

36333 Groesbeck Highway
Clinton Township, MI 48035

**4,500 SF of Storefront Space
on Groesbeck Highway**



PROPERTY FEATURES

- **Space Size:** 4,500 square feet of storefront space on a high-traffic commercial corridor.
- **Groesbeck Frontage:** Direct Groesbeck Highway (M-97) frontage with strong street visibility.
- **Traffic Volume:** Groesbeck Highway carries more than 32,000 vehicles per day near the site.
- **Storefront Presence:** Street-facing frontage suited to a customer-facing or showroom operation.
- **Flexible Layout:** Room to combine a front presence with back-of-house work or storage area.
- **Gross Lease:** One predictable monthly payment of \$5,250, gross, simplifies budgeting.
- **Two-Year Term:** Two-year lease term available for planning stability.
- **Building Renovation:** Masonry building originally built in 1971 and renovated in 2013.
- **On-Site Parking:** Surface parking on site supports customer and employee access.
- **Corridor Position:** Established stretch with surrounding retail, service, and business users.



For more information, please contact:

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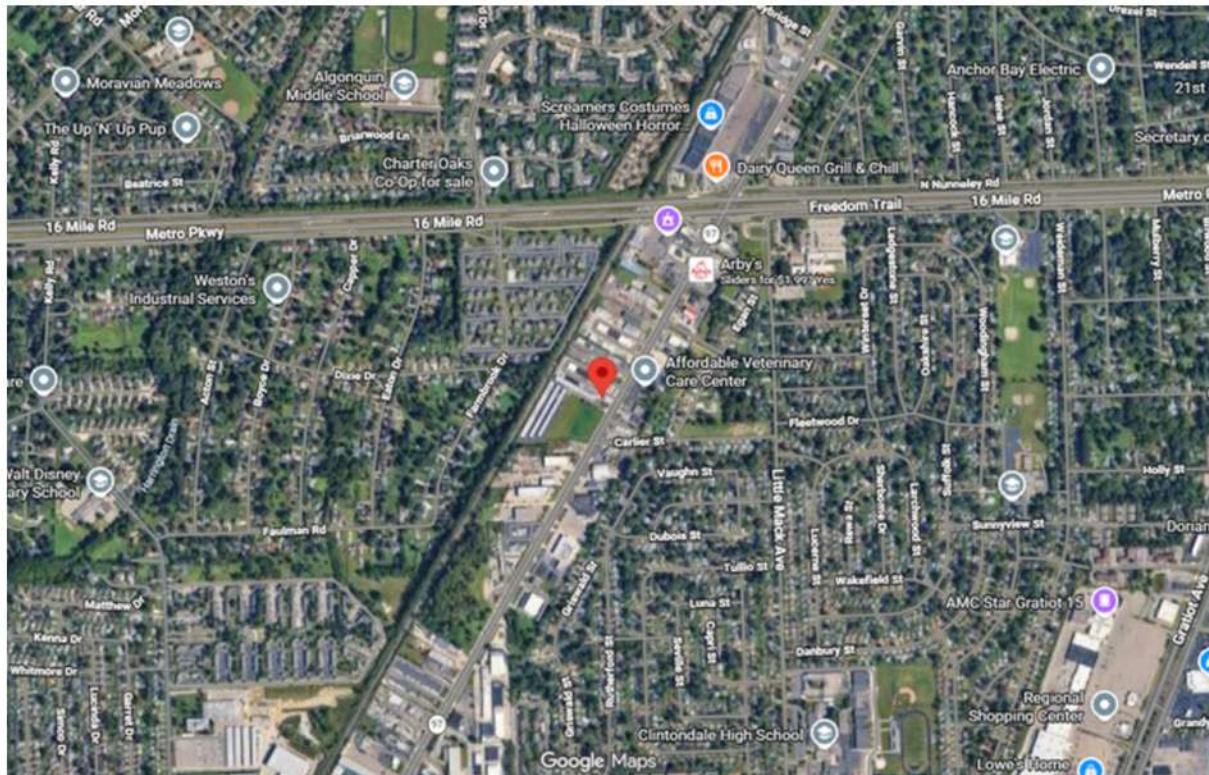
TDG Commercial Real Estate
440 S Main St,
Rochester, MI 48307
www.TDGCommercialRE.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

Groesbeck Highway Frontage with More Than 32,000 Vehicles Daily

4,500 SF
AVAILABLE

Aerial



LEASING SUMMARY

36333 Groesbeck Highway offers 4,500 square feet of storefront space on M-97, one of Macomb County's busiest commercial corridors. The space gives a tenant a street-facing presence with room for back-of-house operations, leased on a two-year term. It is offered as a gross lease at \$14.00 per square foot, which works out to one predictable monthly payment of \$5,250 with no variable pass-through costs. For a business that wants visibility, a larger footprint, and straightforward terms on a high-traffic corridor, the space is a strong fit.

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Flexible Commercial Space from Under \$3,000 per Month Gross

4,500 SF
AVAILABLE

SPACE DETAIL

Lease Detail	36333 Groesbeck
Available Space	4,500 SF
Space Type	Storefront / showroom
Lease Rate (Gross)	\$14.00/SF
Monthly Rent	\$5,250
Annual Rent	\$63,000
Lease Term	Two years
Two-Year Value	\$126,000

- **Street Visibility:** Groesbeck frontage puts the tenant in front of more than 32,000 vehicles daily.
- **Larger Footprint:** 4,500 SF supports a customer-facing front plus rear operations or storage.
- **Flexible Use:** Suits showroom, service, or specialty operations, subject to zoning verification.
- **Flexible Term:** Two-year term gives a stable, plannable commitment.

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Predictable Gross Leases with One Simple Monthly Payment

4,500 SF
AVAILABLE

USE CASES AND TENANT PROFILES

The storefront frontage and 4,500-square-foot footprint suit two tenant types, and the space works for either. Specific uses are subject to municipal zoning verification.

TRACK 1: CUSTOMER-FACING RETAIL, SHOWROOM, OR SERVICE

The space suits a business that draws walk-in or drive-by customers and wants room for both a front presence and back-of-house work.

Candidate tenants:

- Showroom or product display business
- Specialty retail operation, subject to zoning
- Service business with a customer counter and work area
- Consumer-facing operation needing street visibility

Why the space fits:

- **Visibility:** More than 32,000 vehicles daily pass the storefront on Groesbeck Highway.
- **Footprint:** 4,500 SF pairs a front presence with rear work or storage.
- **Access:** On-site surface parking supports steady customer traffic.

TRACK 2: OFFICE AND FLEXIBLE COMMERCIAL

For an office or flexible commercial user, the same frontage and parking provide a visible, accessible location at a predictable gross rent.

Candidate tenants:

- Professional or agency office, subject to zoning
- Studio or creative operation wanting street presence
- Flexible commercial user needing space plus visibility
- Regional or satellite office needing parking

Why the space fits:

- **Presence:** Groesbeck frontage gives a recognizable, easy-to-find address.
- **Cost:** A gross lease at \$5,250 per month keeps occupancy costs predictable.
- **Parking:** On-site surface parking serves staff and visitors.

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AREA OVERVIEW AND DEMOGRAPHICS

The trade area behind 36333 Groesbeck Highway is built for a customer-facing tenant. Groesbeck Highway carries more than 32,000 vehicles per day near the site, and the surrounding stretch of M-97 is dense with retail, service, and business users. Within one mile the area holds more than 14,000 residents and 6,100 households, with a base approaching 100,000 residents within three miles and median household income above \$63,000. That combination of traffic, rooftops, and spending power is the demand behind the tenant profiles.

TRADE AREA DEMOGRAPHICS

Metric	1 Mile	3 Miles
Population	14,390	99,826
Households	6,184	43,571
Median Age	40.9	42.5
Median Household Income	\$63,672	\$67,285
Daytime Employees	2,542	37,280

TRAFFIC COUNTS, GROESBECK HIGHWAY CORRIDOR (2025)

Road Segment	Vehicles Per Day
Groesbeck Highway at Carlier Street	34,250
Groesbeck Highway at 16 Mile Road	32,847
Groesbeck Highway (M-97) at Eaton Drive	52,530
16 Mile Road at South Nunneley Road	37,241

RELEVANCE TO THE TENANT PROFILES

The trade area data supports both spaces and both tenant types on the previous page.

- **Storefront Space (36333):** More than 32,000 vehicles daily and 14,000 nearby residents supply customer-facing exposure.
- **Flex Space (36351):** Over 2,500 daytime employees and dense surrounding business activity support an operational tenant.

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Two Gross Lease Spaces, 2,500 and 4,500 SF, on Groesbeck Highway

4,500 SF
AVAILABLE

Photos



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