

FORMER RITE AID



MID-AMERICA®
Real Estate-Michigan, Inc.

FOR SALE & LEASE

35250 S Gratiot Avenue / Clinton Township, MI



RETAIL OPPORTUNITY

FORMER RITE AID



Address

35250 S. Gratiot Avenue
Clinton Township, MI 48035

Availability

11,092 SF + drive-thru

Features

- Former freestanding Rite Aid with drive-thru available for sale or lease.
- 11,092 SF building with a drive-thru, situated on 1.34 acres with a large pylon sign on Gratiot Avenue.
- Located in the NEQ of Gratiot Avenue & 15 Mile Road, directly across the street from Lowe's, Starbucks and a new Meijer coming soon.
- Traffic counts exceed over 80,000 VPD.
- Zoned B-3, permitted uses include all retail business and service establishments, medical offices, banks, credit unions, veterinary clinics and hospitals, automotive service centers and auto wash rack or motor vehicle laundry.
- 52 parking spaces on site.
- Close proximity to Macomb Mall, which sees over 5 million visitors per year as well as the I-94 interchange.
- Year built: 1998
- 2026 Real Estate Taxes are \$31,462

Area Tenants



Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	10,415	91,603	236,312
HOUSEHOLDS	4,404	41,639	105,255
AVG HOUSEHOLD INCOME	\$86,128	\$86,424	\$90,626
DAYTIME POPULATION	9,803	84,744	208,115



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Google; Accessed 07/15/2024

LOW LEVEL AERIAL

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Jared
Gell

Mid-America Real Estate -
Michigan, Inc.

T: 248.855.6800

JGell@MidAmericaGrp.com

Lindsey
Shaw

Mid-America Real Estate -
Michigan, Inc.

T: 248.855.6800

LShaw@MidAmericaGrp.com



MID-AMERICA®
Real Estate-Michigan, Inc.

38500 Woodward Ave, Suite 100
Bloomfield Hills, Michigan 48304
248.855.6800

MidAmericaGrp.com



CONTACT