



JOIN



AREA  
TENANTS



**CONTACT**

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## PROPERTY INFORMATION

Shopping Center Size	12,329 SF
Space Available	12,329 SF
Minimum Available	1,498 SF
Maximum Available	6,246 SF
Asking Rate	\$35.00 PSF
NNN Charge's	\$5.50 PSF
Parking	185 spaces

## DEMOGRAPHICS

Population	168,179 people
Households	66,205 homes
Average Household Income	\$83,906/annually
Employees	61,552 employees

## ADDRESS

**24798 WILLIAM P. RUSSO HIGHWAY  
CLINTON TOWNSHIP, MICHIGAN 48036**

## PROPERTY HIGHLIGHTS

Join Starbucks at this new retail development expected to be delivered by the 3<sup>rd</sup> quarter of 2018.

Drive-thru is offered at the Eastern end-cap.

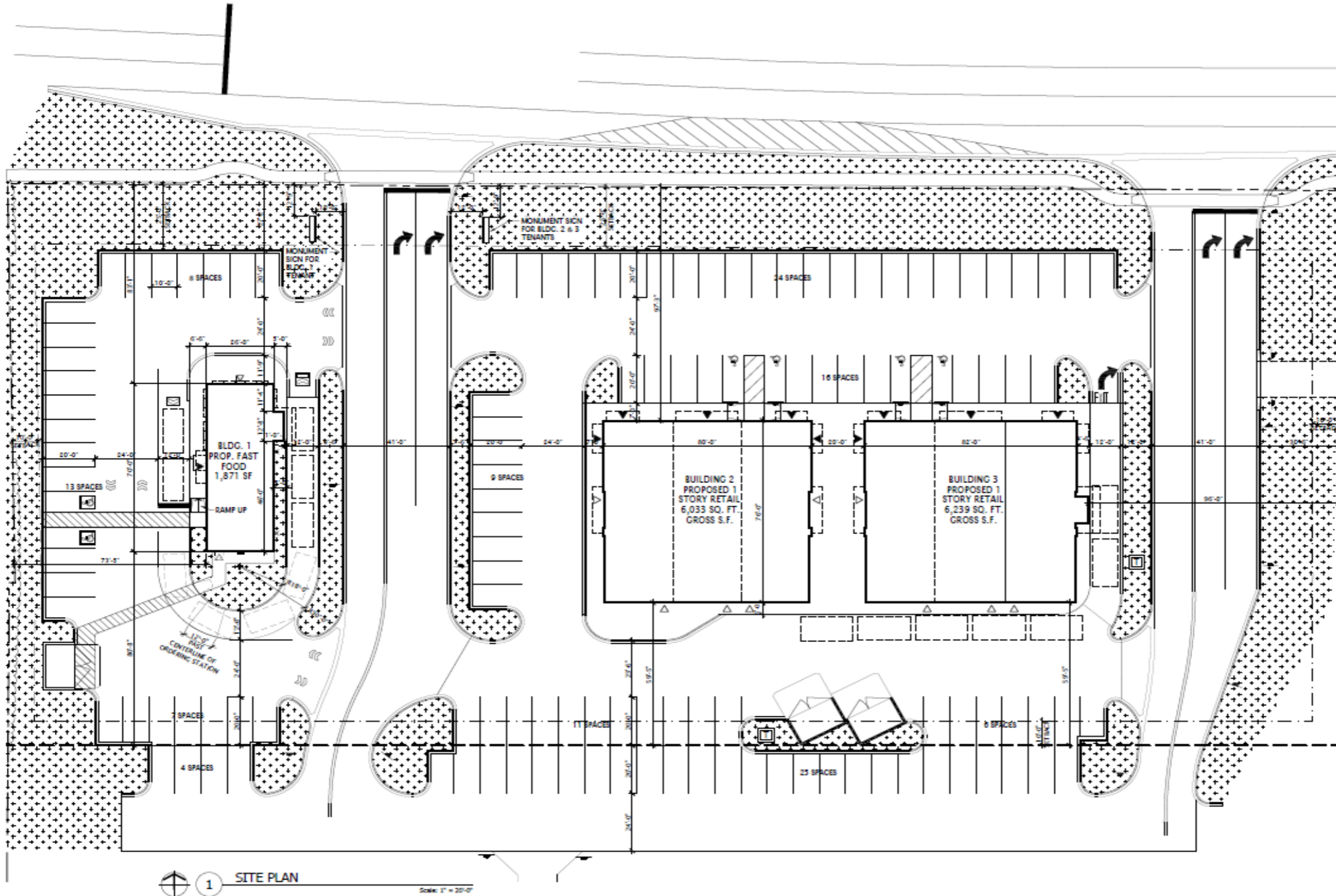
The site is surrounded by various national tenants and is across the street from both Walmart and Menard's.

In addition to high traffic counts, the site is surrounded by a strong residential community.

The site provides easy accessibility to Hall Road (M-59) and is located just East of the I-94 freeway ramp.

Viable site for fast casual restaurants or neighborhood service users.

Big Box Retailer Cabela's recently completed construction of a 90,000SF store just east of Partridge Plaza.



SITE/BUILDING DATA	
PARCEL SIZE	2.6 ACRES
EXISTING ZONING	B-3 GENERAL BUSINESS DISTRICT
PROPOSED ZONING	B-3
PROPOSED USE	BUILDING 1: FAST FOOD (REQ. APPROVAL) BUILDING 2: RETAIL BUILDING 3: RETAIL
REQUIRED FRONT SETBACK	25'-0"
PROPOSED FRONT SETBACK	BUILDING 1: 83'-1" BUILDING 2 / 3: 97'-3"
REQUIRED SIDE SETBACK	10'-0"
PROPOSED SIDE SETBACK	BUILDING 1: 73'-5" BUILDING 2 / 3: 96'-0"
REQUIRED REAR SETBACK	10'-0"
PROPOSED REAR SETBACK	BUILDING 1: 80'-8" BUILDING 2 / 3: 59'-5"
MAX. BUILDING HEIGHT	15'-0" / 1 STORIES
PROPOSED BUILDING HEIGHT	BUILDING 1: 15'-0" BUILDING 2: 15'-0" BUILDING 3: 15'-0"
PROPOSED BUILDING AREA	BUILDING 1: 1,871 SQ. FT. BUILDING 2: 6,033 SQ. FT. BUILDING 3: 6,239 SQ. FT.

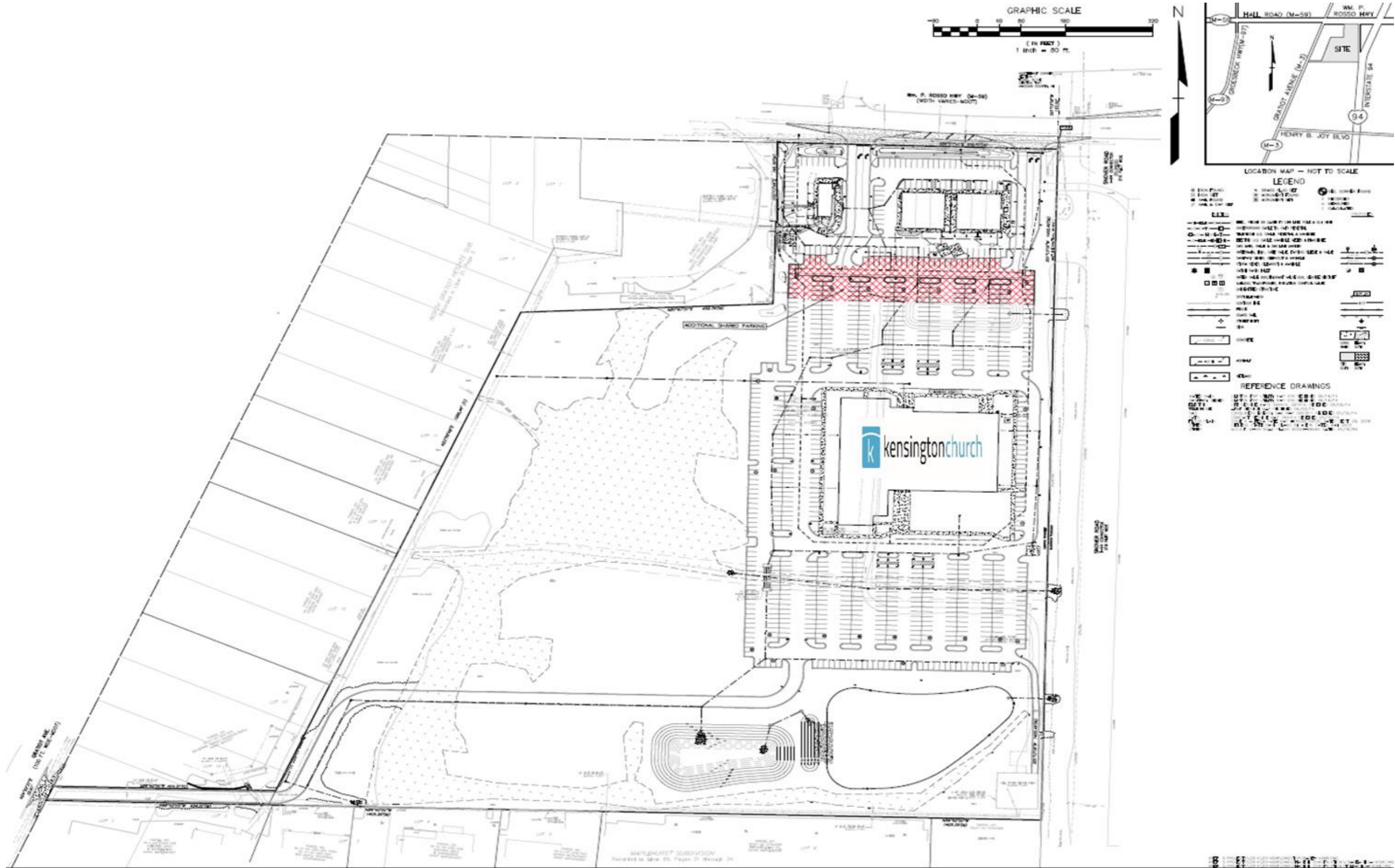
PARKING DATA	
PARKING REQUIRED	1 PER 35 SF FAST FOOD (10% W/ DRIVE-THRU) BUILDING 1: 1,871 / 35 = 54.02 (3.4) = 31 BUILDING 2: 6,033 / 35 = 172.37 (10.0) = 35 1 PER 100 SF RETAIL FLOOR AREA: BUILDING 2: 6,033 / 100 = 60 BUILDING 3: 6,239 / 100 = 62 TOTAL = 118
PARKING PROVIDED	123

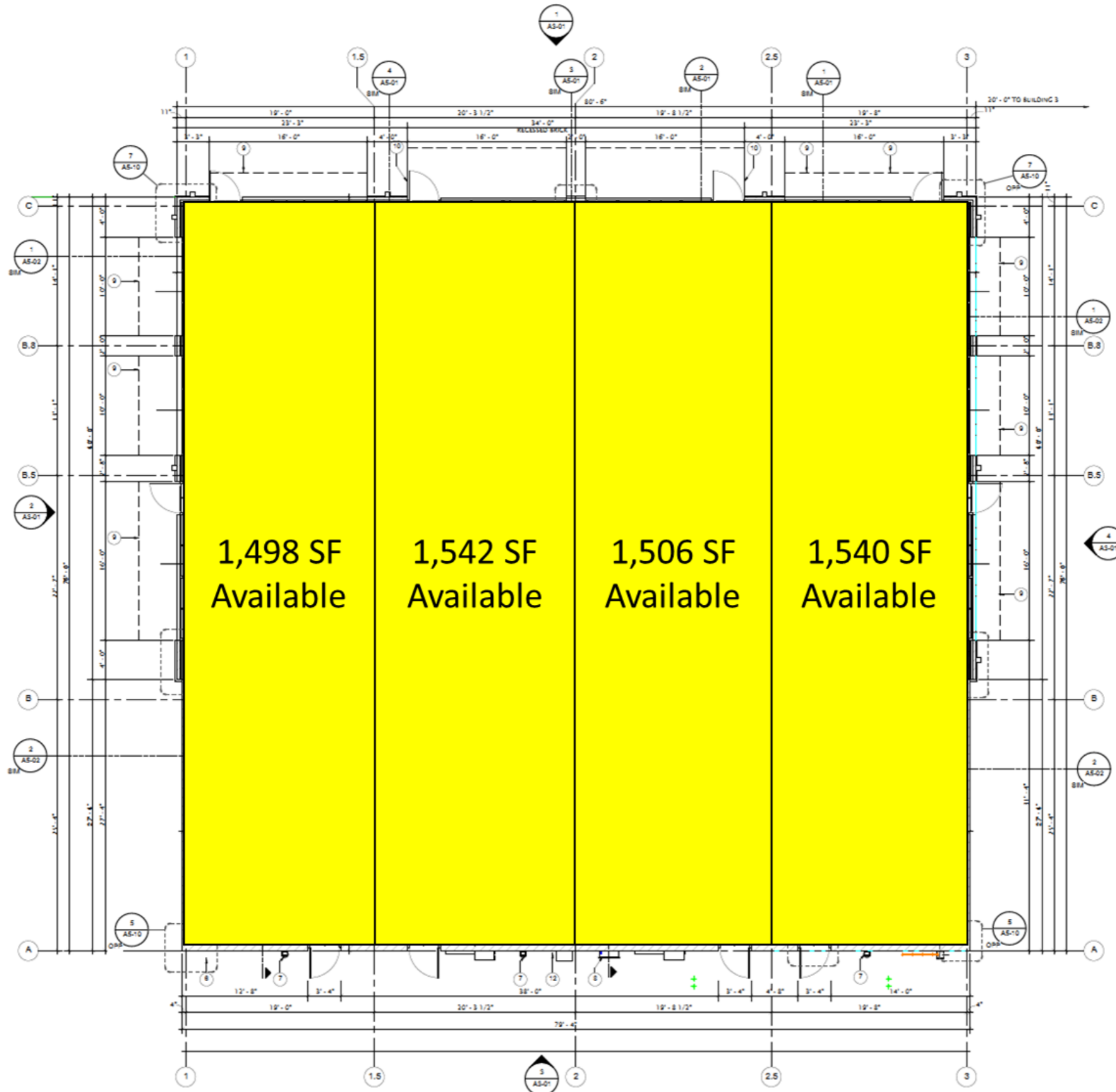
- GENERAL NOTES**
- ALL OUTDOOR LIGHTS SHALL BE SHIELDED TO PREVENT GLARE AND SHALL BE ARRANGED TO NOT INTERFERE WITH VISION OF PERSONS ON ADJACENT ROADWAYS OR PROPERTY.
  - ALL SIGNS SHALL MEET LOCAL MUNICIPALITY ORDINANCE REQUIREMENTS.

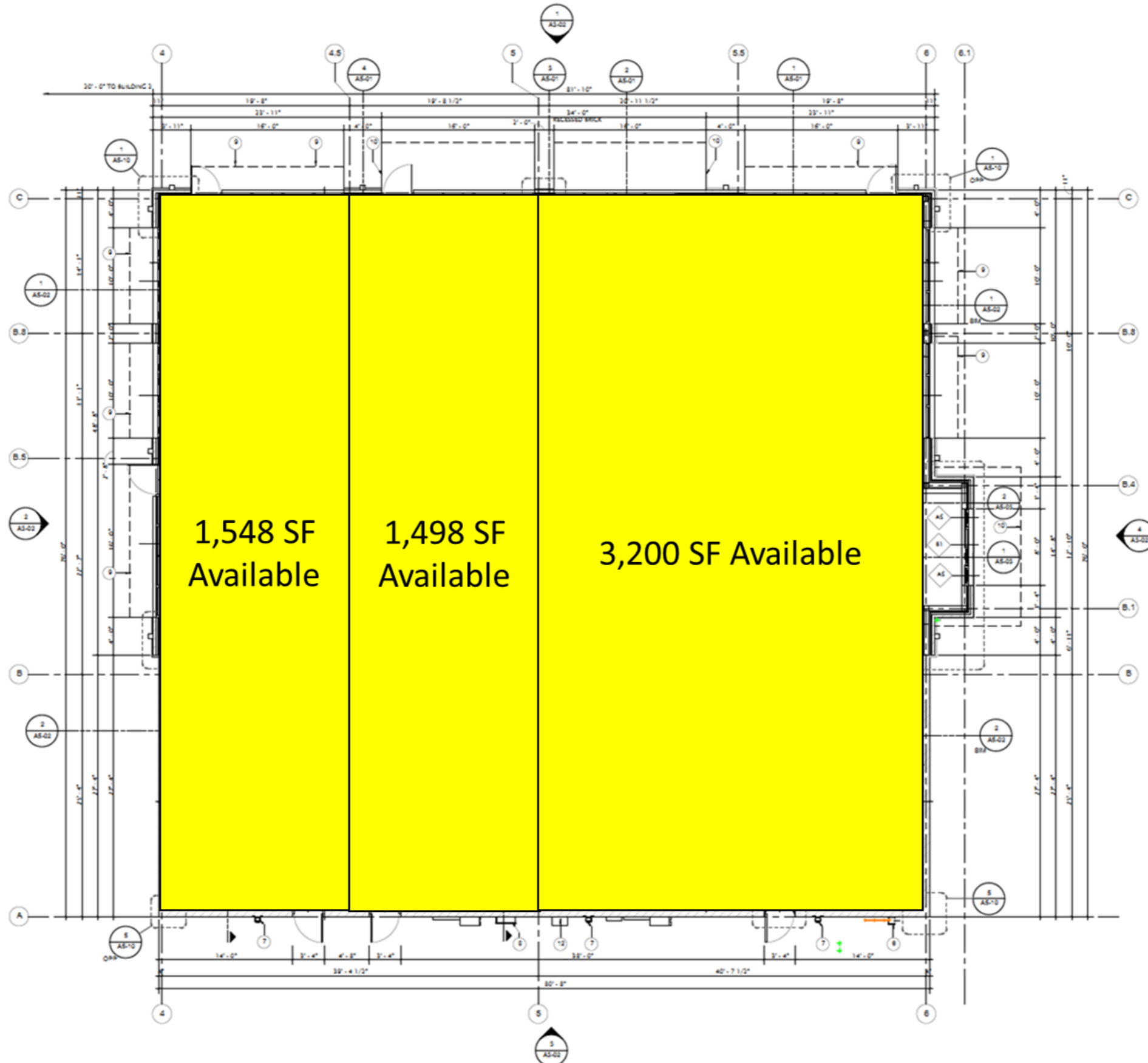
- LEGEND**
- ▲ PRIMARY ENTRANCE
  - △ SECONDARY ENTRANCE / EGRESS

1 SITE PLAN























<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Projection	3,936	55,609	172,402
2018 Estimate	3,885	54,091	168,179
2010 Census	3,891	49,917	157,830
Growth 2018-2023	1.31%	2.81%	2.51%
Growth 2010-2018	-0.15%	8.36%	6.56%
2018 Population Hispanic Origin	161	1,914	4,737

**2018 Population by Race:**

White	3,324	41,394	137,221
Black	409	9,918	22,413
Am. Indian & Alaskan	22	221	597
Asian	54	1,121	4,050
Hawaiian & Pacific Island	2	36	92
Other	74	1,402	3,806
U.S. Armed Forces:	0	31	129

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Projection	1,445	21,820	67,930
2018 Estimate	1,422	21,177	66,205
2010 Census	1,406	19,304	61,844
Growth 2018 - 2023	1.62%	3.04%	2.61%
Growth 2010 - 2018	1.14%	9.70%	7.05%
Owner Occupied	1,231	14,630	49,154
Renter Occupied	191	6,547	17,051
<b>2018 Avg Household Income</b>	<b>\$83,729</b>	<b>\$75,999</b>	<b>\$83,906</b>
<b>2018 Med Household Income</b>	<b>\$68,291</b>	<b>\$60,795</b>	<b>\$67,557</b>

**2018 Households by Household Inc:**

<\$25,000	227	4,477	11,123
\$25,000 - \$50,000	277	4,420	13,371
\$50,000 - \$75,000	287	3,827	12,079
\$75,000 - \$100,000	214	2,841	9,167
\$100,000 - \$125,000	147	1,999	7,529
\$125,000 - \$150,000	60	1,536	5,277
\$150,000 - \$200,000	155	1,356	4,493
\$200,000+	54	721	3,166



# DAYTIME EMPLOYMENT

## NUMBER OF BUSINESSES

## NUMBER OF EMPLOYEES

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
<b>Total Businesses</b>	<b>266</b>	<b>2,624</b>	<b>5,540</b>	<b>4,974</b>	<b>32,238</b>	<b>61,552</b>
Retail	43	298	710	1,183	3,494	9,660
Wholesale	14	108	174	127	1,804	2,663
Hospitality & Food Service	20	129	317	434	1,832	5,870
Real Estate, Renting, Leasing	13	109	252	49	568	1,748
Finance & Insurance	19	206	433	125	946	1,964
Information	2	39	85	5	234	750
Scientific & Technology Services	15	339	561	51	1,440	2,454
Management of Companies	0	1	2	0	3	6
Health Care & Social Assistance	26	311	1,035	109	5,345	10,869
Education Services	9	54	138	342	1,687	4,663
Public Administration & Sales	3	143	190	16	3,005	3,795
Arts, Entertainment, Recreation	5	51	114	101	813	1,586
Utilities	0	2	9	0	14	130
Admin Support & Waste Management	8	91	196	34	621	1,106
Construction	21	203	454	178	1,413	2,992
Manufacturing	48	270	341	2,123	7,394	8,275
Agriculture, Mining, Fishing	0	3	9	0	14	25
<b>Other Services</b>	<b>20</b>	<b>267</b>	<b>520</b>	<b>97</b>	<b>1,611</b>	<b>2,996</b>



Specializing in retail real estate services, our team is committed to working with each client in to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or property management.

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## SERVICES

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