

# IMPERIAL PLAZA

For Lease



**Paul DeBono**

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# IMPERIAL PLAZA

41597-41941 Garfield Road, Clinton Township, MI 48038

## Property Summary



### PROPERTY HIGHLIGHTS

- Modern architectural design
- Ample parking for tenants and clients
- Flexible space sizes and floor plans to accommodate various needs
- State-of-the-art amenities for convenience and comfort
- Excellent visibility with over 1,100 ft. of frontage in a high-traffic location
- Tremendous accessibility provides nearby residents with easy daily access
- Prime leasing opportunity for establishing a strong presence

### OFFERING SUMMARY

Lease Rate:	\$18.00 - 20.00 SF/yr (NNN)
Available SF:	1,500 - 55,971 SF
Building Size:	170,811 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	434	1,719	7,029
Total Population	992	3,752	14,172
Average HH Income	\$76,124	\$71,987	\$66,999

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Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,500 - 55,971 SF	Lease Rate:	\$18.00 - \$20.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
41597 Garfield Rd	Available	55,971 SF	NNN	\$18.00 SF/yr	Balance of the former Kmart retail box adjacent to the south of Crunch Fitness. A new facade is proposed to fit the retailers needs and Landlord will work with Tenant on final placement and design.
41861 Garfield	Available	1,500 SF	NNN	\$20.00 SF/yr	Former Hookah Shop and last inline space available in the shopping center.

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[Additional Photos](#)



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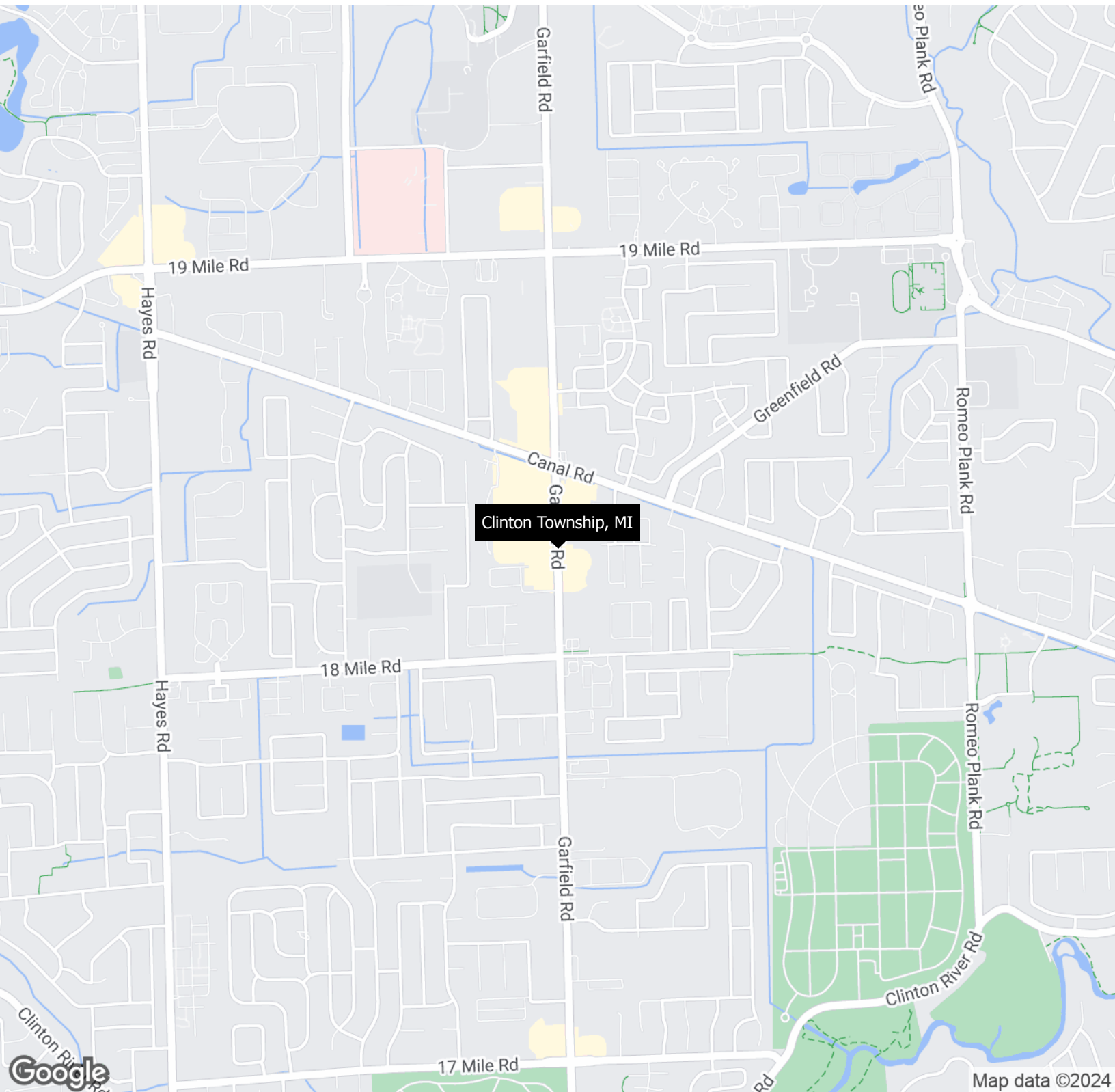
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Regional Map



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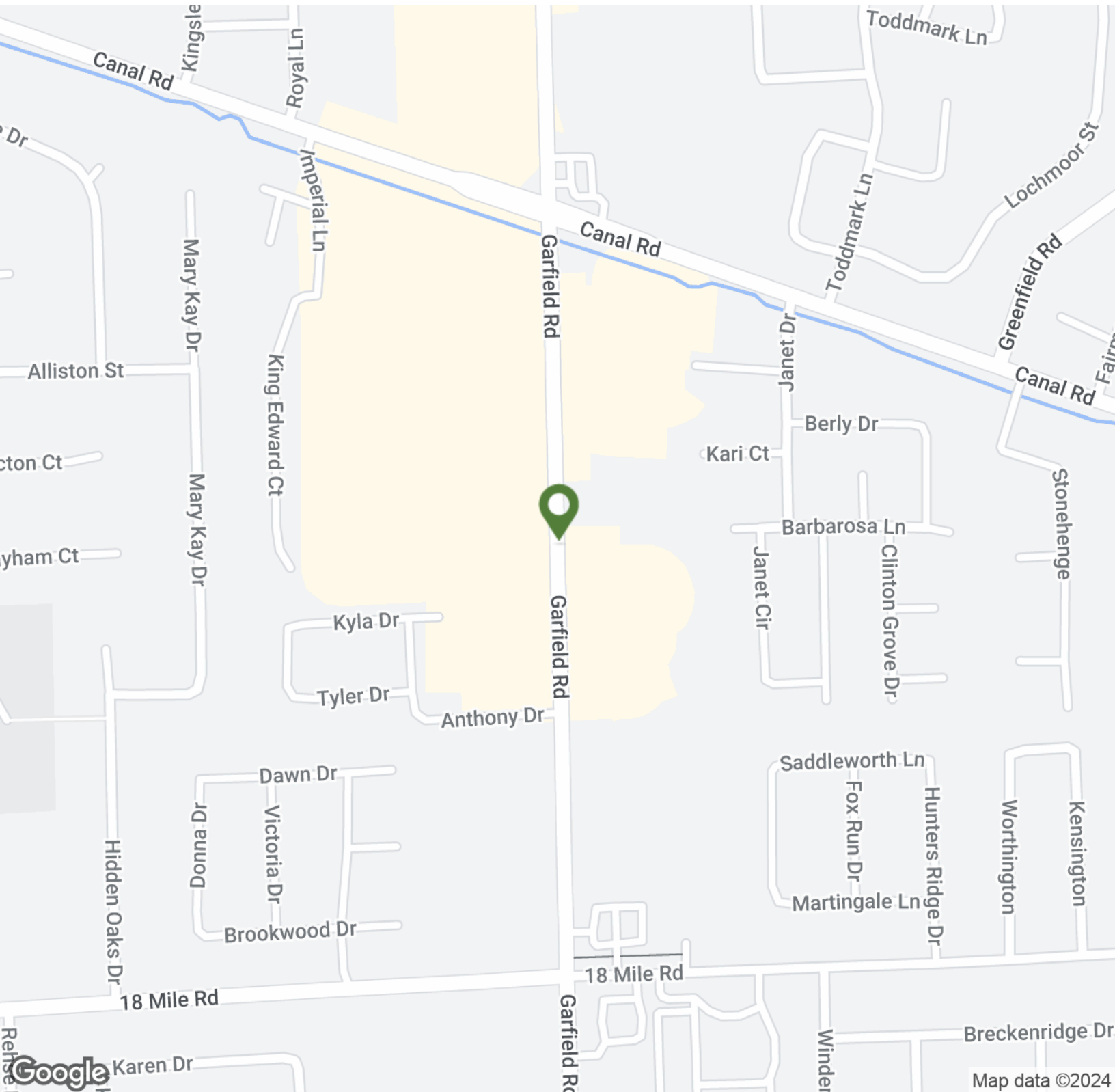
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Location Map



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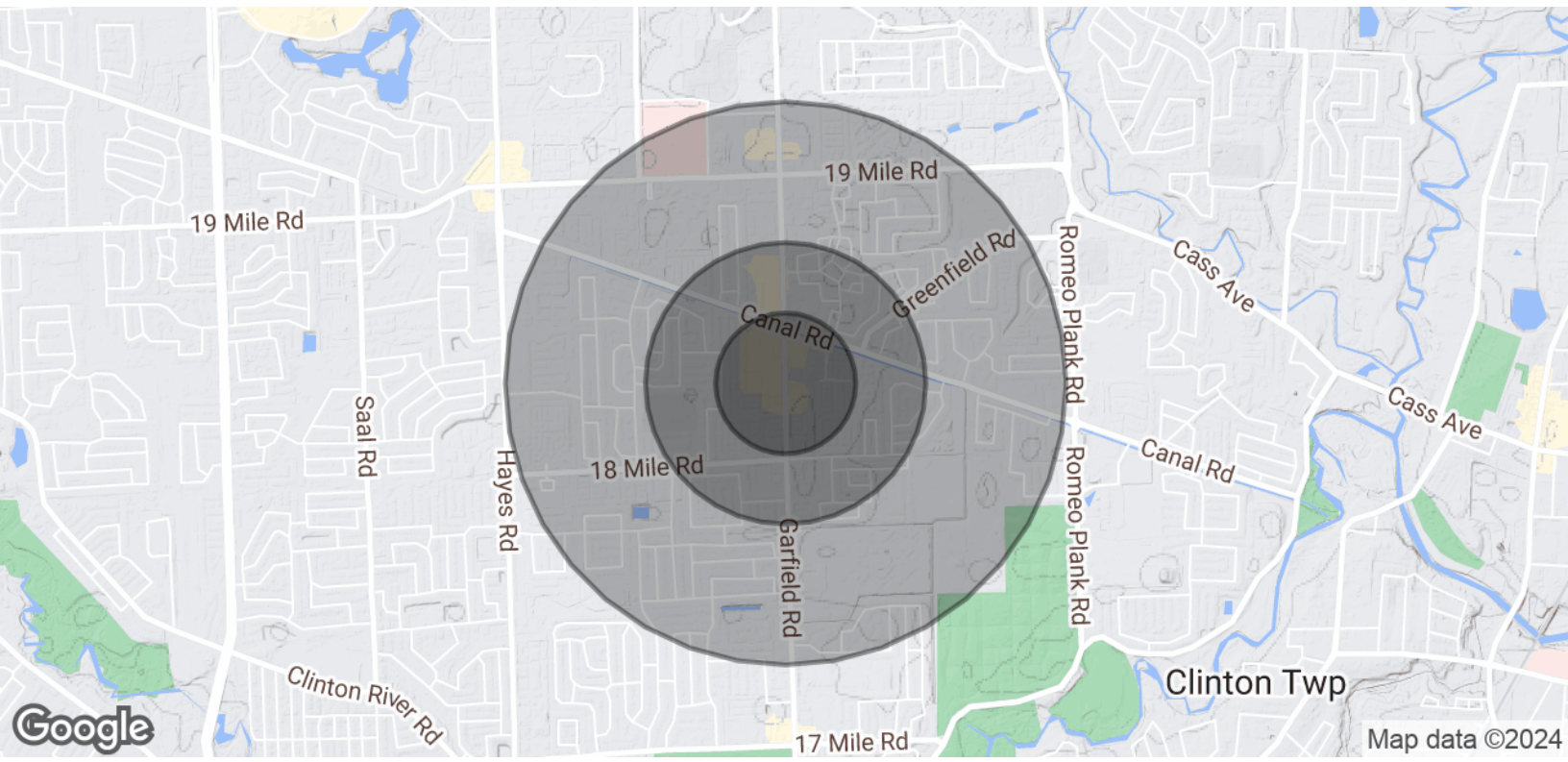
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## Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	992	3,752	14,172
Average Age	39.9	42.0	44.9
Average Age (Male)	29.9	33.7	38.7
Average Age (Female)	40.4	43.4	47.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	434	1,719	7,029
# of Persons per HH	2.3	2.2	2.0
Average HH Income	\$76,124	\$71,987	\$66,999
Average House Value	\$184,422	\$176,514	\$167,451

2020 American Community Survey (ACS)

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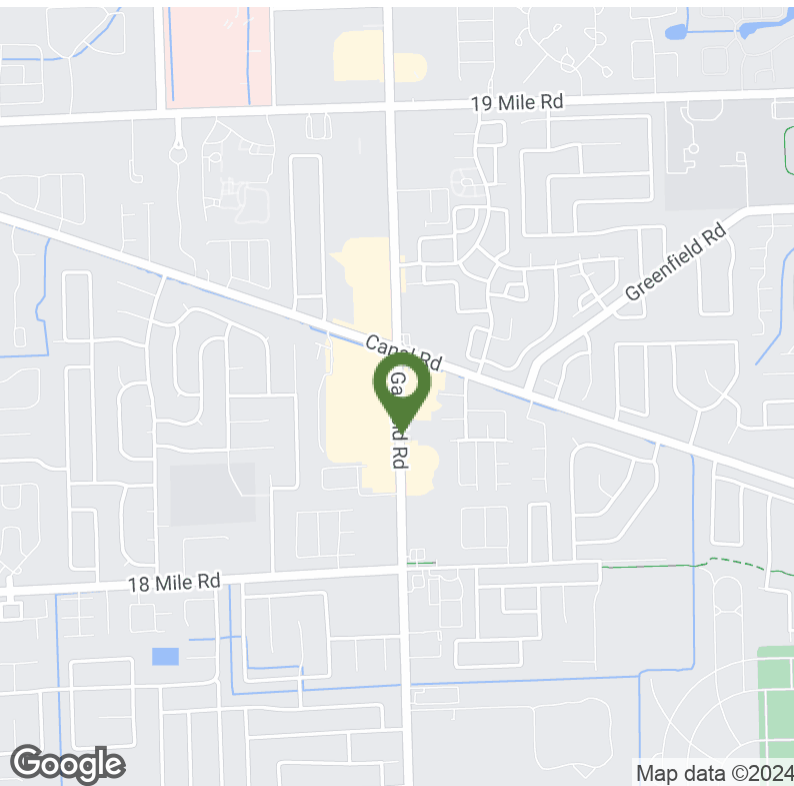
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## Property Details & Highlights



Building Name	Imperial Plaza
Building Size	170,811 SF
Lot Size	-
Year Built	1980
Year Last Renovated	2023
Parking Spaces	1,100

The property at 41597-41941 Garfield Road in Clinton Township, MI offers a prime opportunity for lease in a high-traffic location. Boasting modern architectural design and ample parking, the building provides a professional and convenient environment for retailers and customers alike. With flexible inline space sizes and the fantastic amenities of a Kroger anchored center that includes a fuel center Outlot, the property is perfectly suited to accommodate a variety of retail users seeking a community hub location. Its strategic location offers excellent visibility and accessibility, making it an ideal choice for retailers seeking to establish a strong presence in the area. Don't miss this exceptional leasing opportunity in a sought-after location.

- - Modern architectural design
- - Ample parking for tenants and clients
- - Flexible space sizes and floor plans to accommodate various needs
- - State-of-the-art amenities for convenience and comfort
- - Excellent visibility with over 1,100 ft. of frontage in a high-traffic location
- - Tremendous accessibility provides nearby residents with easy daily access
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Meet the Team



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