

DOWNTOWN SAINT CLAIR SHORES



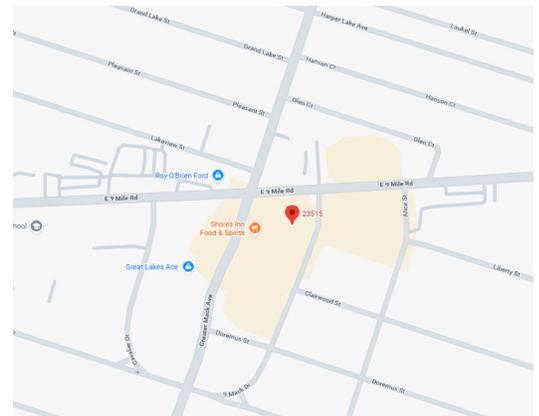
PILOT PROPERTY GROUP

23515 NINE MACK DR, SAINT CLAIR SHORES, MI 48080

PROPERTY OVERVIEW:

- Retail Opportunity in Downtown Saint Clair Shores!
- Abundant/Convenient parking.
- Be part of the Social District in Saint Clair Shores (May-October every other Saturday)
- Signage opportunities on both sides of the building and monument sign on 9 Mile Rd
- Professional Landlord
- Do not disturb the existing tenant. All inquiries through the listing broker.

Property Type:	Retail
Cross Streets:	9 Mile Rd and Nine Mack Drive
Total Square Footage:	3,200
Minimum Square Footage:	3,200
Maximum Square Footage:	3,200
Parcel Size:	2.133 Acres
Year Built:	1983
Zoning:	B-3
Parking Spaces:	Ample
Property Taxes:	2025: \$7,225.40 (\$2.25/SF)
Lease Rate:	\$12.00/SF
Lease Type:	NNN



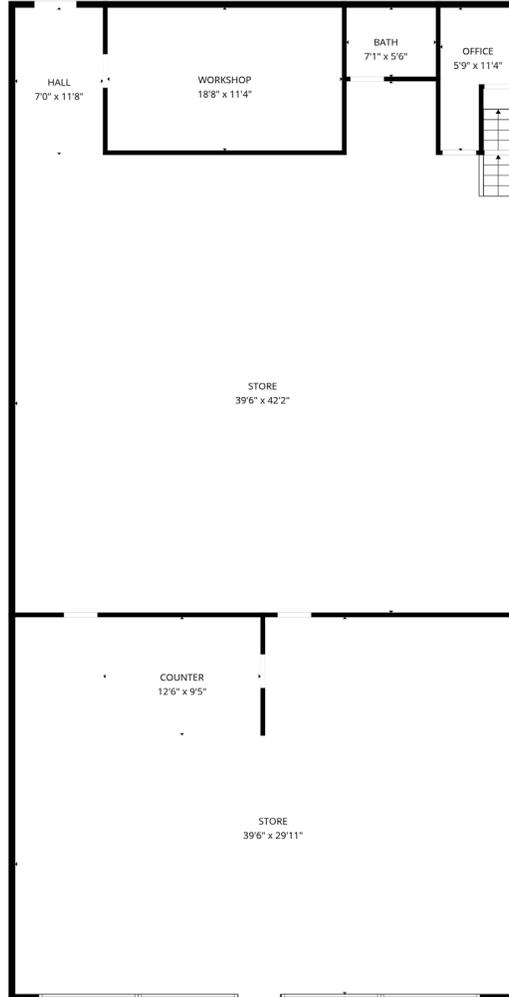
AGENT CONTACT INFO

JIMMY DIEHL O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com

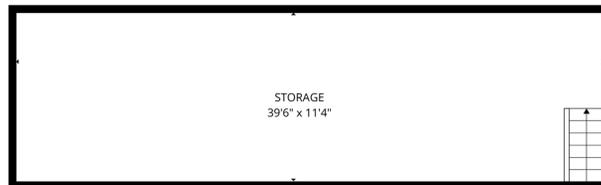
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FLOORPLANS



MAIN LEVEL



ATTIC STORAGE

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ADDITIONAL PHOTOS



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