



# PILOT

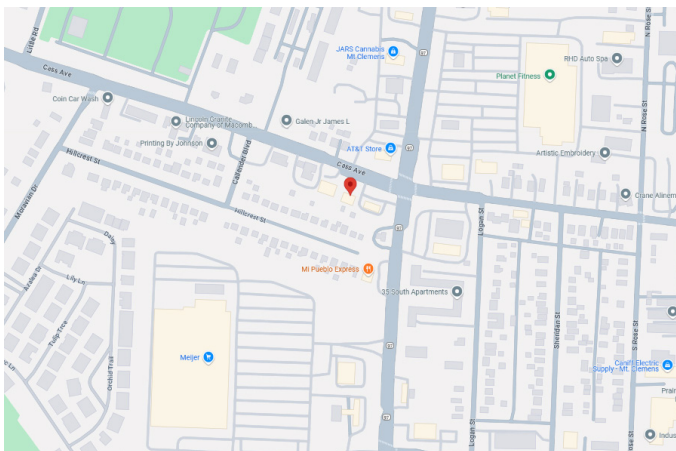
## PROPERTY GROUP

**21404 CASS AVE, CLINTON TOWNSHIP 48036**

### PROPERTY OVERVIEW:

- Excellent location, visibility & signage.
- Turnkey Smoothie Shop - ready to re-open!
- High traffic counts.
- Exposed ceilings.
- Zoning permits a variety of commercial uses.
- Near many national tenants, borders Dunkin Donuts.

Property Type: ..... Commercial  
 Cross Streets: ..... West of Groesbeck,  
 South side of Cass Ave.  
 Total Square Footage: ..... 2,760  
 Minimum Sq. Ft. Available: ..... 920  
 Maximum Sq. Ft. Available: ..... 920  
 Year Built: ..... 1989 / Renovated 2021  
 Zoning: ..... B-3  
 Parking Spaces: ..... 18 +/-  
 Lease Rate: ..... \$1,535 / Month  
 Lease Type: ..... Gross plus utilities



### 2024 TRADE AREA DEMOGRAPHICS

| DISTANCE      | 2 MILE   | 5 MILE   | 10 MILE  |
|---------------|----------|----------|----------|
| POPULATION    | 43,319   | 243,590  | 691,881  |
| HOUSEHOLDS    | 18,953   | 102,394  | 280,826  |
| AVG HH INCOME | \$79,285 | \$88,767 | \$88,972 |

### 2025 TRAFFIC / AVERAGE DAILY

| COLLECTION STREET | CROSS STREET     | VOLUME |
|-------------------|------------------|--------|
| Cass Ave          | Logan St E       | 18,712 |
| Cass Ave          | Callender Blvd E | 26,775 |

### AGENT CONTACT INFO

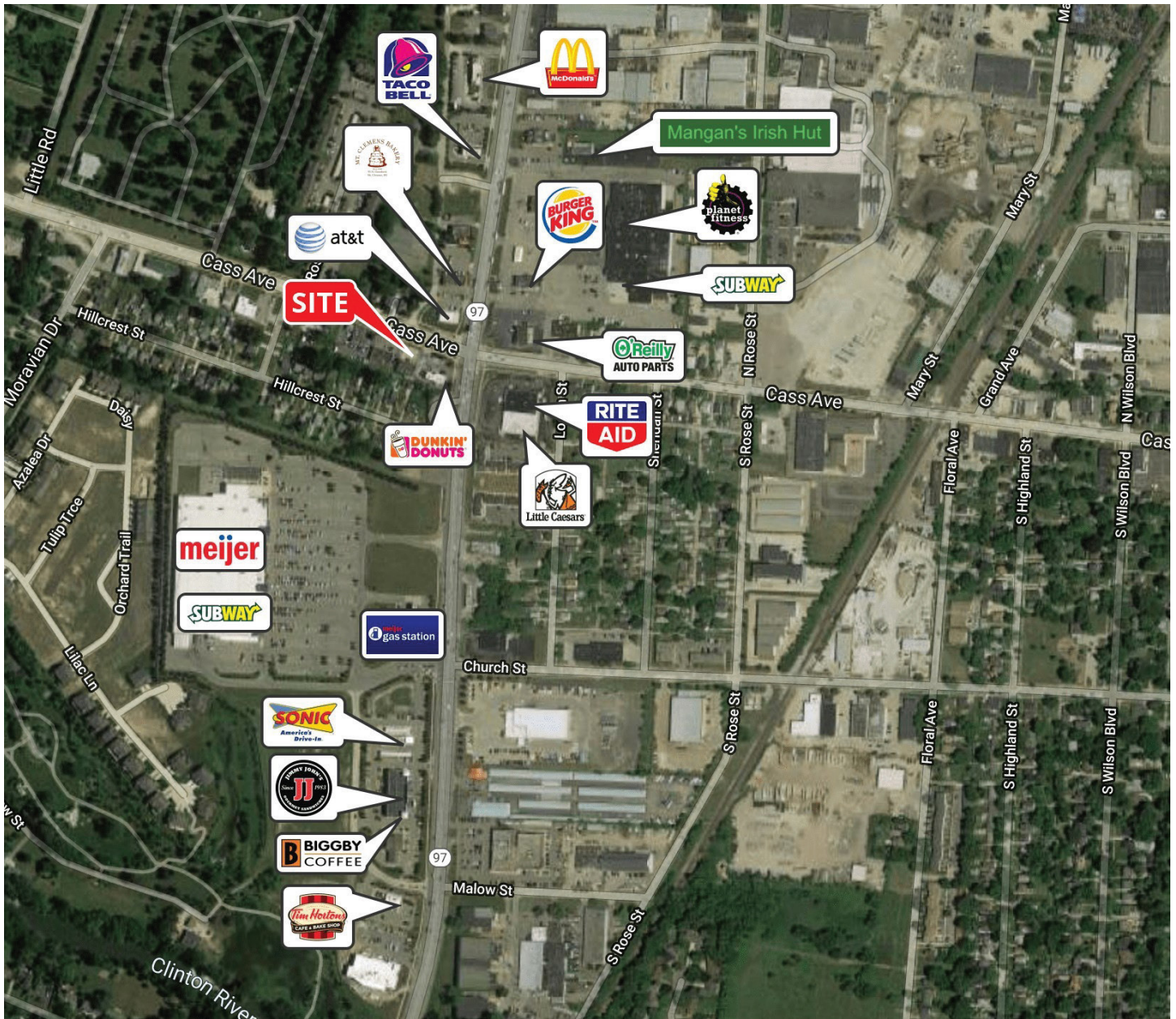
**TILL PACELLA** O: 586.254.0900 x123 • C: 586.291.3582 • till@pilotpg.com

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## TRADE AREA MAP

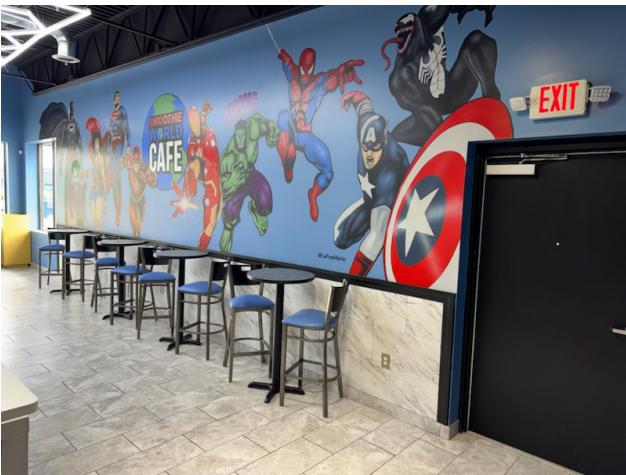


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## ADDITIONAL PHOTOS



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