

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.

www.naifarbman.com

Wendy Acho

Sale and Leasing Associate | 248.563.0739
acho@farbman.com

Nathan Casey

Sales and Leasing Associate | 248.351.4391
casey@farbman.com

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7 N Main St



67 Cass Ave



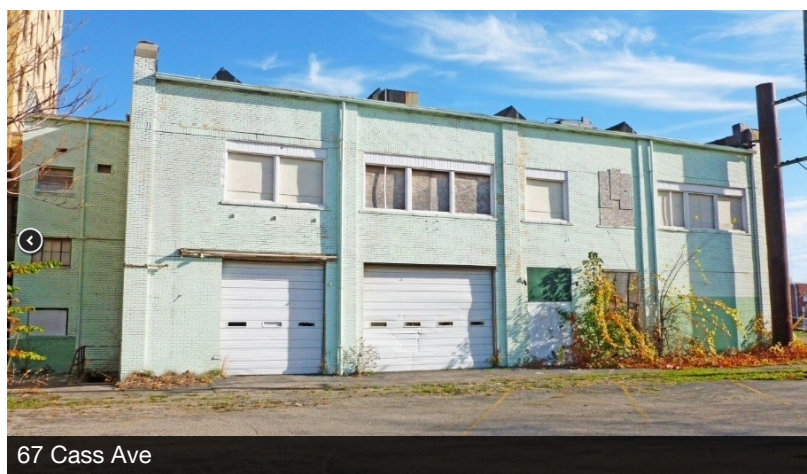
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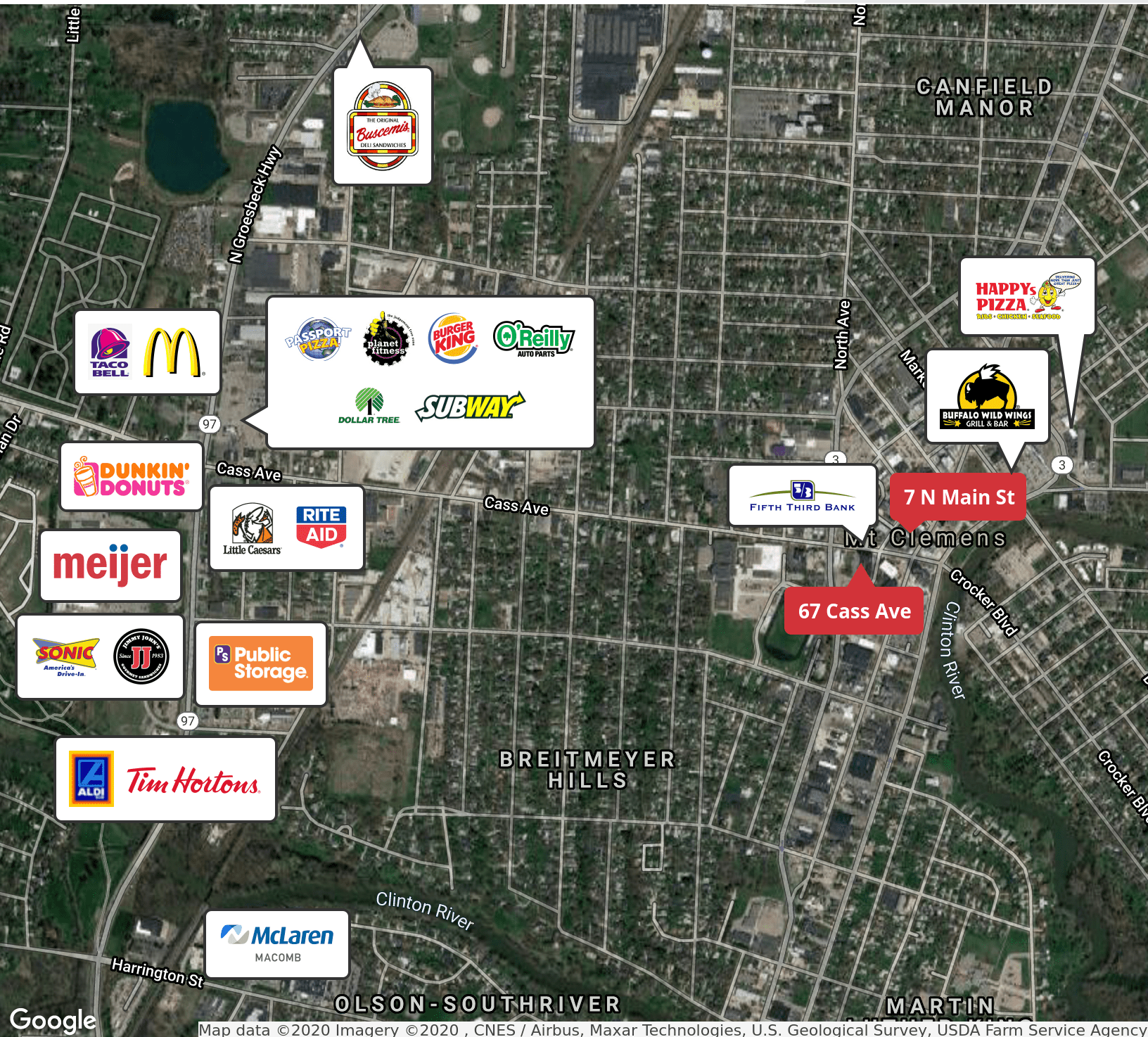
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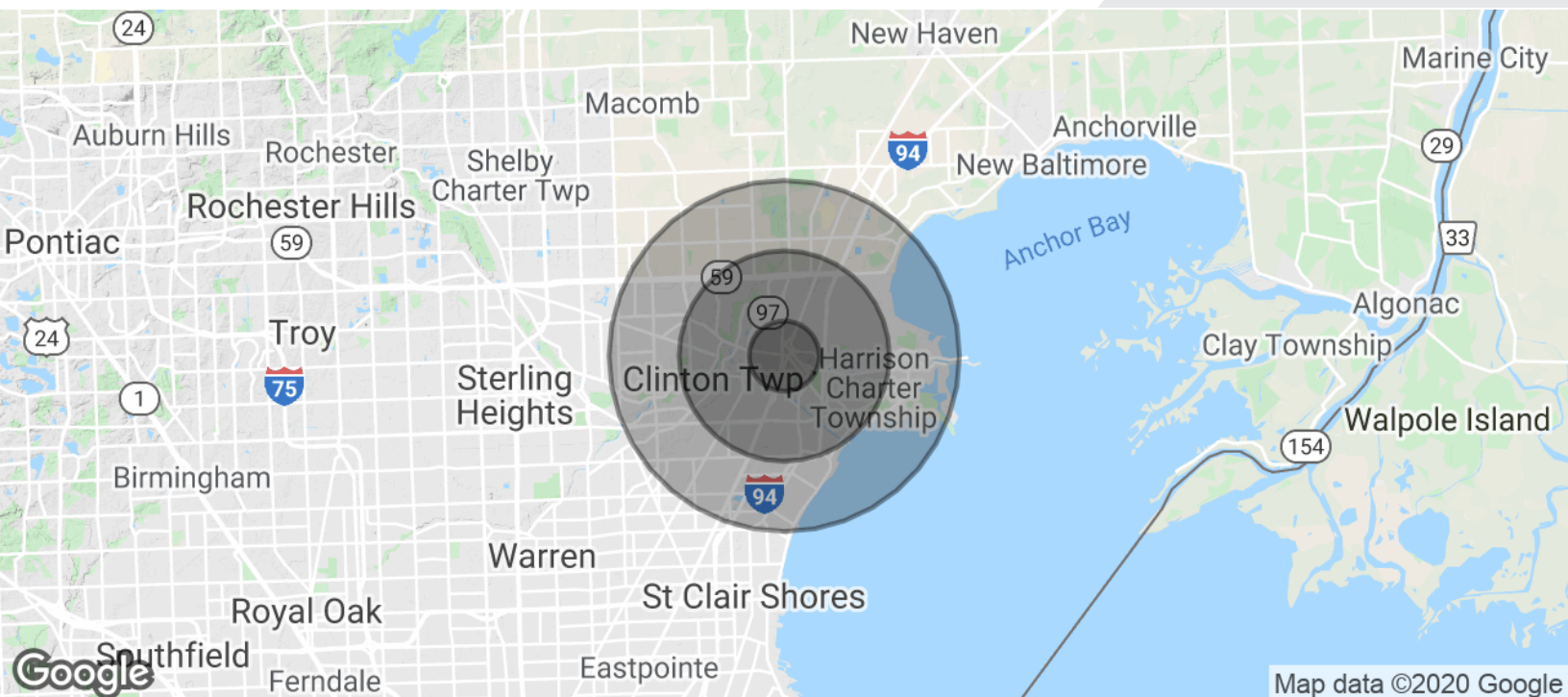
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total Population | 12,491 | 78,238 | 193,875 |
| Median age | 39.7 | 39.4 | 39.2 |
| Median age (Male) | 39.2 | 37.8 | 37.8 |
| Median 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 2010 US Census



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