



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:				Gross		Options:				N/A	
Monthly Rate:				\$7,500/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 with annual increase.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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