

FOR LEASE

NEW CONSTRUCTION!
Retail – Roseville

Insite
COMMERCIAL
Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



28732 Gratiot Ave.
Roseville, MI 48066

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PROPERTY OVERVIEW

Walmart shadow-anchored center on Gratiot Avenue, just south of Twelve Mile in Roseville, MI. This 1,544 SF suite is in a newly constructed center next to a high volume Dunkin'. The surrounding area features a strong mix of national and regional tenants, with easy access to I-94 and I-696.

OFFERING SUMMARY

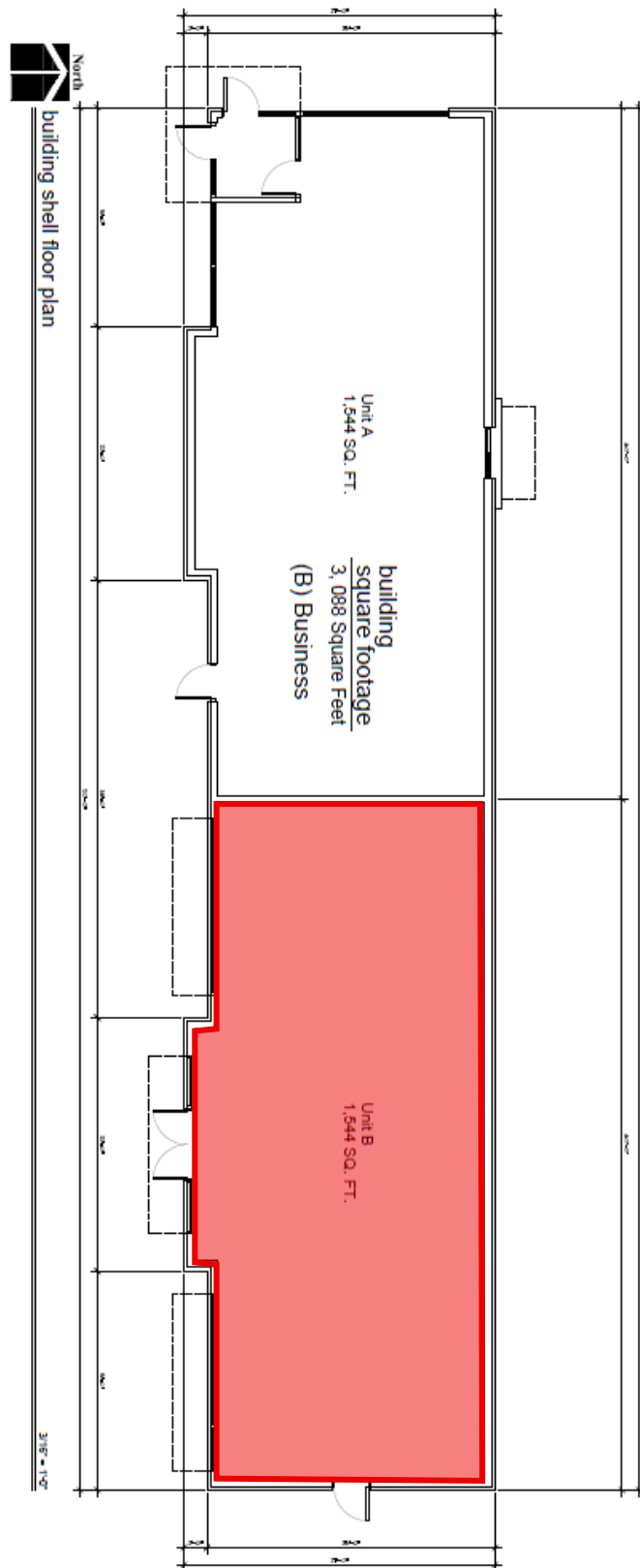
Lease Rate:	\$25 PSF + NNN
Available Space:	1,544 SF
Total Building Size:	3,088 SF
NNN	\$6 PSF
Co-Tenant:	Dunkin'
Zoning:	B-3

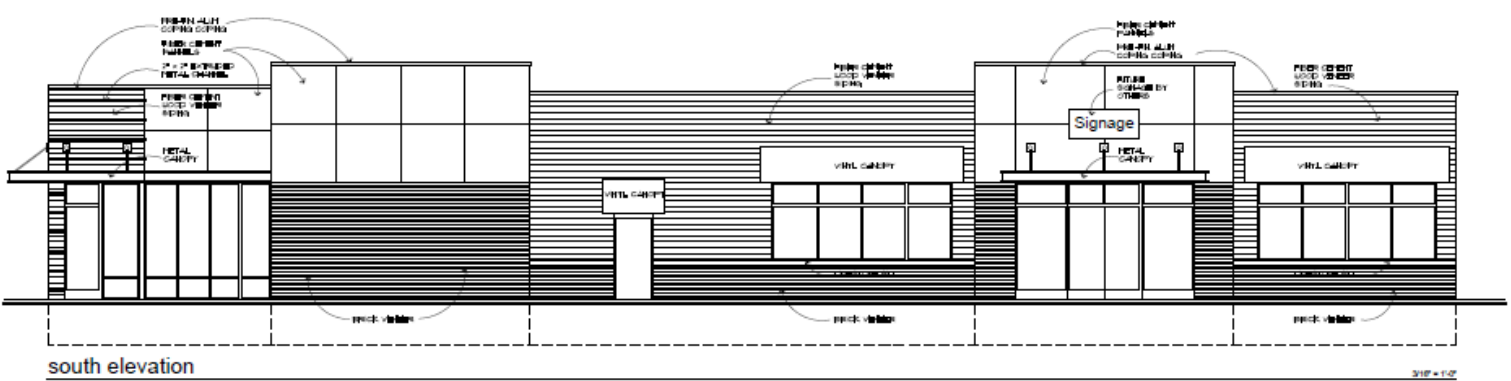
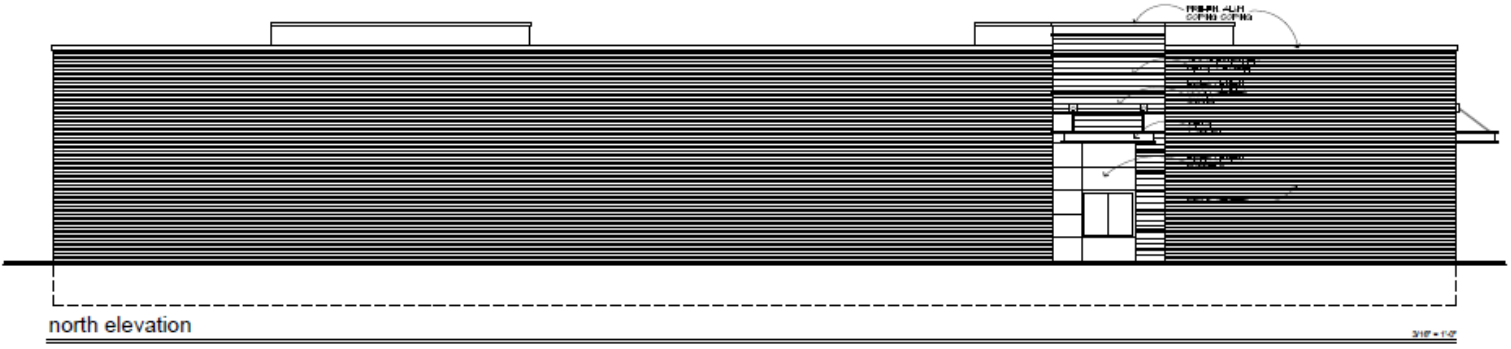
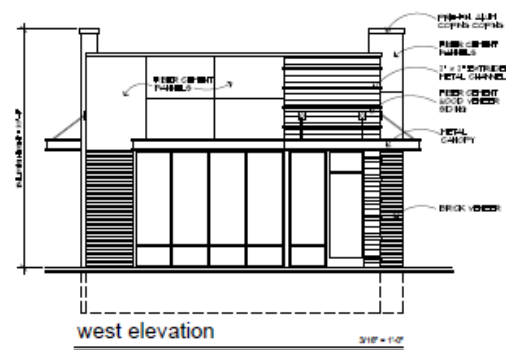
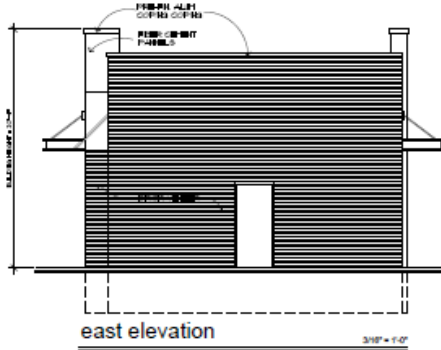
DEMOGRAPHICS (5-Mile Radius)

- **Population:** 306,225 people
- **Households:** 129,933 homes
- **Avg. HH Income:** \$90,404 USD
- **Traffic Counts:** 25,901 VPD

PROPERTY INFORMATION

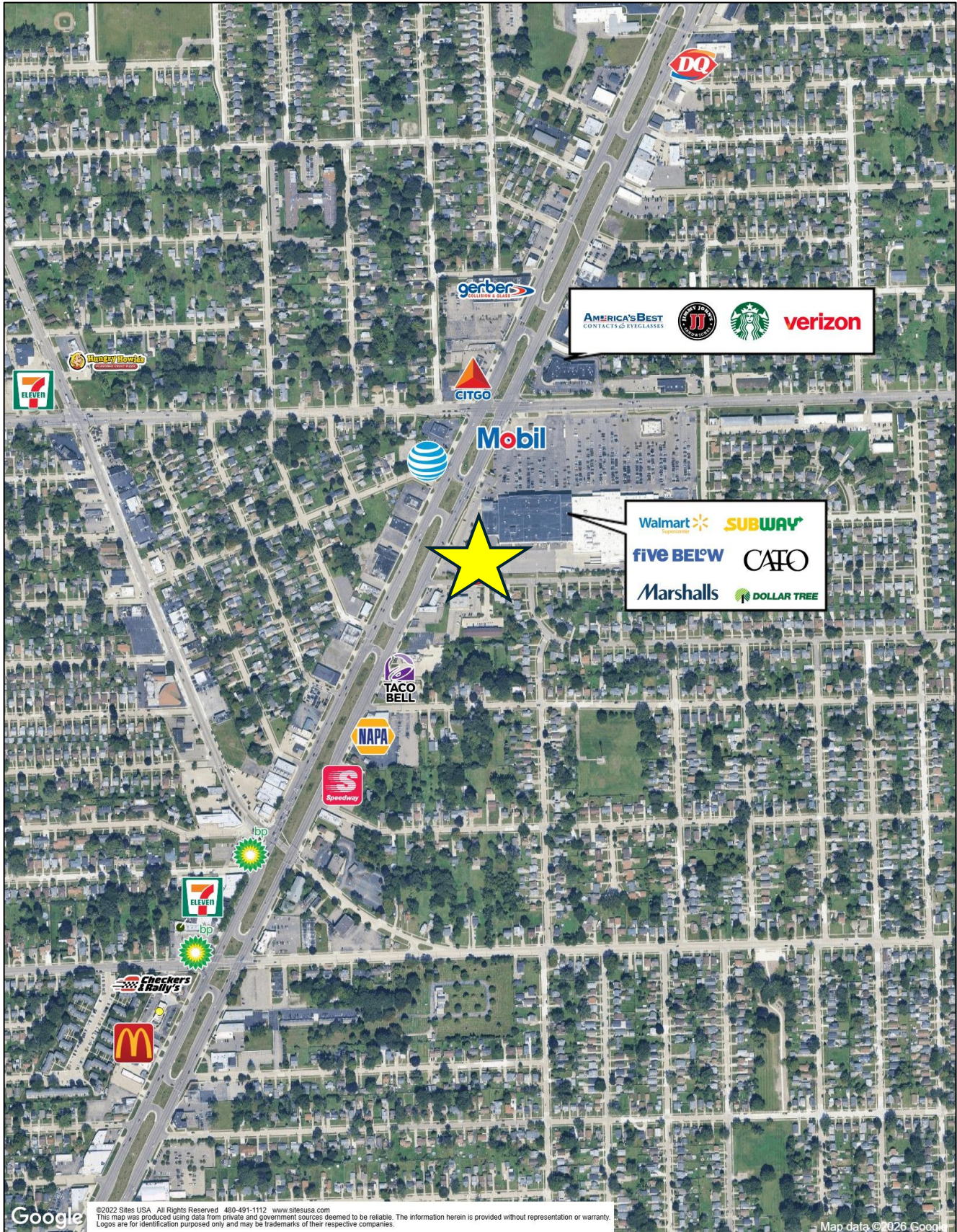
Floor Plan



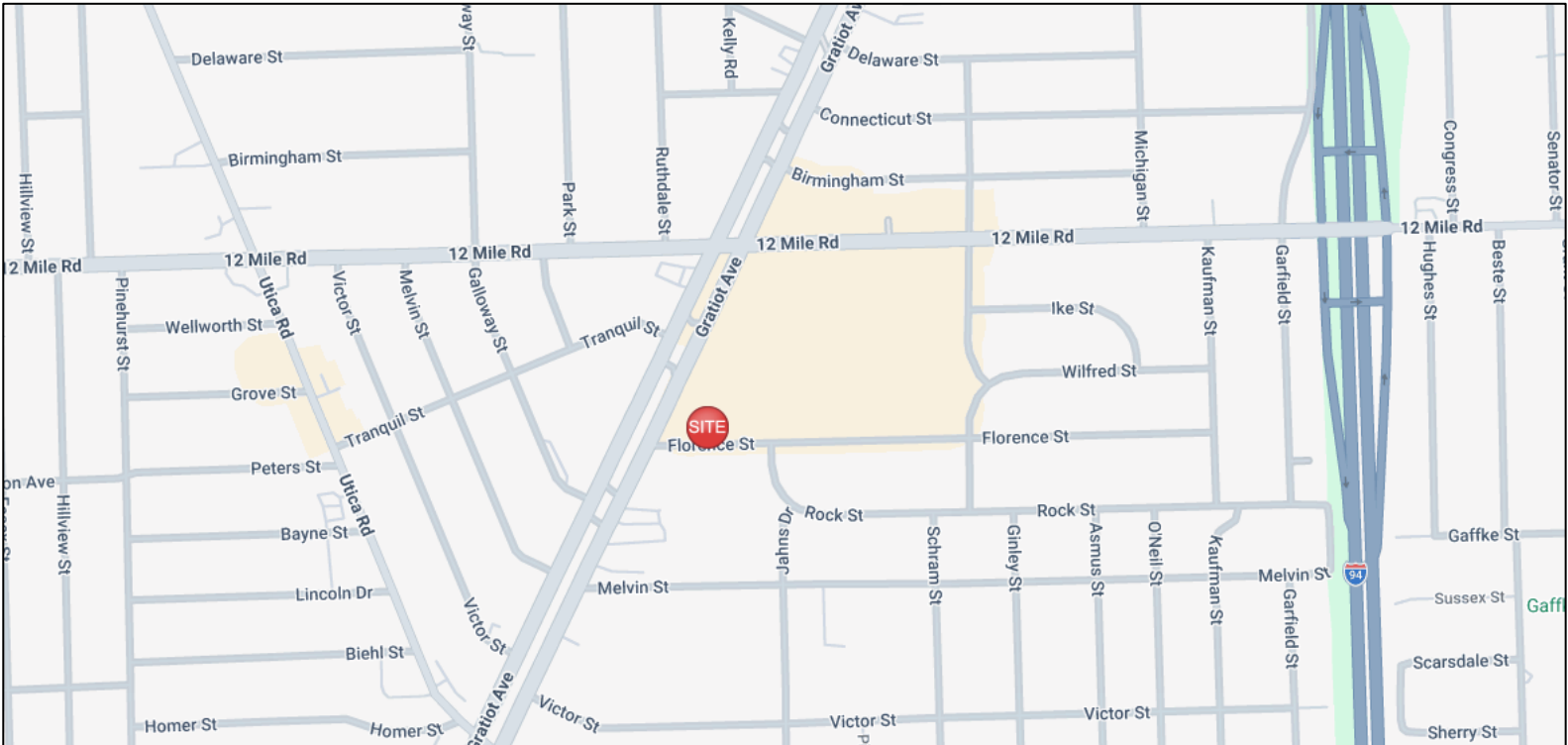


LOCATION INFORMATION

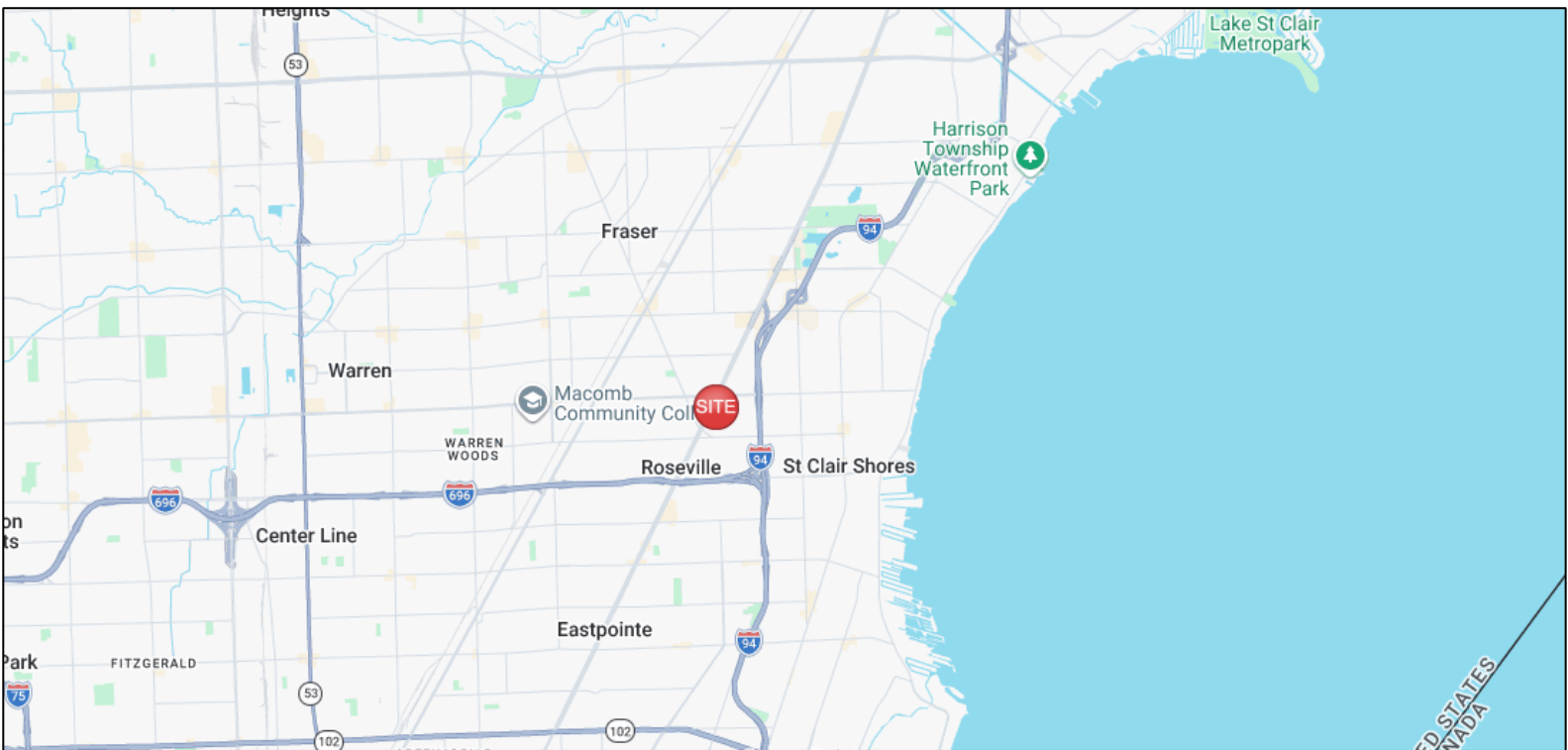
Retailer Map



LOCAL



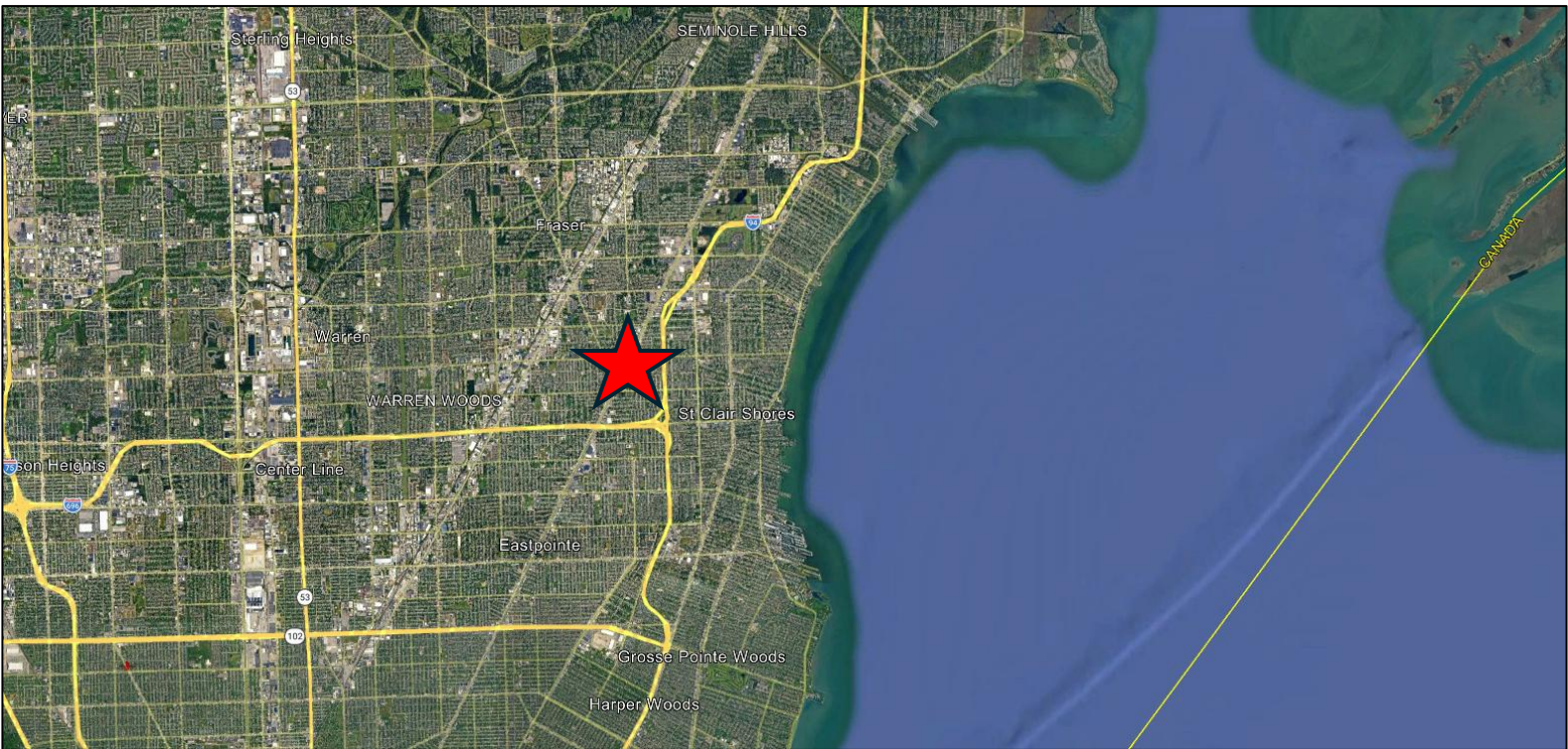
REGIONAL



LOCAL



REGIONAL



28732 Gratiot Ave Roseville, MI 48066	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	16,798	130,315	306,225
2030 Projected Population	16,498	128,755	302,584
2020 Census Population	16,908	131,690	307,404
2010 Census Population	17,014	129,863	304,082
Projected Annual Growth 2025 to 2030	-0.4%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	-	-	-
Households			
2025 Estimated Households	7,234	56,408	129,933
2030 Projected Households	7,241	56,842	130,878
2020 Census Households	7,167	55,934	128,733
2010 Census Households	7,051	54,243	125,595
Projected Annual Growth 2025 to 2030	-	0.2%	0.1%
Historical Annual Growth 2010 to 2025	0.2%	0.3%	0.2%
Age			
2025 Est. Population Under 10 Years	10.9%	10.8%	11.0%
2025 Est. Population 10 to 19 Years	11.3%	11.0%	11.3%
2025 Est. Population 20 to 29 Years	14.0%	12.9%	13.0%
2025 Est. Population 30 to 44 Years	21.6%	20.9%	20.5%
2025 Est. Population 45 to 59 Years	19.2%	18.8%	18.7%
2025 Est. Population 60 to 74 Years	17.1%	18.1%	17.8%
2025 Est. Population 75 Years or Over	5.8%	7.6%	7.7%
2025 Est. Median Age	38.1	40.0	39.9
Marital Status & Gender			
2025 Est. Male Population	50.0%	49.0%	48.7%
2025 Est. Female Population	50.0%	51.0%	51.3%
2025 Est. Never Married	40.7%	37.5%	38.4%
2025 Est. Now Married	38.9%	41.7%	41.3%
2025 Est. Separated or Divorced	14.1%	14.3%	13.7%
2025 Est. Widowed	6.4%	6.5%	6.6%
Income			
2025 Est. HH Income \$200,000 or More	2.8%	4.7%	5.8%
2025 Est. HH Income \$150,000 to \$199,999	4.8%	6.9%	7.8%
2025 Est. HH Income \$100,000 to \$149,999	19.2%	18.7%	17.7%
2025 Est. HH Income \$75,000 to \$99,999	15.2%	15.0%	14.2%
2025 Est. HH Income \$50,000 to \$74,999	19.8%	19.7%	18.8%
2025 Est. HH Income \$35,000 to \$49,999	15.7%	13.4%	12.8%
2025 Est. HH Income \$25,000 to \$34,999	7.7%	8.0%	8.1%
2025 Est. HH Income \$15,000 to \$24,999	8.2%	6.7%	6.4%
2025 Est. HH Income Under \$15,000	6.5%	7.0%	8.5%
2025 Est. Average Household Income	\$78,876	\$87,763	\$90,404
2025 Est. Median Household Income	\$63,259	\$70,746	\$71,561
2025 Est. Per Capita Income	\$33,983	\$38,070	\$38,446
2025 Est. Total Businesses	384	4,314	9,775
2025 Est. Total Employees	3,059	40,202	94,807

28732 Gratiot Ave Roseville, MI 48066	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	74.9%	73.4%	67.6%
2025 Est. Black	16.4%	18.4%	23.5%
2025 Est. Asian or Pacific Islander	2.8%	3.0%	4.0%
2025 Est. American Indian or Alaska Native	0.3%	0.2%	0.2%
2025 Est. Other Races	5.6%	5.0%	4.7%
Hispanic			
2025 Est. Hispanic Population	517	3,953	8,792
2025 Est. Hispanic Population	3.1%	3.0%	2.9%
2030 Proj. Hispanic Population	3.5%	3.5%	3.3%
2020 Hispanic Population	2.6%	2.6%	2.6%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	12,085	94,738	220,480
2025 Est. Elementary (Grade Level 0 to 8)	4.7%	2.5%	2.9%
2025 Est. Some High School (Grade Level 9 to 11)	7.3%	6.1%	6.2%
2025 Est. High School Graduate	34.7%	32.9%	31.4%
2025 Est. Some College	26.3%	27.1%	25.9%
2025 Est. Associate Degree Only	9.8%	11.4%	10.9%
2025 Est. Bachelor Degree Only	12.8%	13.9%	15.4%
2025 Est. Graduate Degree	4.3%	6.1%	7.4%
Housing			
2025 Est. Total Housing Units	7,578	58,989	136,662
2025 Est. Owner-Occupied	64.7%	67.7%	66.2%
2025 Est. Renter-Occupied	30.8%	28.0%	28.8%
2025 Est. Vacant Housing	4.5%	4.4%	4.9%
Homes Built by Year			
2025 Homes Built 2010 or later	2.2%	2.4%	2.5%
2025 Homes Built 2000 to 2009	3.2%	3.2%	3.7%
2025 Homes Built 1990 to 1999	3.2%	3.9%	4.7%
2025 Homes Built 1980 to 1989	7.4%	6.4%	6.8%
2025 Homes Built 1970 to 1979	10.5%	12.1%	13.2%
2025 Homes Built 1960 to 1969	16.8%	21.9%	23.1%
2025 Homes Built 1950 to 1959	31.0%	33.7%	28.4%
2025 Homes Built Before 1949	21.2%	12.1%	12.6%
Home Values			
2025 Home Value \$1,000,000 or More	0.3%	0.3%	0.5%
2025 Home Value \$500,000 to \$999,999	2.2%	3.1%	3.1%
2025 Home Value \$400,000 to \$499,999	3.1%	3.2%	4.0%
2025 Home Value \$300,000 to \$399,999	7.4%	7.4%	9.2%
2025 Home Value \$200,000 to \$299,999	19.1%	27.4%	29.4%
2025 Home Value \$150,000 to \$199,999	29.7%	29.9%	25.9%
2025 Home Value \$100,000 to \$149,999	23.5%	15.3%	13.3%
2025 Home Value \$50,000 to \$99,999	9.5%	7.4%	8.1%
2025 Home Value \$25,000 to \$49,999	2.0%	1.7%	2.1%
2025 Home Value Under \$25,000	3.0%	4.4%	4.5%
2025 Median Home Value	\$168,992	\$186,125	\$194,823
2025 Median Rent	\$1,045	\$1,050	\$1,041

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	13,808	107,493	251,541
2025 Est. Civilian Employed	64.4%	62.0%	60.7%
2025 Est. Civilian Unemployed	2.9%	4.1%	4.6%
2025 Est. in Armed Forces	0.1%	0.1%	-
2025 Est. not in Labor Force	32.5%	33.7%	34.6%
2025 Labor Force Males	49.6%	48.6%	48.1%
2025 Labor Force Females	50.4%	51.4%	51.9%
Occupation			
2025 Occupation: Population Age 16 Years or Over	8,897	66,676	152,741
2025 Mgmt, Business, & Financial Operations	13.7%	15.3%	15.2%
2025 Professional, Related	16.1%	19.6%	20.0%
2025 Service	19.5%	16.9%	16.6%
2025 Sales, Office	21.6%	21.9%	22.0%
2025 Farming, Fishing, Forestry	-	-	-
2025 Construction, Extraction, Maintenance	10.2%	8.9%	8.0%
2025 Production, Transport, Material Moving	18.8%	17.4%	18.1%
2025 White Collar Workers	51.4%	56.7%	57.2%
2025 Blue Collar Workers	48.6%	43.3%	42.8%
Transportation to Work			
2025 Drive to Work Alone	80.6%	78.2%	77.3%
2025 Drive to Work in Carpool	8.9%	8.2%	8.3%
2025 Travel to Work by Public Transportation	0.7%	0.7%	0.8%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.2%	1.2%	1.3%
2025 Other Means	0.9%	1.0%	1.0%
2025 Work at Home	7.7%	10.7%	11.3%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	22.4%	22.4%	21.4%
2025 Travel to Work in 15 to 29 Minutes	38.0%	41.1%	40.9%
2025 Travel to Work in 30 to 59 Minutes	34.2%	30.8%	31.8%
2025 Travel to Work in 60 Minutes or More	5.4%	5.7%	5.9%
2025 Average Travel Time to Work	24.1	23.6	23.9
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$608.62 M	\$5.01 B	\$11.77 B
2025 Est. Apparel	\$11.6 M	\$94.62 M	\$221.52 M
2025 Est. Contributions, Tax and Retirement	\$142.65 M	\$1.24 B	\$2.96 B
2025 Est. Education	\$13.67 M	\$113.38 M	\$266 M
2025 Est. Entertainment	\$36.04 M	\$293.65 M	\$687.56 M
2025 Est. Food, Beverages, Tobacco	\$79.59 M	\$636.78 M	\$1.49 B
2025 Est. Health Care	\$46.94 M	\$372.56 M	\$858.43 M
2025 Est. Household Furnishings and Equipment	\$16.5 M	\$135.19 M	\$316.61 M
2025 Est. Household Operations, Shelter, Utilities	\$145.4 M	\$1.16 B	\$2.72 B
2025 Est. Miscellaneous Expenses	\$10.71 M	\$87.62 M	\$204.89 M
2025 Est. Personal Care	\$8.57 M	\$68.34 M	\$159.48 M
2025 Est. Transportation	\$96.94 M	\$807.47 M	\$1.88 B

LOCATION INFORMATION

Traffic Counts

