rd. W. of Gratiot Ave. 2-Way

Current Tenant(s): Pizza Hut **Major Tenants:** N/A

Lease Rate:	$30.00	**Improvement Allowance:**	N/A
Lease Type:	NNN	**Options:**	N/A
Monthly Rate:	N/A	**Taxes:**	$45,399.02 (2025)
Lease Term:	5 Year(s)	**TD:**	N/A
Security Deposit:	N/A	**Assessor #:**	N/A
Parcel #:	14-04-226-057	**Date Available:**	Immediately

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

Tenant Responsibilities: N/A

Comments: Excellent retail and restaurant opportunities are available with a drive-thru. Gratiot Crossing is located on the SWC of 14 Mile Road and Gratiot Avenue. Surrounded by National retailers and close proximity to Macomb Mall along very busy corridor.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):

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

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.