

**RETAIL PROPERTY // FOR LEASE**

## **EXCEPTIONAL MACK AVE STREET RETAIL AT NEW EZ STORAGE BUILDING**

18155 MACK AVE  
DETROIT , MI 48224



- Convenient New Retail Space for the Grosse Pointe Community
- Located on ground floor of New EZ Storage Building
- 3,500 - 6,834 SF Available
- Coming early 2025
- Parking Lot for 49-vehicles as well street parking on Mack Avenue
- 114,96 Population within a 3 Mile Radius



**P.A. COMMERCIAL**  
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## EXECUTIVE SUMMARY



### Lease Rate

**\$30.00 SF/YR  
(NNN)**

### OFFERING SUMMARY

<b>Building Size:</b>	82,270 SF
<b>Available SF:</b>	3,500 - 6,834 SF
<b>Lot Size:</b>	1.25 Acres
<b>Year Built:</b>	2025
<b>Zoning:</b>	Retail
<b>Market:</b>	Detroit
<b>Submarket:</b>	Detroit E of Woodward
<b>Traffic Count:</b>	13,666

### PROPERTY OVERVIEW

Great opportunity to lease 3,500 - 6,834 SF of retail space in the new EZ Storage building coming early 2025 on Mack Avenue. The property, which is located just north of the new Starbucks and south of McDonald's restaurant next to Ace Hardware, offers excellent exposure and parking in their off-street lot, as well as convenient street parking on Mack Avenue.

### LOCATION OVERVIEW

Excellent location on Mack Ave just south of Moross Rd.

### PROPERTY HIGHLIGHTS

- Convenient New Retail Space for the Grosse Pointe Community
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## PROPERTY DETAILS

Lease Rate	\$30.00 SF/YR
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### LOCATION INFORMATION

Street Address	18155 Mack Ave
City, State, Zip	Detroit , MI 48224
County	Wayne
Market	Detroit
Sub-market	Detroit E of Woodward
Cross-Streets	Mack Ave and Moran Rd
Side of the Street	Northwest
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94
Nearest Airport	Detroit City Airport

### BUILDING INFORMATION

Building Size	82,270 SF
Tenancy	Multiple
Number of Floors	4
Average Floor Size	20,567 SF
Year Built	2025
Gross Leasable Area	6,834 SF
Construction Status	Under construction
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	Retail
Lot Size	1.25 Acres
Corner Property	No
Traffic Count	13666
Traffic Count Street	Mack Ave

### PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	49

### UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Leed Certified	No



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## SITE PLANS



### SITE PLAN

NOLAN REAL ESTATE INTERESTS, LLC

EZ STORAGE "3"  
18155 Mack Ave.  
Detroit, Michigan



**AZD**  
associates, inc.  
architecture planning interior design

6905 telegraph rd.  
suite 230  
bloomfield hills, mi  
248.540.6009  
www.azdarch.com

August 24, 2023



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## RETAILER MAP



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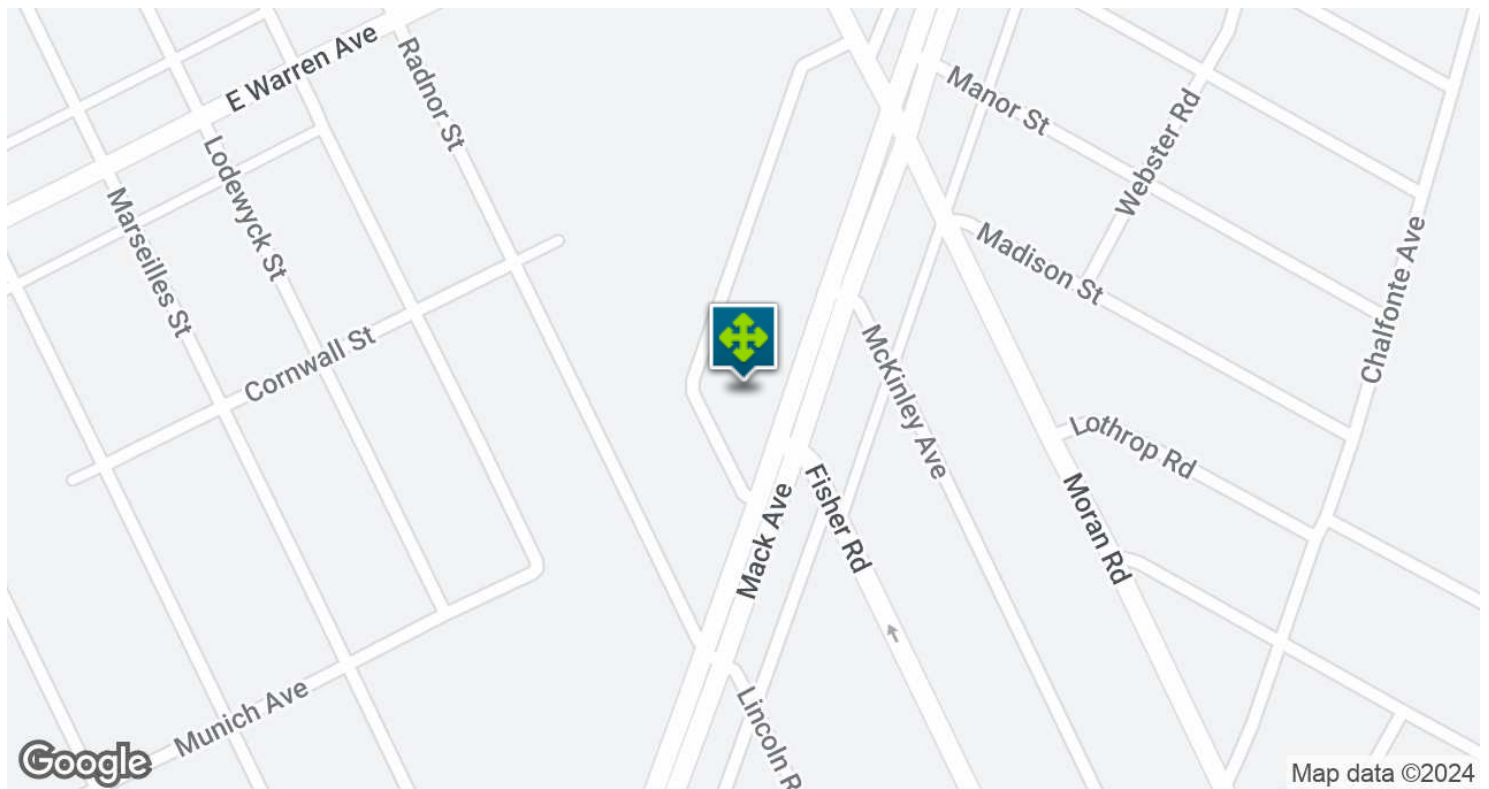
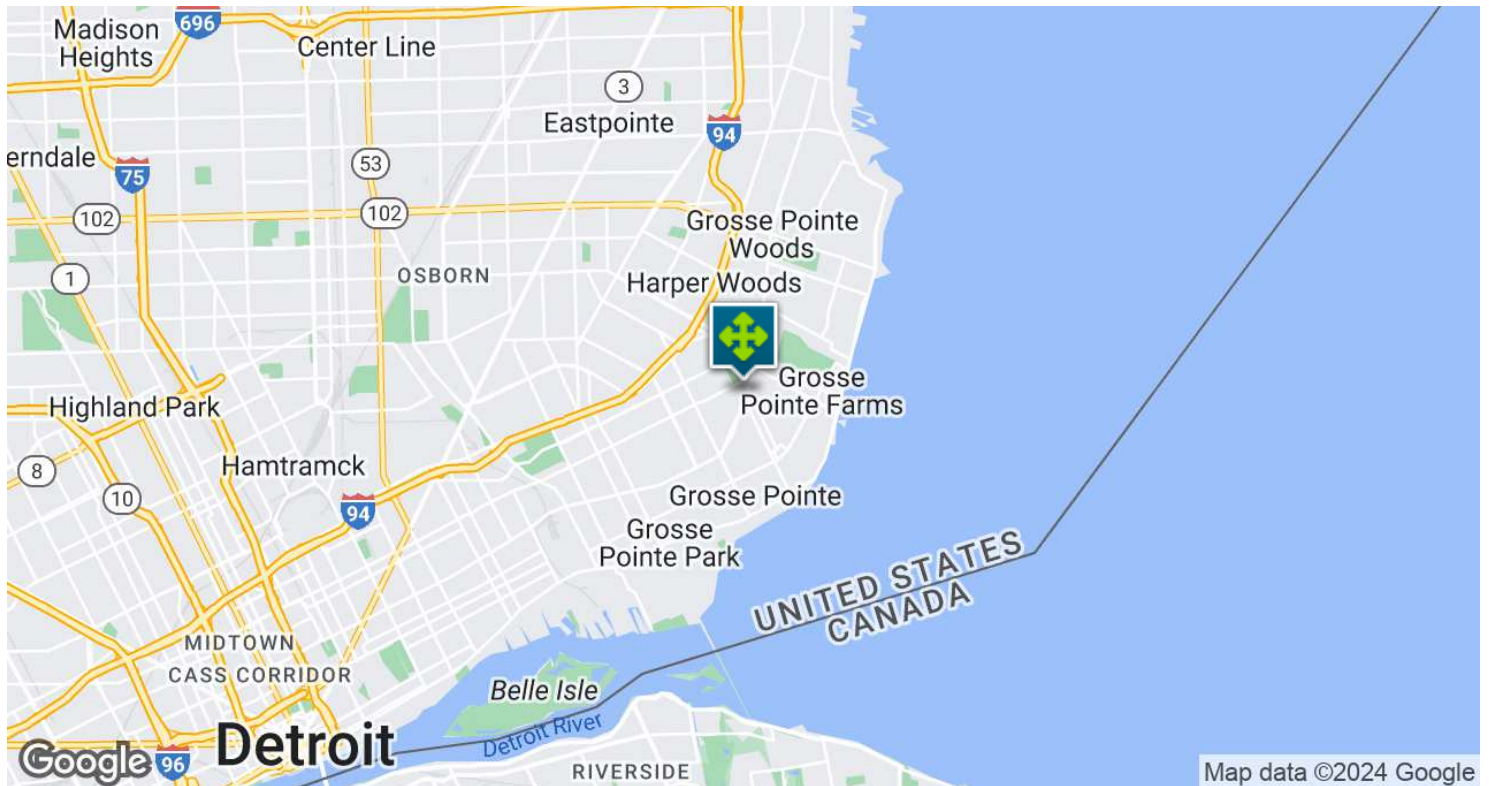
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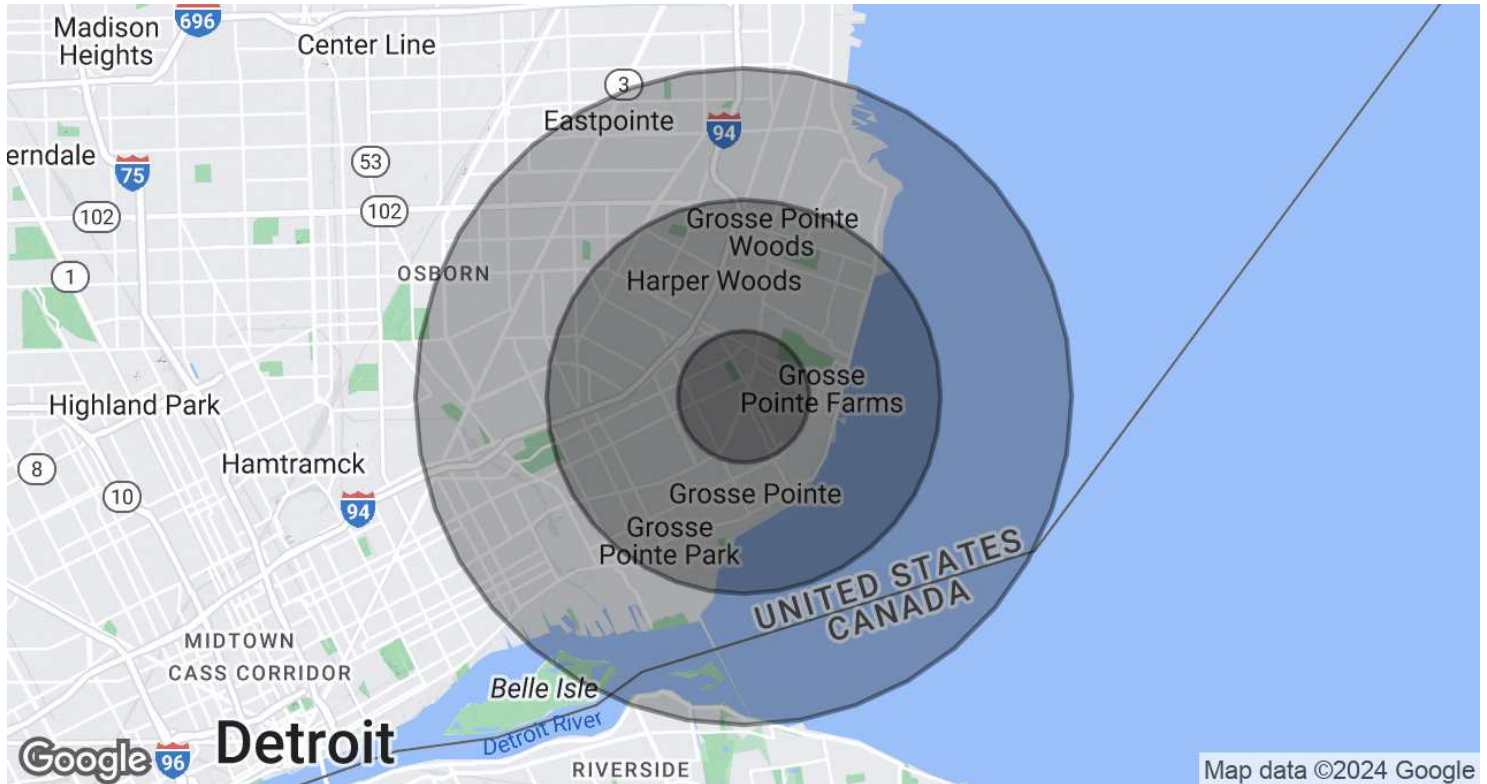
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## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,666	124,324	268,359
Average Age	39.7	36.3	35.4
Average Age (Male)	39.2	33.7	33.2
Average Age (Female)	40.6	38.6	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,781	44,159	97,267
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$85,897	\$77,085	\$62,569
Average House Value	\$228,636	\$232,714	\$184,221

\* Demographic data derived from 2020 ACS - US Census



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FOR MORE INFORMATION, PLEASE CONTACT:



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