



OFFICE PROPERTY // FOR LEASE

80 - 1,488 SF OF OFFICE SPACE ON GROESBECK HWY

27432 GROESBECK HWY
ROSEVILLE, MI 48066



- 80 - 1,488 SF of office space available
- Flexible landlord - many configurations available
- Several windowed offices
- Ample parking
- Groesbeck frontage, just north of I-696



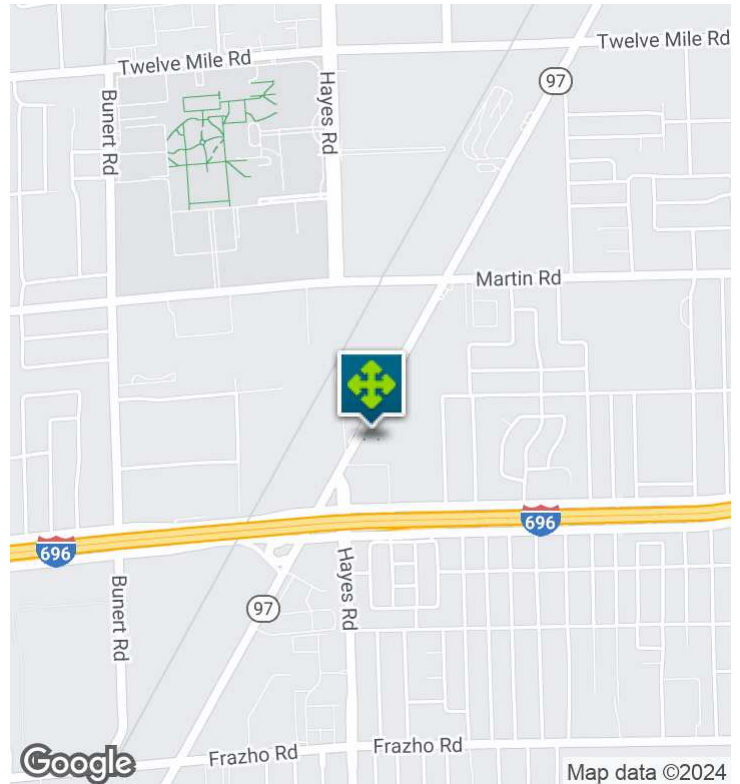
P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate

**\$200.00 -
850.00 PER
MONTH
(GROSS)**

OFFERING SUMMARY

Building Size:	12,104 SF
Available SF:	80 - 677 SF
Lot Size:	2.18 Acres
Year Built:	1985
Zoning:	Light Industrial
Market:	Detroit
Submarket:	Groesbeck South
Traffic Count:	37,250

PROPERTY OVERVIEW

Very well-maintained freestanding office/ building with up to 1,488 SF of office space on Groesbeck Highway available for lease. Available office space includes several individually widowed single offices. Flexible landlord - many configurations are available. Monument signage is possible with municipality approval. Formerly owned and occupied by Comcast.

LOCATION OVERVIEW

High visibility location on Groesbeck Hwy, just north of I-696. Main road frontage and easy access. High traffic count of 37,000 vehicles per day.

PROPERTY HIGHLIGHTS

- 80 - 1,488 SF of office space available
- Several windowed offices
- Groesbeck frontage, just north of I-696
- Flexible landlord - many configurations available
- Ample parking



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Kevin Bull SENIOR ASSOCIATE

D: 248.358.5361 | **C:** 248.895.9972

kevin@pacommercial.com

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PROPERTY DETAILS

LOCATION INFORMATION

Street Address	27432 Groesbeck Hwy
City, State, Zip	Roseville, MI 48066
County	Macomb
Market	Detroit
Sub-market	Groesbeck South
Cross-Streets	Groesbeck Hwy and I-696
Side of the Street	East
Road Type	Paved
Market Type	Medium
Nearest Highway	I-696

BUILDING INFORMATION

Building Size	12,104 SF
Building Class	B
Tenancy	Multiple
Ceiling Height	12 ft
Number of Floors	1
Average Floor Size	12,104 SF
Year Built	1985
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Light Industrial
Lot Size	2.18 Acres
APN #	08-14-18-352-005
Lot Frontage	140 ft
Lot Depth	750 ft
Corner Property	No
Traffic Count	37,250
Traffic Count Street	Groesbeck Hwy
Power	Yes
Rail Access	No

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	100

UTILITIES & AMENITIES

Central HVAC	Yes
Leed Certified	No
Gas / Propane	Yes



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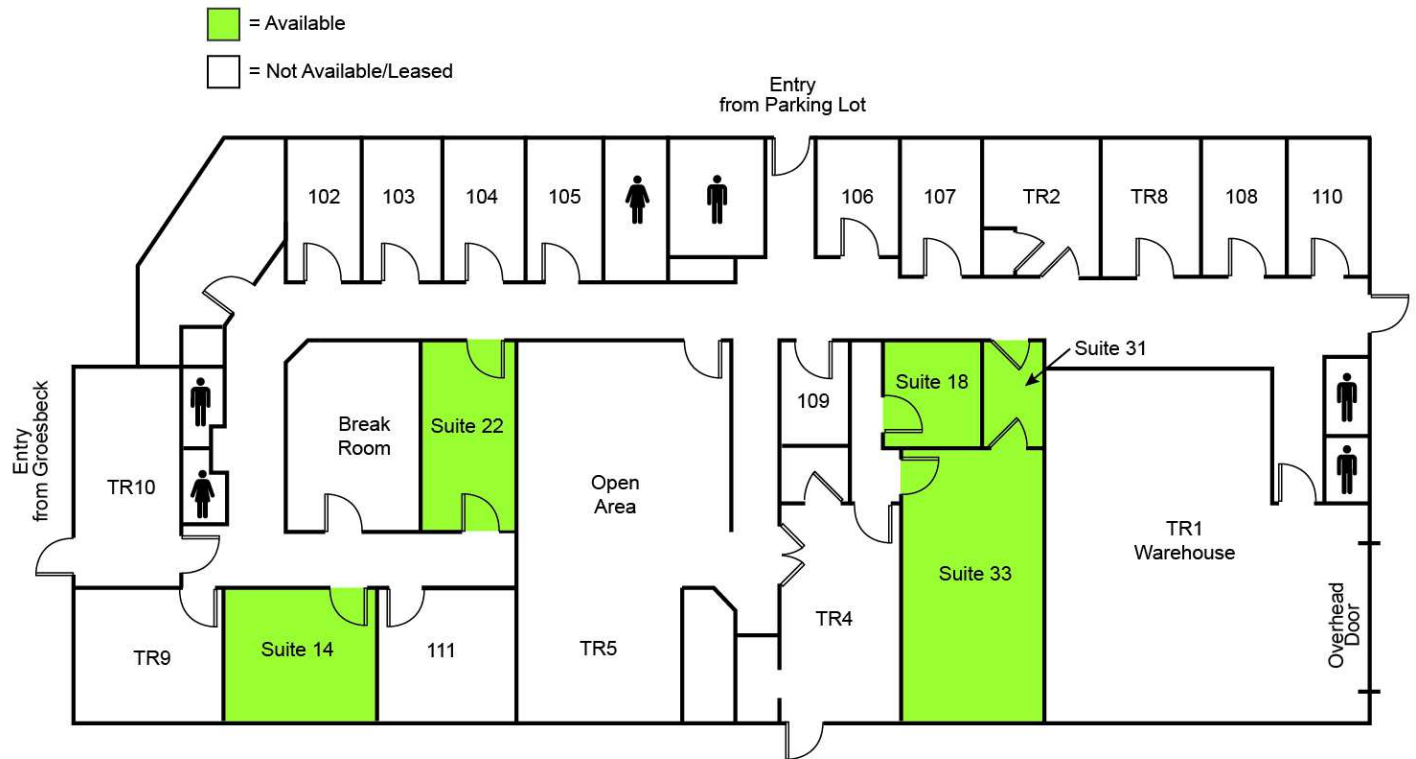
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LEASE SPACES



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	80 - 677 SF	Lease Rate:	\$200.00 - \$850.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
27432 Groesbeck Hwy, Suite 33	Available	677 SF	Gross	\$850 per month	-
27432 Groesbeck Hwy, Suite 22	Available	165 SF	Gross	\$400 per month	-
27432 Groesbeck Hwy, Suite 14	Available	446 SF	Gross	\$600 per month	-
27432 Groesbeck Hwy, Suite 18	Available	120 SF	Gross	\$400 per month	-
27432 Groesbeck Hwy, Suite 31	Available	80 SF	Gross	\$200 per month	-

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ADDITIONAL PHOTOS

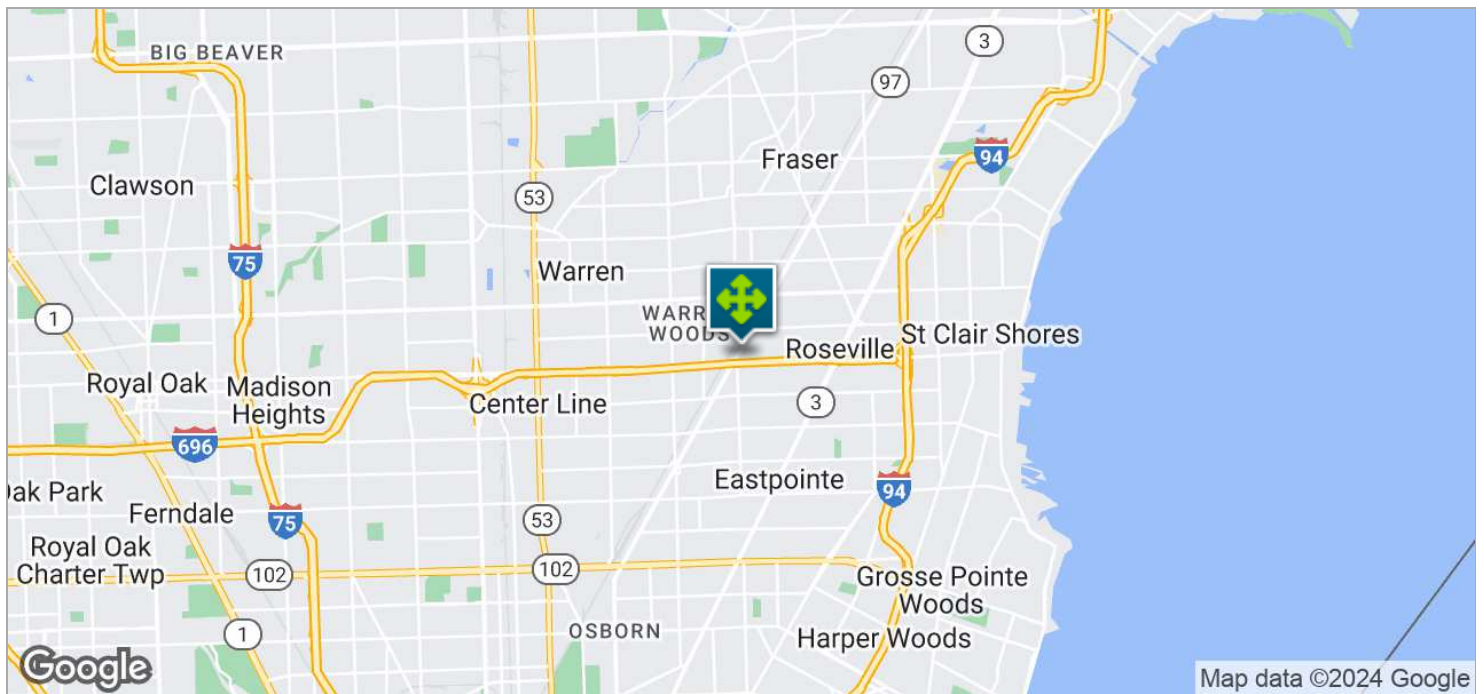
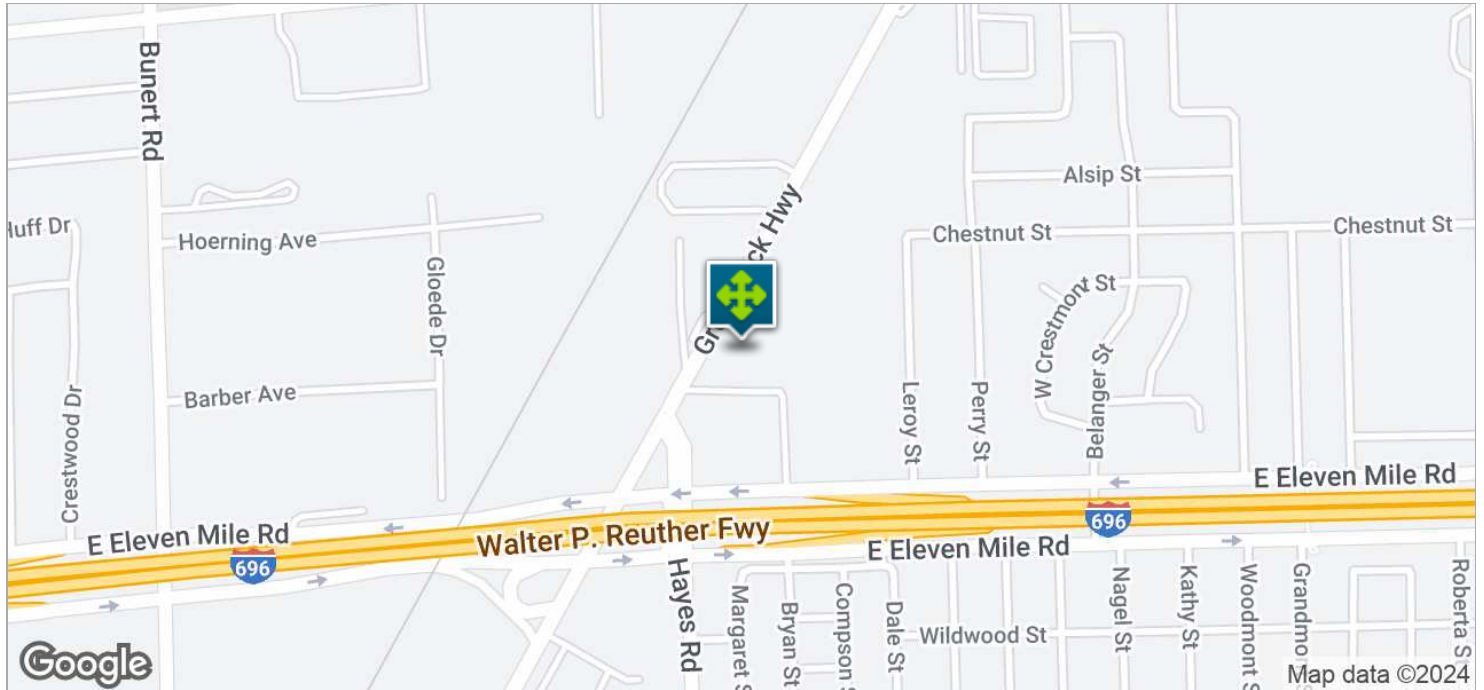


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LOCATION MAPS



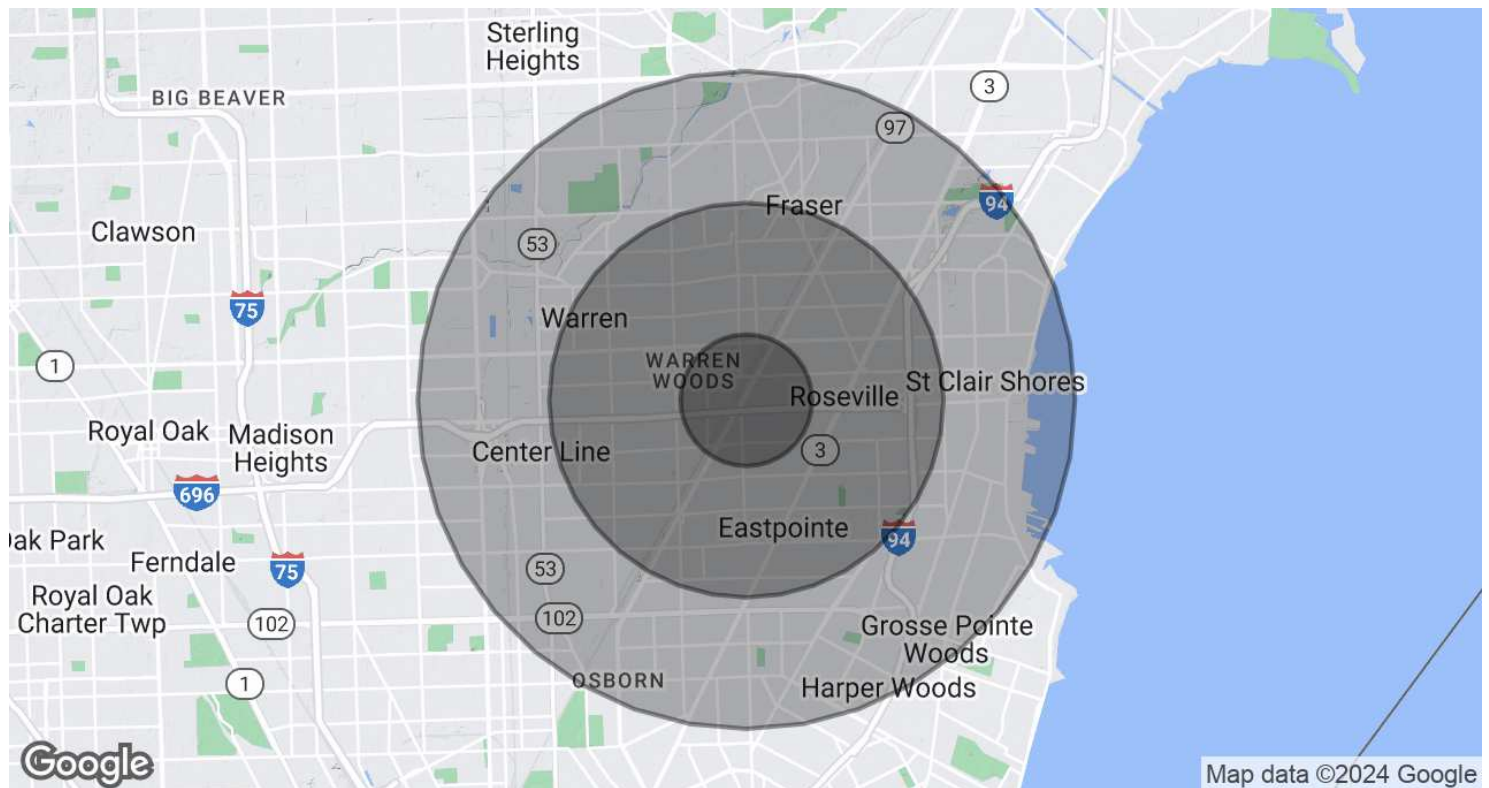
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,056	143,659	379,549
Average Age	39.0	38.7	38.0
Average Age (Male)	38.5	37.6	36.3
Average Age (Female)	38.8	40.0	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,194	58,779	151,473
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$58,388	\$53,735	\$54,188
Average House Value	\$131,962	\$127,163	\$131,228

* Demographic data derived from 2020 ACS - US Census

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FOR MORE INFORMATION, PLEASE CONTACT:



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