



Retail For Lease

Property Name:
Location: 1301 W. Fourteen Mile Road
City, State: Clawson, MI
Cross Streets: Crooks Road
County: Oakland
Zoning: BI
Year Built: 2006

Total Building Sq. Ft.:	14,564	Property Type:	Convenience Store
Available Sq. Ft.:	14,564	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	14,564	Total Acreage:	1.01
Max Cont. Sq. Ft.:	14,564	Land Dimensions:	N/A
Ceiling Height:	14'	Parking:	32
Overhead Door(s) / Height:	1	Curb Cuts:	N/A
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	Yes
Air-Conditioning:	Yes	Signage:	Monument & 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: 13,284	14 Mile Rd. E. of Crooks Rd. 2-Way
1 Mile: 13,640	1 Mile: \$82,764		Yr: 2025	Count: 21,806	14 Mile Rd. W. of Crooks Rd., 2-Way
3 Miles: 116,895	3 Miles: \$107,156		Yr: 2025	Count: 19,441	Crooks Rd. S. of 14 Mile Rd. 2-Way
5 Miles: 302,671	5 Miles: \$109,462		Yr: 2025	Count: 22,302	Crooks Rd, N. of 14 Mile rd. 2-Way

Current Tenant(s): N/A **Major Tenants:** Aldi, Play It Again Sports, Billings Lawn Equipment, Hallmark, Staples

Lease Rate:	\$20.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$85,146.99 (2025)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	25-04-101-014	Date Available:	Immediately

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

Tenant Responsibilities: N/A

Comments: Freestanding former Rite Aid, 14,564 sq. ft. on 1.01 acres. Building can be converted for multiple uses - retail, medical, or specialty. Surrounded by national retailers. Excellent daytime population and traffic. Located on W.14 Mile and Crooks Road.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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