



Retail For Sale or Lease

Property Name:

Location: 28351 Groesbeck Highway
City, State: Roseville, MI
Cross Streets: 12 Mile Road
County: Macomb
Zoning: Commercial
Year Built: 2003

Total Building Sq. Ft.:	3,820	Property Type:	Restaurant
Available Sq. Ft.:	3,820	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	3,820	Total Acreage:	0.99
Max Cont. Sq. Ft.:	3,820	Land Dimensions:	N/A
Ceiling Height:	12'	Parking:	29
Overhead Door(s) / Height:	0	Curb Cuts:	2
Exterior Construction:	Block	Power:	Ample
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	Yes
Air-Conditioning:	Yes	Signage:	Pylon
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:		Median HH Income:		Traffic:	Yr: 2025	Count: 37,732	Groesbeck Hwy S. of 12 Mile Rd. 2-Way
1 Mile:	11,413	1 Mile:	\$66,221		Yr: 2025	Count: 37,038	Groesbeck Hwy N. of 12 Mile Rd. 2-Way
3 Miles:	137,682	3 Miles:	\$72,455		Yr: 2025	Count: 13,466	12 Mile Rd. E. of Groesbeck Hwy 2-Way
5 Miles:	336,276	5 Miles:	\$70,843		Yr: 2025	Count: 16,735	12 Mile Rd. W. of Groesbeck Hwy 2-Way
Current Tenant(s): N/A		Major Tenants: N/A					

Lease Rate:	\$20.00	Improvement Allowance:	N/A
Lease Type:	Absolute NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$31,436.46 (2025/26)
Lease Term:	5 - 10 Year(s)	TD:	N/A
Security Deposit:	N/A	Parcel #:	14-18-127-020
Sale Price:	Contact Broker	Assessor #:	N/A
Sale Terms:	Contact Broker	Date Available:	Immediately

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

Tenant Responsibilities: N/A

Comments: Excellent freestanding drive-thru opportunity along busy Groesbeck Highway corridor. Ideal for redevelopment, QSR, or other compatible commercial users, subject to zoning and approvals. Convenient access to I-696 and surrounding Macomb County communities. Contact Broker for additional information.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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

