



(CONFIDENTIAL)



**SIGNATURE
ASSOCIATES**
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Retail For Sale

Property Name:

Location: Confidential
City, State: Clinton Twp., MI
Cross Streets: 18 Mile Road
County: Macomb
Zoning: B-2
Year Built: 1989

Total Building Sq. Ft.:	3,267	Property Type:	Restaurant
Available Sq. Ft.:	3,267	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	3,267	Total Acreage:	1.14
Max Cont. Sq. Ft.:	3,267	Land Dimensions:	N/A
Ceiling Height:	10'	Parking:	60
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Restrooms:	N/A
Heating:	HVAC	Sprinklers:	Yes
Air-Conditioning:	N/A	Signage:	Pylon, 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: 32,782	Garfield Rd. N. of 18 Mile Rd.
1 Mile: 15,793	1 Mile: \$73,644	Yr: 2025	Count: 31,983	Garfield Rd. S. of 18 Mile Rd.	
3 Miles: 135,651	3 Miles: \$82,937	Yr: 2025	Count: 7,852	18 Mile Rd. W. of Garfield Rd.	
5 Miles: 363,399	5 Miles: \$76,581	Yr: 2025	Count: 4,161	18 Mile Rd. E. of Garfield Rd.	
Current Tenant(s): N/A	Major Tenants: N/A				

Sale Price:	Contact Broker	Improvement Allowance:	N/A
Sale Terms:	N/A	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$19,520.21 (2025)		
TD:	N/A		
Parcel #:	16-11-07-476-008		

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

Tenant Responsibilities: N/A

Comments: Rare turn-key restaurant opportunity for sale in the heart of Clinton Township's premier retail corridor along Garfield Road. Densely populated trade area with traffic counts exceeding 30,000 vehicles per day. Immediate proximity to Henry Ford Macomb Hospital and Macomb Community College. Newer construction building in excellent condition totaling 3,226 square feet on just over one acre. Fully equipped and ready for immediate operations. Prominent pylon signage and 60 on-site parking spaces. Adjacent land parcel to the south available. Compelling opportunity for an owner-operator or investor looking to establish or expand their presence in one of Macomb County's strongest commercial corridors.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com
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