

**OFFICE/RETAIL PROPERTY // FOR LEASE**

## **ENTIRE 4,286 SF OFFICE/RETAIL BUILDING ON CORNER LOT**

105 CASS AVE

MOUNT CLEMENS, MI 48043



- 4,286 SF office/retail for lease
- The entire building is available
- New roof, gutters, painted exterior, and new windows
- High-visibility corner lot
- ideal uses are child care, nursing home, restaurant, retail sales, office, workshop, showroom, or studio
- Short walk to downtown Mount Clemens



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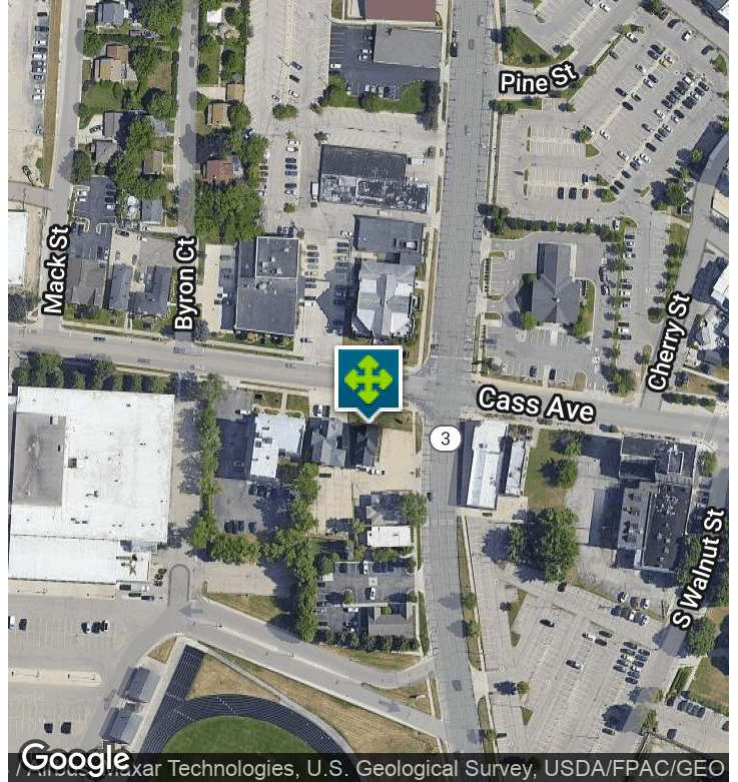
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## EXECUTIVE SUMMARY



### Lease Rate

**\$4,000.00 PER  
MONTH (NNN)**

### OFFERING SUMMARY

Building Size:	4,286 SF
Available SF:	4,286 SF
Lot Size:	0.22 Acres
Year Built:	1849
Renovated:	2020
Zoning:	Mixed-use
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	20,000

### PROPERTY OVERVIEW

4,286 SF historic building for lease within walking distance of downtown Mount Clemens. High visibility location at Cass Ave and South Gratiot. This free-standing building is two stories with 2,500 SF on the first floor and 1,786 SF on the second floor. Ideal uses are child care, nursing home, restaurant, retail, sales, office, workshop, showroom, or studio. The current layout features seven (7) offices, a conference room, a law library, two (2) bathrooms, a waiting room, and a reception office. Newly renovated improvements include a new roof, new gutters, newly painted exterior and second floor, and new windows.

Tenant pays utilities, snow removal, landscaping, taxes and building insurance

### LOCATION OVERVIEW

Great visibility - located on the SW corner of Cass Ave and Gratiot Ave adjacent to downtown Mount Clemens. The building is in close proximity to city buildings, the courthouse, restaurants, and other local businesses. Walking distance to Clinton River. Close proximity to I-94, Hall Road, and Groesbeck Hwy.



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## PROPERTY DETAILS

Lease Rate	\$4,000.00 PER MONTH
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### LOCATION INFORMATION

Street Address	105 Cass Ave
City, State, Zip	Mount Clemens, MI 48043
County	Macomb
Market	Detroit
Sub-market	Macomb East
Cross-Streets	Cass Ave and Gratiot Ave

### BUILDING INFORMATION

Building Size	4,286 SF
Building Class	B
Tenancy	Multiple
Number of Floors	2
Average Floor Size	2,143 SF
Year Built	1849
Year Last Renovated	2020
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

### PROPERTY INFORMATION

Property Type	Office/Retail
Property Subtype	Office Building
Zoning	Mixed-use
Lot Size	0.22 Acres
APN #	05-11-14-210-004
Corner Property	Yes
Traffic Count	20000
Traffic Count Street	Cass Ave

### PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	15

### UTILITIES & AMENITIES

Security Guard	No
Freight Elevator	No
Central HVAC	Yes
Restrooms	two bathrooms



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## ADDITIONAL PHOTOS



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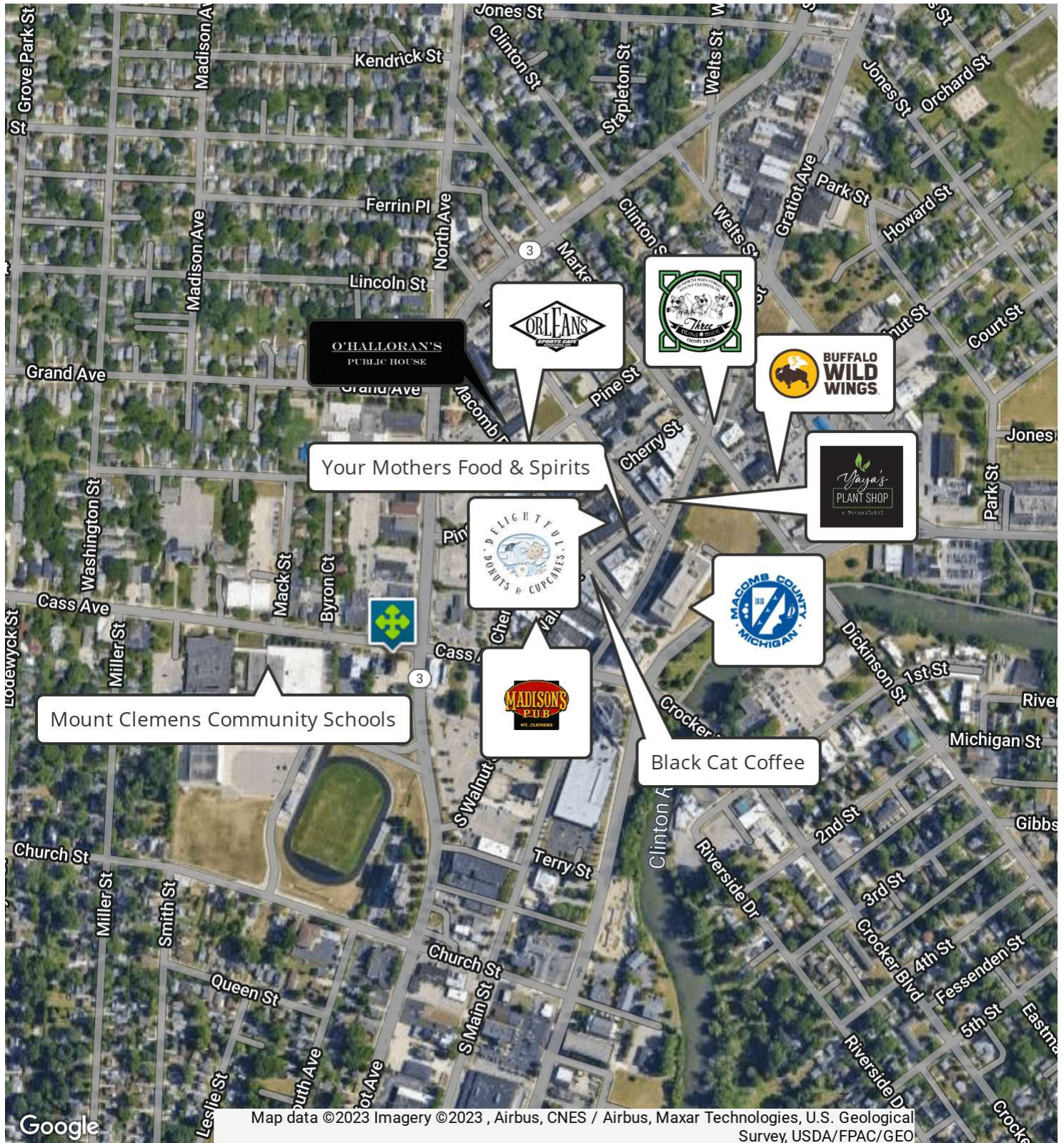
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## RETAILER MAP



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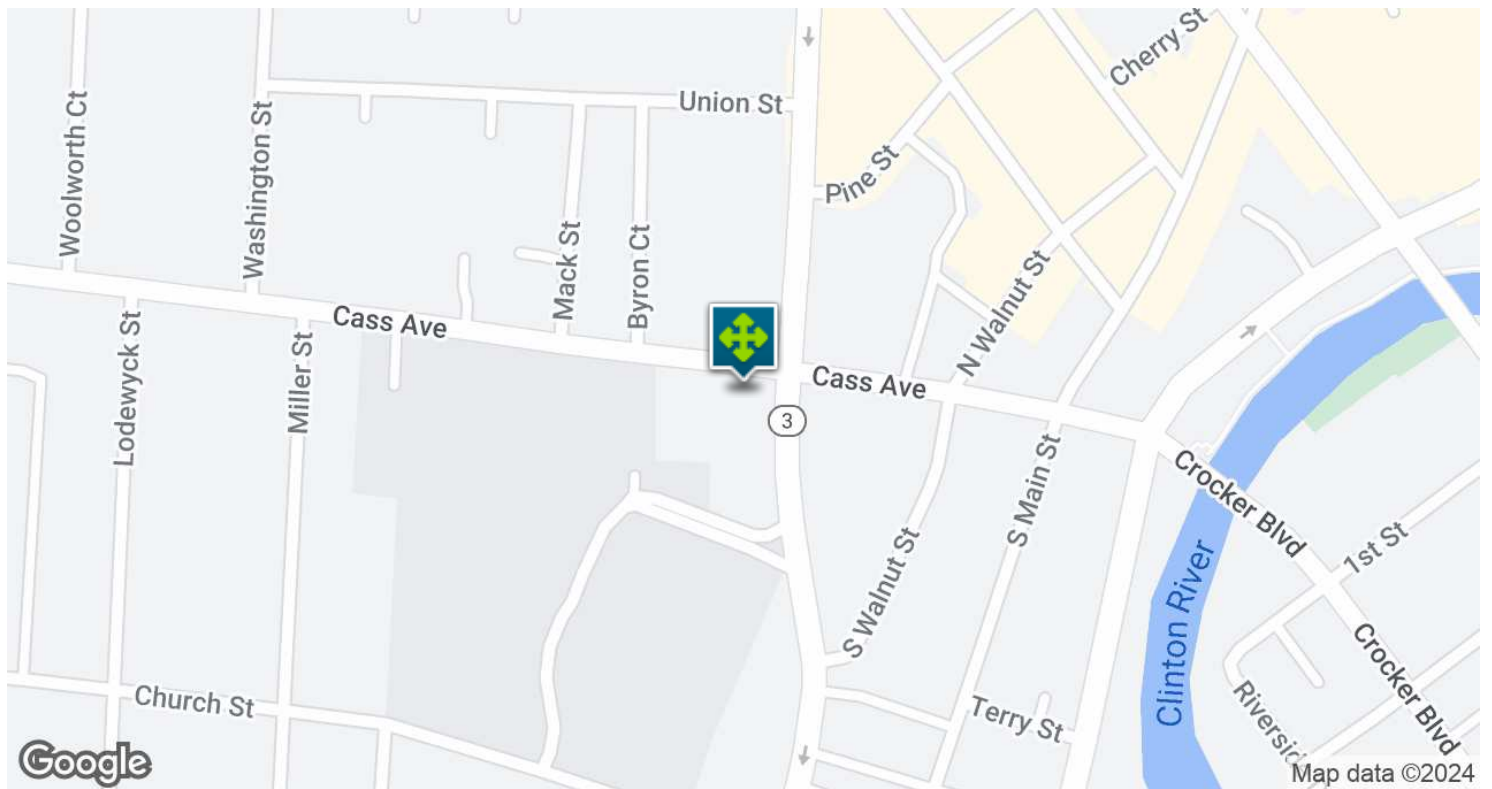
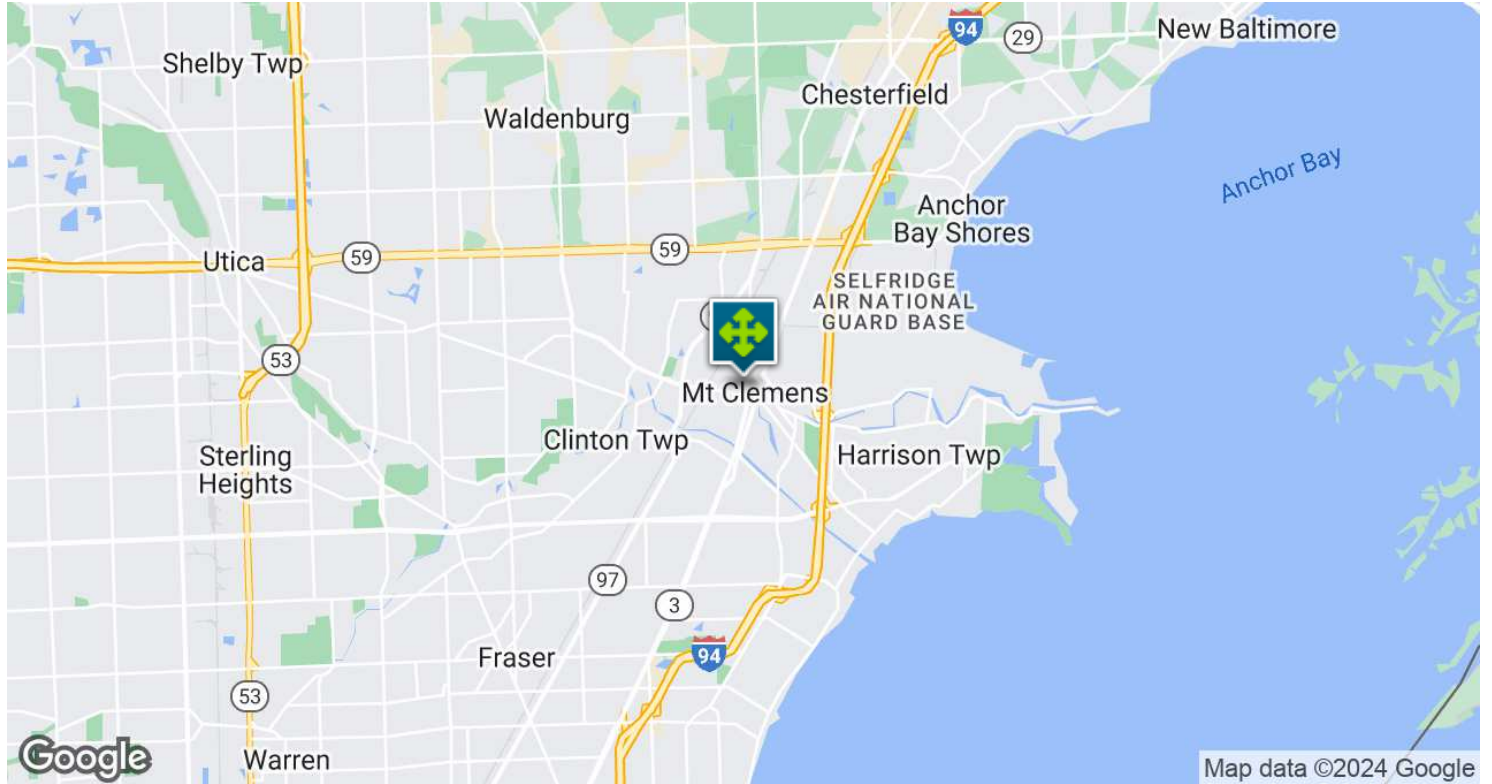
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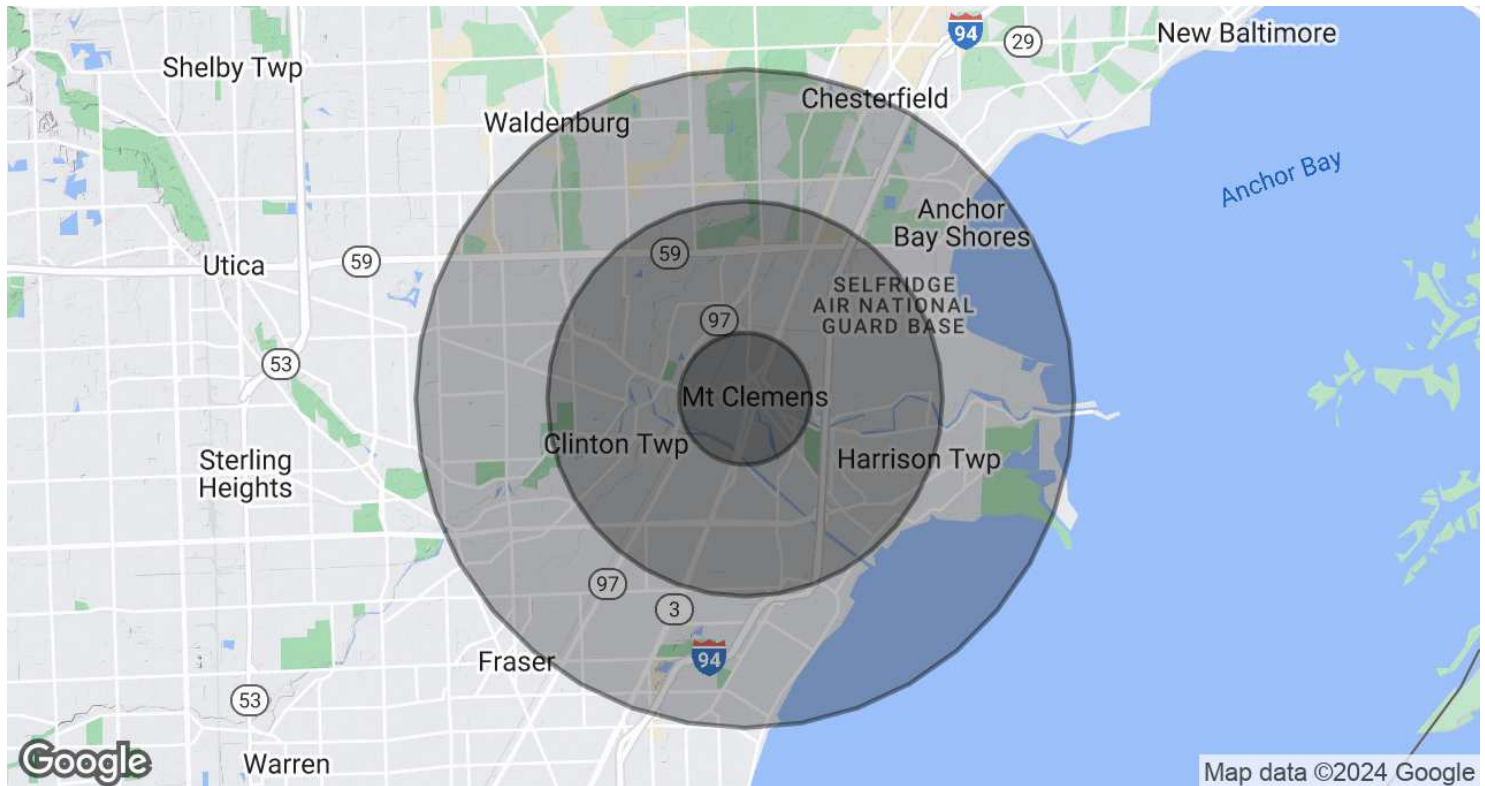
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,606	79,390	197,127
Average Age	39.4	39.4	39.2
Average Age (Male)	38.6	37.8	37.8
Average Age (Female)	39.9	40.6	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,495	34,268	80,562
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$49,619	\$56,827	\$64,039
Average House Value	\$103,922	\$143,944	\$165,606

\* Demographic data derived from 2020 ACS - US Census



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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