

**FOR SALE**

**44925 N GROESBECK HIGHWAY | CLINTON TOWNSHIP, MICHIGAN**



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### PROPERTY INFORMATION

Property Address	44925 N Groesbeck Highway
City/Township	Clinton Township
Property Size	2.69 AC
Building Size	18,791 SF
Sales Price	Contact Broker
Zoning	B-3 (General Business)
Taxes (2023)	\$26,198.31

### DEMOGRAPHICS (FIVE-MILE RADIUS)



**POPULATION**  
197,558 PEOPLE



**MEDIAN AGE**  
41.4 YEARS OLD



**HOUSEHOLDS**  
79,625



**CONSUMER SPENDING**  
\$2.5 BILLION ANNUALLY



**AVG HOUSEHOLD INCOME**  
\$88,263/ANNUALLY



**DAYTIME POPULATION**  
68,199 PEOPLE

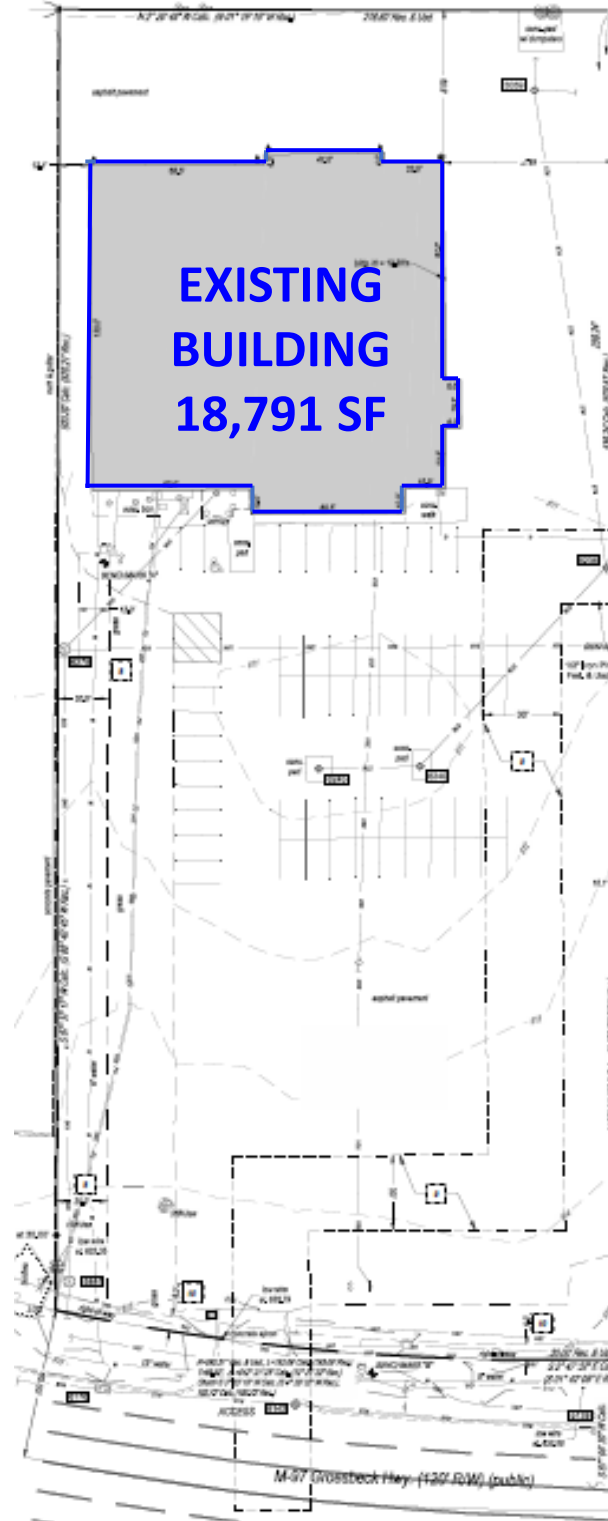
### AREA TENANTS & EMPLOYERS

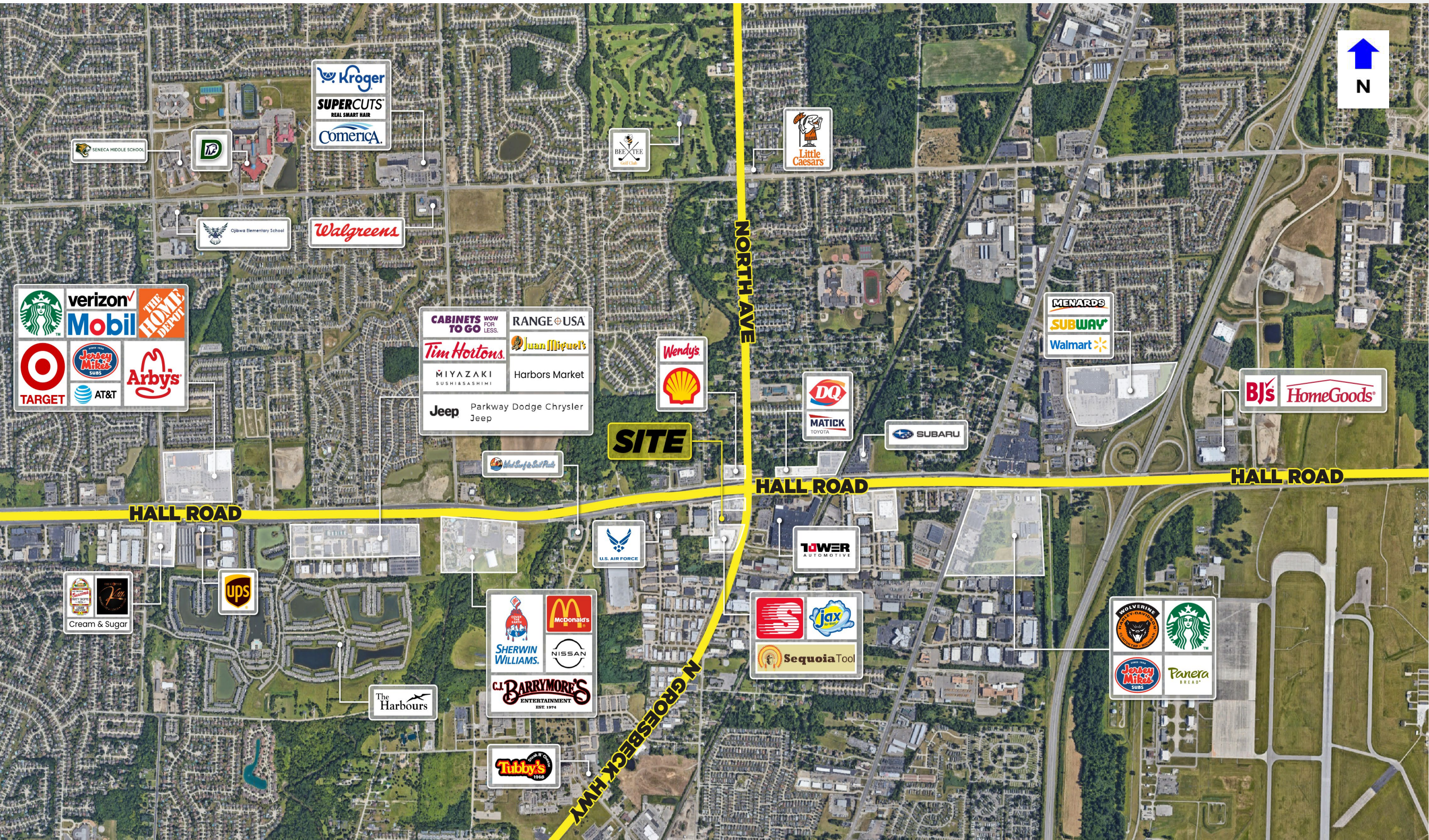


### PROPERTY HIGHLIGHTS

- Rare redevelopment opportunity available on Groesbeck Highway, just south of Hall Road.
- The property consists of 2.69 acres and offers convenient access from both Hall Road and Groesbeck Highway.
- The property is zoned B-3, allowing for a wide range of potential uses.
- Located just east of this site, the I-94 & M-59 interchange is one of the busiest in Southeast Michigan.
- The site is surrounded by major national and big-box retailers, including Walmart, The Home Depot, BJ's Wholesale, and Menards.







POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	3,960	63,785	184,704
2023 Population	4,524	71,020	197,558
2028 Population Projection	4,617	72,179	199,422
Annual Growth 2010-2023	1.1%	0.9%	0.5%
Annual Growth 2023-2028	0.4%	0.3%	0.2%
Median Age	43	39.9	41.4
Bachelor's Degree or Higher	20%	25%	24%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	1,513	23,770	74,033
2023 Households	1,713	26,682	79,625
2028 Household Projection	1,745	27,150	80,438
Owner Occupied Households	1,538	20,036	58,712
Renter Occupied Households	207	7,113	21,725
<b>Avg Household Income</b>	<b>\$78,372</b>	<b>\$92,046</b>	<b>\$88,263</b>
<b>Median Household Income</b>	<b>\$55,138</b>	<b>\$75,354</b>	<b>\$72,314</b>

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	3,660	53,059	156,500
Black	583	13,091	28,919
American Indian/Alaskan Native	15	278	642
Asian	138	2,458	6,312
Hawaiian & Pacific Islander	11	45	100
Two or More Races	118	2,089	5,086
Hispanic Origin	123	2,700	6,403

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	287	4,702	15,459
\$50,000 - 75,000	193	4,221	14,420
\$75,000 - 100,000	184	3,879	12,154
\$100,000 - 125,000	143	3,251	9,273
\$125,000 - 150,000	171	2,355	6,600
\$150,000 - 200,000	100	2,113	5,955
\$200,000+	103	1,798	4,291

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
<b>Service-Producing Industries</b>	<b>4,010</b>	<b>327</b>	<b>12</b>	<b>24,777</b>	<b>2,367</b>	<b>10</b>	<b>57,909</b>	<b>7,092</b>	<b>8</b>
Trade Transportation & Utilities	788	67	12	5,253	397	13	13,488	1,005	13
Information	53	6	9	384	42	9	910	102	9
Financial Activities	265	38	7	1,447	298	5	3,567	745	5
Professional & Business Services	378	58	7	2,135	409	5	4,400	866	5
Education & Health Services	1,114	83	13	7,976	583	14	19,382	2,921	7
Leisure & Hospitality	473	19	25	2,791	213	13	8,748	608	14
Other Services	170	36	5	1,559	296	5	3,405	664	5
Public Administration	769	20	38	3,232	129	25	4,009	181	22
<b>Goods-Producing Industries</b>	<b>1,613</b>	<b>127</b>	<b>13</b>	<b>7,095</b>	<b>468</b>	<b>15</b>	<b>10,290</b>	<b>827</b>	<b>12</b>
Natural Resources & Mining	4	1	4	11	4	3	36	14	3
Construction	385	57	7	1,521	225	7	2,660	446	6
Manufacturing	1,224	69	18	5,563	239	23	7,594	367	21
<b>Total</b>	<b>5,623</b>	<b>454</b>	<b>12</b>	<b>31,872</b>	<b>2,835</b>	<b>11</b>	<b>68,199</b>	<b>7,919</b>	<b>9</b>

## EXCLUSIVELY LISTED BY:

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