



Retail For Lease

Property Name:

Location: 17265 - 17275 E. Nine Mile Road
City, State: Eastpointe, MI
Cross Streets: Gratiot Avenue
County: Macomb
Zoning: B-3
Year Built: 1990 (Retrofit: 1992)

Total Building Sq. Ft.:	4,195	Property Type:	Restaurant
Available Sq. Ft.:	3,056	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	600	Total Acreage:	0.34
Max Cont. Sq. Ft.:	1,856	Land Dimensions:	N/A
Ceiling Height:	12' - 14'	Parking:	23
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	Brick	Power:	N/A
Structural System:	Block	Restrooms:	Yes
Heating:	Yes	Sprinklers:	Yes
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:	Yr: 2025	Count: 18,925	9 Mile Rd. E. of Gratiot Ave. 2-Way
1 Mile: 21,943	1 Mile: \$58,915	Yr: 2025	Count: 20,593	9 Mile Rd. W. of I-94 2-Way	
3 Miles: 156,349	3 Miles: \$64,432	Yr: 2025	Count: 29,010	Gratiot Ave. & 9 Mile Rd. 2-Way	
5 Miles: 359,443	5 Miles: \$67,554	Yr: 2025	Count: 11,576	Kelly Rd. & 9 Mile Rd. 2-Way	
Current Tenant(s): N/A	Major Tenants: N/A				

Lease Rate:	\$20.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$14,339 (2025)
Lease Term:	5 Year(s)	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	02-14-29-353-032	Date Available:	Immediately

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

Tenant Responsibilities: N/A

Comments: Freestanding 1,856 sq. ft. restaurant space, with all FF&E available. Recently remodeled interior. Great visibility along 9 Mile Road with large pylon sign. 600-1,200 sq. ft. office/retail units available. Exceptional opportunity for medical or professional service users. Adjacent parcel to the north available - Contact Brokers for more details.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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