



## Retail For Sale or Ground Lease

**Property Name:**

**Location:** 22725 Greater Mack Avenue  
**City, State:** St. Clair Shores, MI  
**Cross Streets:** 9 Mile Road  
**County:** Macomb  
**Zoning:** O-1  
**Year Built:** 1967/1975

<b>Total Building Sq. Ft.:</b>	14,039	<b>Property Type:</b>	Retail Pad
<b>Available Sq. Ft.:</b>	14,039	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	14,039	<b>Total Acreage:</b>	0.80
<b>Max Cont. Sq. Ft.:</b>	14,039	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	N/A	<b>Parking:</b>	59
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	N/A
<b>Exterior Construction:</b>	Masonry	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Yes
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	2	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2024	<b>Count:</b> 18,916	9 Mile Rd. E. of Greater Mack Ave. 2-Way
<b>1 Mile:</b> 16,691	<b>1 Mile:</b> \$71,881		<b>Yr:</b> 2024	<b>Count:</b> 28,919	9 Mile Rd. W. of Greater Mack Ave. 2-Way
<b>3 Miles:</b> 110,283	<b>3 Miles:</b> \$76,867		<b>Yr:</b> 2024	<b>Count:</b> 11,451	Greater Mack Ave. N. of 9 Mile Rd. 2-Way
<b>5 Miles:</b> 260,716	<b>5 Miles:</b> \$70,427		<b>Yr:</b> 2024	<b>Count:</b> 13,705	Greater Mack Ave. S. of 9 Mile Rd. 2-Way
<b>Current Tenant(s):</b> N/A	<b>Major Tenants:</b> N/A				

<b>Lease Rate:</b>	Contact Broker	<b>Improvement Allowance:</b>	N/A
<b>Lease Type:</b>	Ground Lease	<b>Options:</b>	N/A
<b>Monthly Rate:</b>	Contact Broker	<b>Taxes:</b>	\$20,950.80 (2024)
<b>Lease Term:</b>	10 Year(s)	<b>TD:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Parcel #:</b>	14-34-183-001
<b>Sale Price:</b>	\$1,125,000 (\$80.13/sqft)	<b>Assessor #:</b>	N/A
<b>Sale Terms:</b>	N/A	<b>Date Available:</b>	Immediately

<b>Utilities</b>	<b>Electric:</b>	No
<b>Sanitary Sewer:</b>	<b>Gas:</b>	No
<b>Storm Sewer:</b>	<b>Water:</b>	No

**Tenant Responsibilities:** N/A

**Comments:** Two Professional Office Buildings (8,000sf & 6,039sf) In the Heart of St. Clair Shores for Sale or Ground Lease. Approx. 1.00 acre available for redevelopment opportunity to convert to retail or mixed-use. Within walking distance to restaurants and shopping district. Ample on-site parking. Contact Broker for additional information.

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

Anatola Sesi, (248) 359-0629, asesi@signatureassociates.com  
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