



Retail For Sale or Lease

Property Name:
Location: 46777 Gratiot Avenue
City, State: Chesterfield Twp., MI
Cross Streets: 21 Mile Road
County: Macomb
Zoning: C-3, General
Year Built: 1980 (Retrofit: 2009)

Total Building Sq. Ft.:	5,232	Property Type:	Restaurant
Available Sq. Ft.:	5,232	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	5,232	Total Acreage:	1.54
Max Cont. Sq. Ft.:	5,232	Land Dimensions:	N/A
Ceiling Height:	12'	Parking:	70, Free Surface
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	Brick	Power:	N/A
Structural System:	Brick	Restrooms:	Yes
Heating:	HVAC	Sprinklers:	No
Air-Conditioning:	HVAC	Signage:	Monument & Building
Basement:	No	Roof:	Shingle
Number of Stories:	1	Floors:	Tile
Condition:	Very Good	Delivery Area:	Rear Access

Population:	Median HH Income:	Traffic:	Yr: 2024	Count: 38,388	Gratiot Ave. N. of 21 Mile Rd. 2-Way
1 Mile: 6,219	1 Mile: \$101,485		Yr: 2024	Count: 32,814	Gratiot Ave. S. of 21 Mile Rd. 2-Way
3 Miles: 53,437	3 Miles: \$85,410		Yr: 2024	Count: 27,649	21 Mile Rd. E. of Gratiot Ave. 2-Way
5 Miles: 154,356	5 Miles: \$91,930		Yr: 2024	Count: 27,178	21 Mile Rd. W. of Gratiot Ave. 2-Way

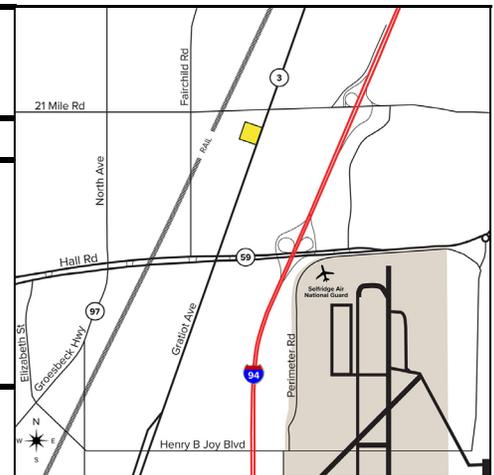
Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	\$12.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$19,410.27 (2024)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Parcel #:	15-09-31-103-008
Sale Price:	\$1,295,000 (\$247.52/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: Turnkey restaurant with liquor license and FF&E available. Great signage, visibility and curb appeal with abundant parking on 1.54 acre lot. Many new developments in the area.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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