



Retail For Lease

Property Name: Roseville Commerce Center
Location: 28000 Groesbeck Highway
City, State: Roseville, MI
Cross Streets: NE corner of Groesbeck Hwy and Martin
County: Macomb
Zoning: Industrial
Year Built: 1975

Total Building Sq. Ft.:	6,500	Property Type:	General Retail-Commercial
Available Sq. Ft.:	6,500	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	6,500	Total Acreage:	N/A
Max Cont. Sq. Ft.:	6,500	Land Dimensions:	N/A
Ceiling Height:	N/A	Parking:	Ample
Overhead Door(s) / Height:	1	Curb Cuts:	2
Exterior Construction:	Block	Power:	220 Volts, 3 Phase
Structural System:	Steel	Restrooms:	1
Heating:	Gas	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	N/A
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	Concrete Slab
Condition:	Good	Delivery Area:	Yes

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 54,159	Groesbeck Hwy N. of Martin Rd. 2-Way
1 Mile: 13,022	1 Mile: \$64,483	Yr: 2025	Count: 58,030		Groesbeck Hwy S. of Martin Rd. 2-Way
3 Miles: 140,894	3 Miles: \$68,750	Yr: 2025	Count: 7,262		Martin Rd. E. of Groesbeck Hwy 2-Way
5 Miles: 343,079	5 Miles: \$67,679	Yr: 2025	Count: 9,067		Martin Rd. W. of Groesbeck Hwy 2-Way

Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	Monthly	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	\$5,000/mo	Taxes:	N/A
Lease Term:	3 Year(s)	TD:	N/A
Security Deposit:	2 Months	Assessor #:	N/A
Parcel #:	14-18-176-038/037/036/050	Date Available:	Immediately

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

Tenant Responsibilities: Utilities, Maintenance & Liability Insurance

Comments: Retail unit available in Roseville Commerce Center. Conveniently located off I-696 and Groesbeck Highway at 11 1/2 Mile Road. Lease rate \$5,000/Month NNN for the first year with annual increases.



Broker: SIGNATURE ASSOCIATES

Agent(s):
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