

# FOR LEASE

END-CAP AVAILABLE



36739-36855 Garfield Road | Clinton Township, MI

## NEW GARFIELD CENTER

**JOSEPH FARIDA**  
ASSOCIATE

[jfarida@cmprealestategroup.com](mailto:jfarida@cmprealestategroup.com)

**TJ YALDO**  
ASSOCIATE

[tyaldo@cmprealestategroup.com](mailto:tyaldo@cmprealestategroup.com)

# PROPERTY OVERVIEW

## PROPERTY INFORMATION

<b>Property Address</b>	36739-36855 Garfield Road
<b>City/Township</b>	Clinton Township, MI
<b>Building Size</b>	25,703 SF
<b>Retail Space Available</b>	14,057 SF
<b>Zoning</b>	B
<b>Parking</b>	107 Spaces
<b>Asking Rental Rate</b>	Contact Broker
<b>Estimated NNN's</b>	Contact Broker

## DEMOGRAPHICS (5-MILE RADIUS)

 **292,280**  
PEOPLE

 **\$81,653**  
AVG. HOUSEHOLD INCOME

 **127,257**  
HOUSEHOLDS

 **\$3.6 B**  
OF CONSUMER SPENDING

## PROPERTY HIGHLIGHTS

### END-CAP & IN-LINE STOREFRONTS AVAILABLE

Prime leasing opportunities with a highly desirable end-cap unit now available, offering maximum visibility, strong signage, and excellent branding potential. The end-cap is also permitted for an outdoor patio, making it ideal for food and beverage concepts, cafés, or any user seeking enhanced customer engagement and outdoor activation.

### EASY ACCESS & HIGH-VISIBILITY

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. Exceptional accessibility with three convenient curb cuts, allowing seamless ingress and egress for consumers. Prime location with high traffic exposure, situated on Garfield Road which sees over 28,000 VPD.

### TURN-KEY HAIR SALON AVAILABLE

Inline turn-key hair salon available.

### DESIREABLE NEIGHBORHOOD

Strong demographics with over 126,000 households within a five-mile radius and an average household income exceeding \$81,000.

### STRONG AREA TENANTS & TRAFFIC DRIVERS

Diverse tenant mix that creates strong retail synergy and drives consistent customer traffic to the center. Ample on-site parking for customers and employees.

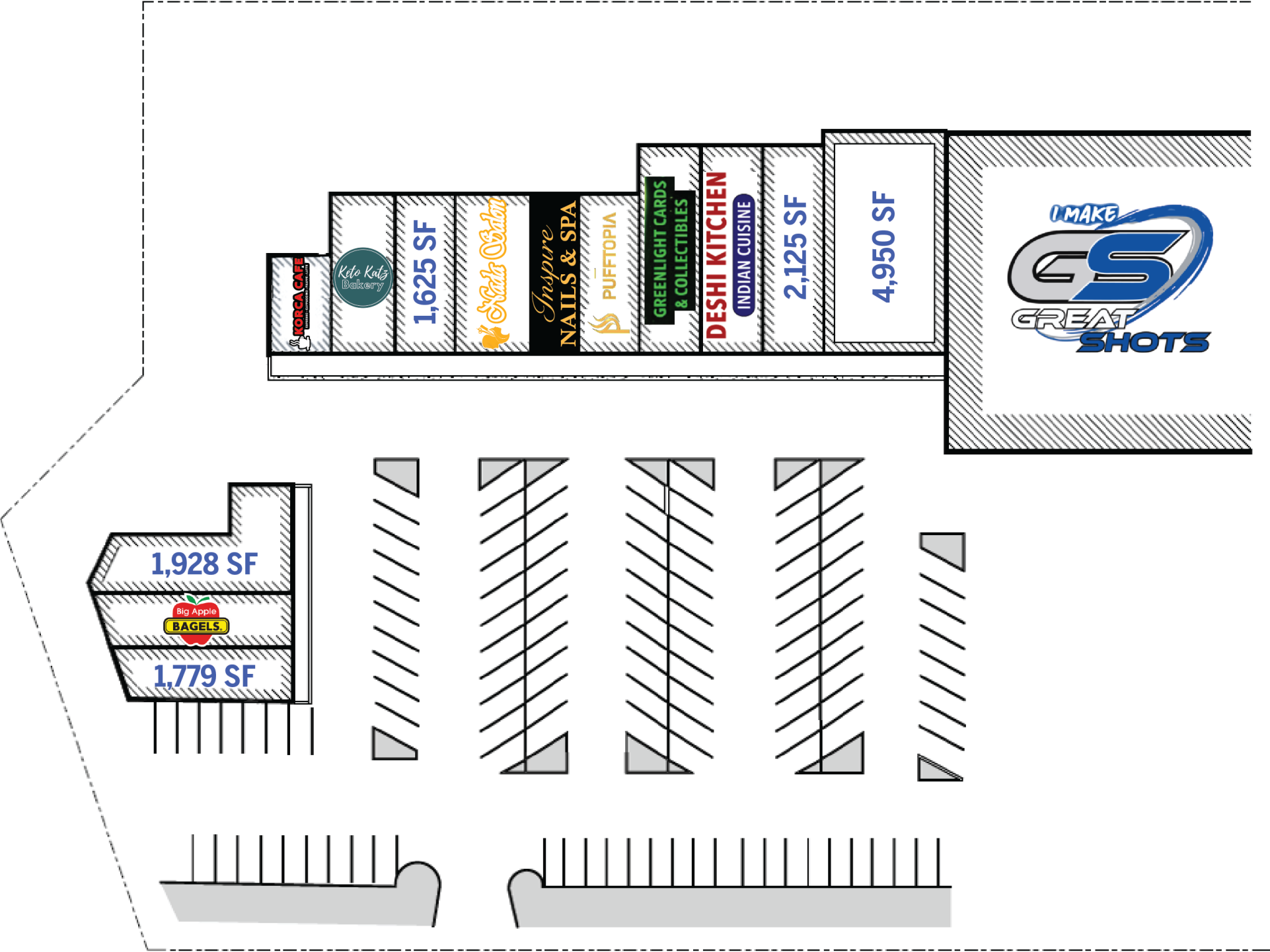
## JOIN



## AREA TENANTS



# SITE PLAN



# PHOTOS



# END-CAP AVAILABLE





# DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	8,921	108,818	299,055
2024 Population	9,710	108,085	295,479
2029 Population Projection	9,783	107,041	292,320
Annual Growth 2020-2024	2.2%	-0.2%	-0.3%
Annual Growth 2024-2029	0.2%	-0.2%	-0.2%

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2020 Households	3,779	45,402	128,330
2024 Households	4,081	45,150	126,959
2029 Household Projection	4,104	44,717	125,607
Annual Growth 2020-2024	2.5%	0.6%	0.5%
Annual Growth 2024-2029	0.1%	-0.2%	-0.2%
Avg Household Size	2.30	2.30	2.30
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES
Avg Household Income	\$88,669	\$84,738	\$81,594
Median Household Income	\$63,111	\$68,426	\$65,357

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$221,821	\$197,032	\$183,831
Median Year Built	1978	1975	1973
Owner Occupied Households	3,070	33,308	85,266
Renter Occupied Households	1,034	11,408	40,342

HOUSING COMPOSITION	1 MILES	3 MILES	5 MILES
1-Person Households	1,398	14,539	44,297
2-Person Households	1,302	14,781	40,683
3-Person Households	610	6,923	19,004
4-Person Households	438	5,448	14,170
5-Person Households	216	2,387	6,018
6-Person Households	77	765	1,976
7-Person Households	40	306	811

EMPLOYMENT	1 MILES	3 MILES	5 MILES
Civilian Employed	4,725	55,190	152,849
Civilian Unemployed	143	1,798	5,340
Civilian Non-Labor Force	3,279	32,867	87,577

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tyaldo@cmprealestategroup.com

**JOSEPH FARIDA**  
ASSOCIATE  
248 538 2000  
jfarida@cmprealestategroup.com

[www.cmprealestategroup.com](http://www.cmprealestategroup.com)  
6476 Orchard Lake Rd | Suite A  
West Bloomfield, MI | 48322

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