

## PORTFOLIO

# REDEVELOPMENT OPPORTUNITY



## FOR SALE/LEASE/BTS



## 7 N Main St & 67 Cass Ave

Mount Clemens, Michigan 48043

### Property Highlights

- Office/Retail – Redevelopment Opportunity
- Total of 91,906 SF Available - 67 Cass Ave: 60,000 SF; 7 N Main St: 31,906 SF
- Zoning: 67 Cass Ave - Residential - Office Building; 7 N Main St - Commercial Business District which Allows for a Range of Commercial, Residential and Mixed-Use
- Located in the Heart of Downtown Mt. Clemens
- Parcel IDs: 05-11-14-209-019; 05-11-14-212-001 to 043
- Available For Sale/Lease or Build-to-Suit

### OFFERING SUMMARY

Sale Price:	Contact Listing Agent(s)
Total Acres:	1.791 Acres
Total SF Available:	91,906 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,565	33,981	79,311
Total Population	12,491	78,238	193,875
Average HH Income	\$48,454	\$56,406	\$63,993



Commercial Real Estate Services, Worldwide.

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7 N Main St



67 Cass Ave



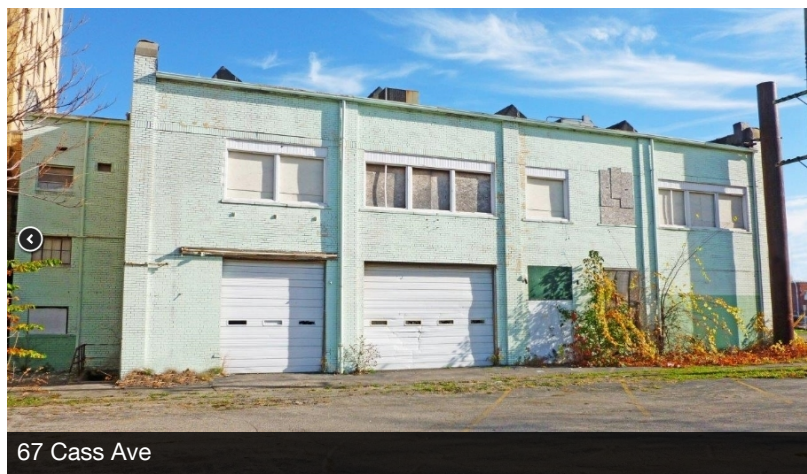
7 N Main St



67 Cass Ave



7 N Main St



67 Cass Ave

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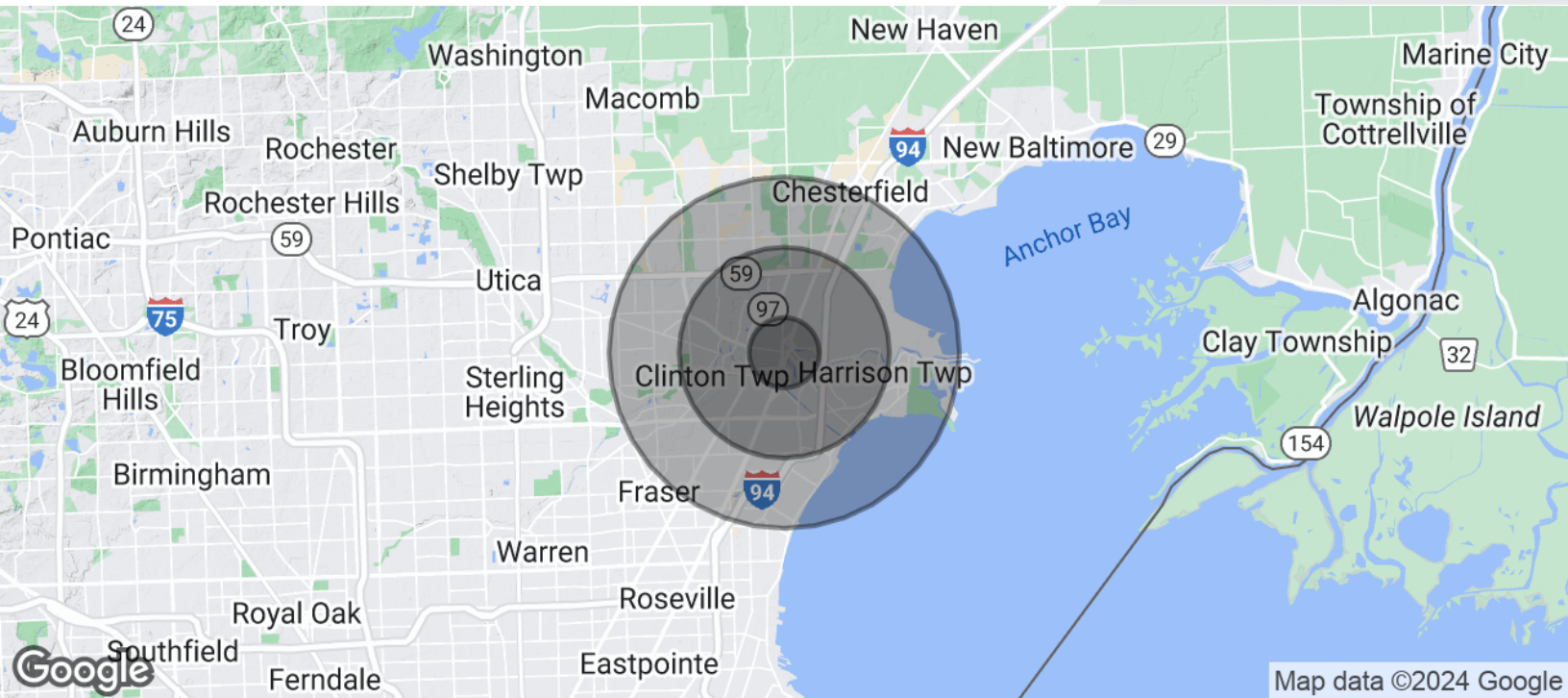
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,491	78,238	193,875
Average age	39.7	39.4	39.2
Average age (Male)	39.2	37.8	37.8
Average age (Female)	39.8	40.6	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,565	33,981	79,311
# of persons per HH	2.2	2.3	2.4
Average HH income	\$48,454	\$56,406	\$63,993
Average house value	\$103,512	\$145,004	\$166,015

\* Demographic data derived from 2020 ACS - US Census



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