

FOR LEASE

NEW GARFIELD CENTER | CLINTON TOWNSHIP, MICHIGAN



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PROPERTY INFORMATION

Property Address	36739-36855 Garfield Road
City/Township	Clinton Township
Building Size	25,703 SF
Land Size	2.63 AC
Space Available	15,657 SF
Zoning	B
Parking	107 Spaces
Asking Rental Rate	Contact Broker
Estimated NNN's	Contact Broker

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 296,280 PEOPLE	 MEDIAN AGE 42.3 YEARS OLD
 HOUSEHOLDS 127,257	 CONSUMER SPENDING \$3.6 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$81,653/ANNUALLY	 DAYTIME POPULATION 115,328 PEOPLE

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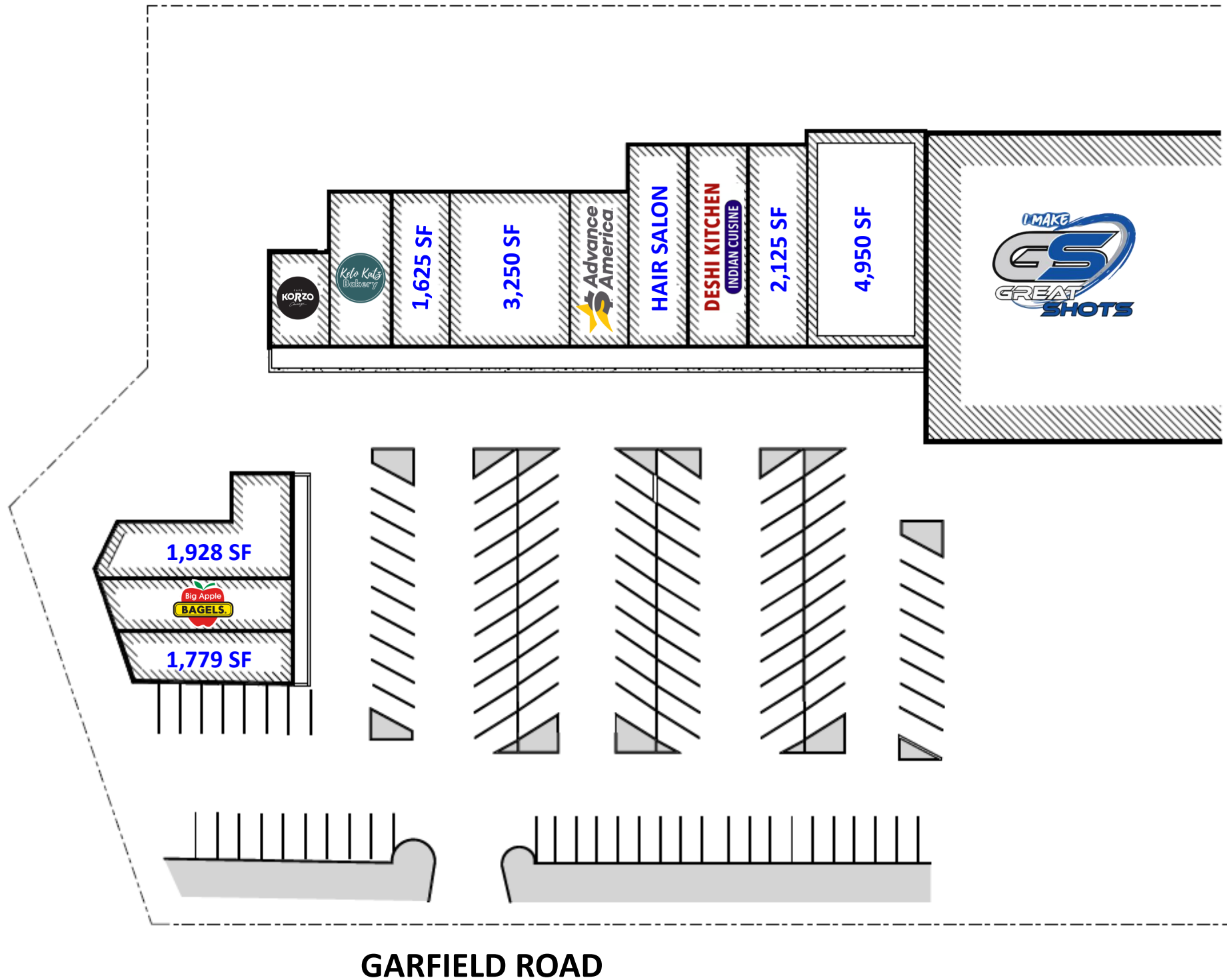
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Prime location with high traffic exposure, situated on Garfield Road which sees over 28,000 VPD, just south of 16 Mile Road, which sees over 39,000 VPD.
- Strong demographics with over 126,000 households within a five-mile radius and an average household income exceeding \$81,000.
- Exceptional accessibility with three convenient curb cuts, allowing seamless ingress and egress for consumers.
- Diverse tenant mix that creates strong retail synergy and drives consistent customer traffic to the center.
- Ample on-site parking for customers and employees.
- Prime leasing opportunity with a highly desirable end-cap unit now available, offering maximum exposure and branding potential.
- Renovations to be completed spring of 2025.







POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	9,136	107,655	299,828
2024 Population	9,825	106,986	296,280
2029 Population Projection	9,877	105,964	293,120
Annual Growth 2020-2024	1.9%	-0.2%	-0.3%
Annual Growth 2024-2029	0.1%	-0.2%	-0.2%
Median Age	45.8	43.5	42.3
Bachelor's Degree or Higher	22%	22%	22%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	8,000	83,578	223,670
Black	983	12,181	40,345
American Indian/Alaskan Native	7	91	233
Asian	213	3,648	10,598
Hawaiian & Pacific Islander	3	20	97
Two or More Races	620	7,466	21,337
Hispanic Origin	269	2,986	8,441

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	3,805	45,035	128,612
2024 Households	4,064	44,812	127,257
2029 Household Projection	4,079	44,386	125,907
Owner Occupied Households	3,175	33,086	85,481
Renter Occupied Households	905	11,301	40,427
Avg Household Income	\$91,435	\$84,871	\$81,653
Median Household Income	\$66,417	\$68,677	\$65,436

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,151	9,730	29,501
\$50,000 - 75,000	721	8,665	23,490
\$75,000 - 100,000	610	7,565	18,963
\$100,000 - 125,000	305	4,290	13,028
\$125,000 - 150,000	269	3,019	8,479
\$150,000 - 200,000	288	2,995	7,718
\$200,000+	334	2,344	6,127

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
Service-Producing Industries	2,392	419	6	22,640	3,167	7	94,488	12,417	8
Trade Transportation & Utilities	166	38	4	4,705	552	9	21,237	1,817	12
Information	7	2	4	387	49	8	1,542	167	9
Financial Activities	483	58	8	1,882	367	5	7,091	1,242	6
Professional & Business Services	190	42	5	2,603	416	6	9,907	1,465	7
Education & Health Services	976	221	4	6,901	1,089	6	28,908	5,291	5
Leisure & Hospitality	243	17	14	3,620	266	14	14,736	960	15
Other Services	310	40	8	2,133	402	5	6,321	1,273	5
Public Administration	7	1	17	409	26	16	4,743	202	23
Goods-Producing Industries	116	21	6	4,7033	431	11	20,840	1,286	16
Natural Resources & Mining	0	0	-	8	4	2	41	14	3
Construction	47	16	3	1,160	221	5	4,403	676	7
Manufacturing	69	5	14	3,535	206	17	16,396	596	28
Total	2,508	440	6	27,343	3,598	8	115,328	13,703	8

EXCLUSIVELY LISTED BY:

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