

2 SPACES FOR LEASE



PILOT

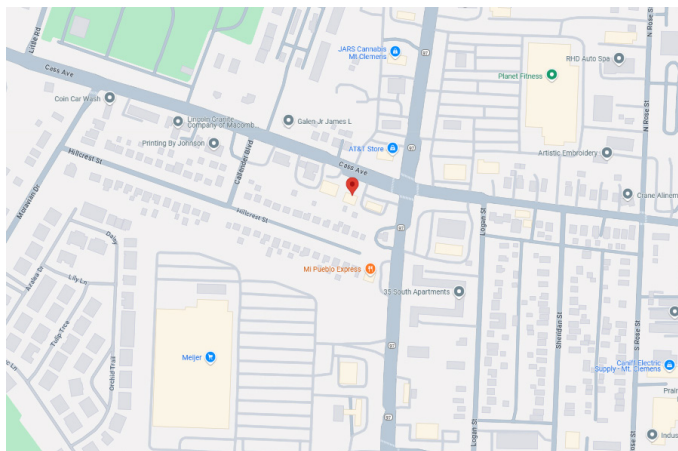
PROPERTY GROUP

21400-21404 CASS AVE, CLINTON TWP 48036

PROPERTY OVERVIEW:

- Excellent location, visibility & signage.
- 21400 - Open floor plan.
- 21404 - Turnkey Smoothie Shop - ready to 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: 1,840
 Year Built: 1989 / Renovated 2021
 Zoning: B-3
 Parking Spaces: 18 +/-
 Lease Rate: \$1,380-1,535 / 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	

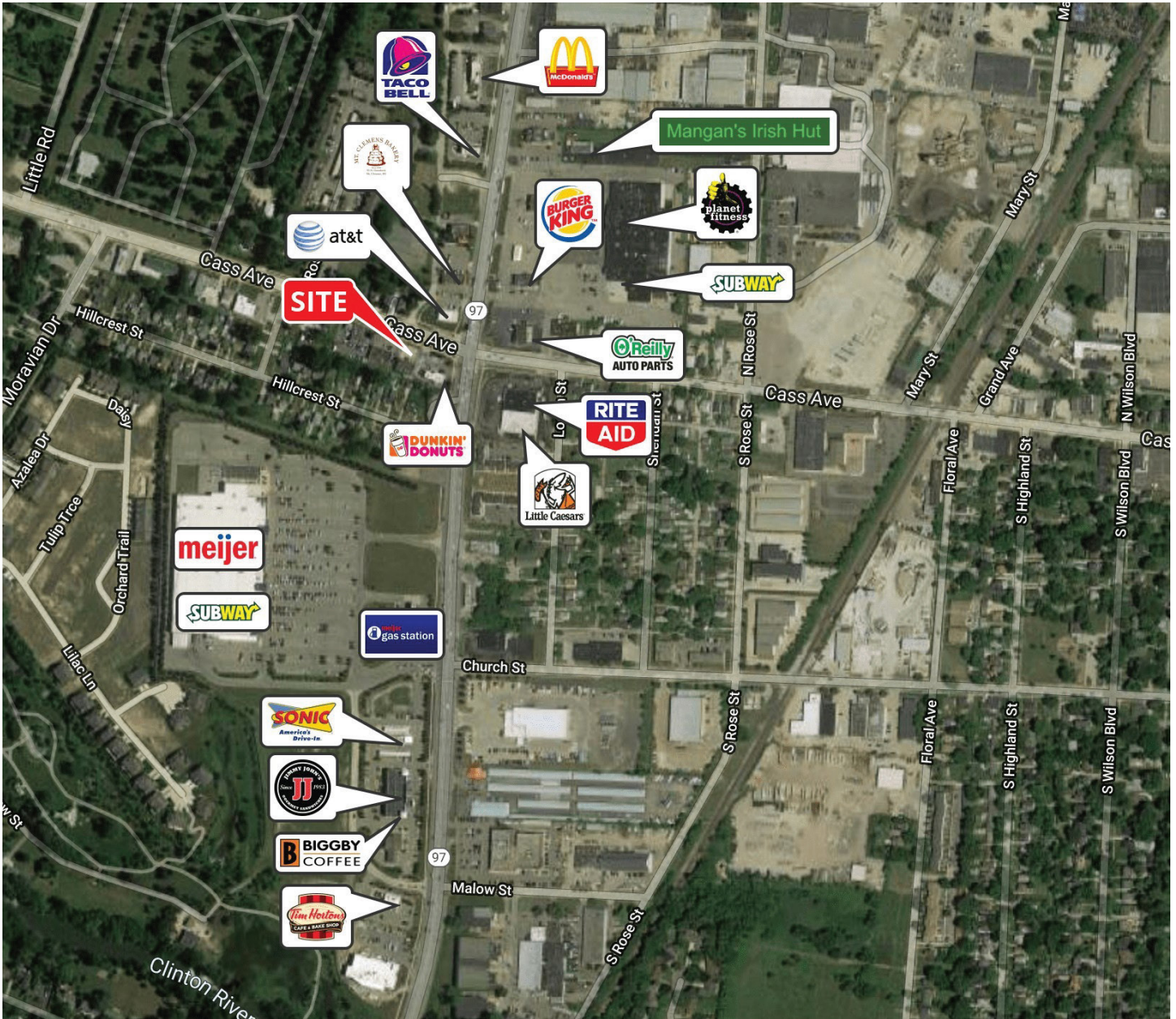
AGENT CONTACT INFO

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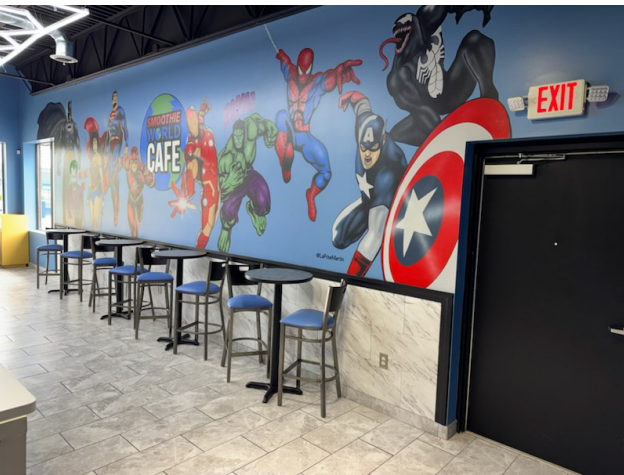
TRADE AREA MAP



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ADDITIONAL PHOTOS



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