



Retail Properties January 2012

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BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Berkley				
2646 Coolidge	3,280	3,280	\$250,000.00	J.Syrian\ T.Boutrous II
2646 Coolidge	3,280	3,280	\$7.27/\$7.27 NNN	Newly finished retail space. Professionally maintained. Located on high traffic street in downtown Berkley.
Catalpa Crossing	8,638	1,420		G.Grochowski\ G.Middlekauff
28105 - 28151 Woodward Avenue	1,420	1,420	\$15.00/\$15.00 NNN	Single story brick building with private entrance suites. High visibility Woodward location. Zoned for medical, retail or general office. Ample parking and multiple sign locations available.
Brighton				
Cross Grand Plaza	30,075	2,000		T.Boutrous II
8701-8709 West Grand River	2,000	2,000	\$15.00/\$15.00 NNN	Cross Grand Plaza is a 30,075 square foot neighborhood shopping center located on Grand River in Brighton, Michigan. Tenants include Rite Aid, Pet Supplies Plus, Blockbuster Video, and ArtVan Pure Sleep.
Centerline				
Fretter Plaza	15,767	1,320		T.Boutrous II
6700-6800 E. 10 Mile Road	2,560	1,240	\$8.00/\$8.00 Gross+Utilities	Well maintained Center located between Mound and Van Dyke. Anchored by Royal Coney Island.

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Chesterfield				
Phoenix Commerce Center 50695-50701 Chesterfield Road	26,960 26,960	26,960 10,365	\$3.95/\$3.95 NNN	J.Capitani\ J.DePonio Building is divisible. Retail and industrial opportunities. The Chesterfield Library is located next door. Total square footage includes large showroom and warehouse distribution. Finish to suit.
Clawson				
247-259 E. Fourteen Mile Road 247-259 E. Fourteen Mile Road	2,388 1,723	2,388 852	\$299,000.00	M.L.Capitani\ T.Boutrous II Three unit retail for sale. Includes parking lot and excess land. Excellent owner/investor opportunity.
Clinton Township				
34600 Groesbeck 34600 Groesbeck	2,096 2,096	2,096 2,096	\$299,000.00	M.L.Capitani Former bank branch for sale situated on 1.14 acres. B-3 zoning provides for many uses.
Prestige Cycles 36558/36562/36560 Moravian	7,180 3,580	3,580 1,500	\$375,000.00 \$8.50/\$8.50 +Utilities	T.Jablonski Three unit retail building. 2,080 sf and 1,500 sf units available. Front and rear parking. Next to popular bakery.
Pinewood Plaza 40700-40820 Garfield Road	15,384 3,000	3,000 3,000	\$13.00/\$13.00 NNN	T.Boutrous II Pinewood Plaza is located on Garfield Road just south of 18 Mile Road in an area with great demographics. Tenants in the center include: New York Deli, The Packaging Store and more.

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Detroit				
17931 Warren Avenue	4,200	4,200		T.Boutrous II
17931 Warren Avenue	4,200	4,200	\$15.00/\$15.00 Gross	Newly remodeled building with pylon signage available. Approximately 1.5 miles from St. John's Hospital with heavy traffic and great visibility.
Eastpointe				
18621-18625 Nine Mile	3,200	3,200	\$150,000.00	M.Grammatico\ A.lafrate
18621-18625 Nine Mile	3,200	3,200		Duplex building consisting of two 1,600 sf units. Main road frontage w/ample parking. Within minutes of I-94. Zoned for Retail or Light Industrial use. Excellent opportunity for a user/investor; Tenant in place.
Farmington Hills				
Country Ridge Commons	39,500	5,415		T.Boutrous II
31102-31196 Haggerty Road	15,865	1,200	\$14.00/\$14.00 NNN	Neighborhood shopping center located at 14 Mile and Haggerty Roads. Ideal for retail office, and medical users. Very competitive lease rates.
Ferndale				
915 W. Nine Mile Road	1,200	1,200	\$169,000.00	T.Boutrous II
915 W. Nine Mile Road	1,200	1,200	\$15.00/\$15.00 Gross	Great free standing retail/office building in downtown Ferndale with immediate availability. Building has on-site parking and has been completely renovated inside.

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150 Vester Street	7,100	7,100	\$440,000.00	G.Middlekauff\ G.Grochowski
150 Vester Street	7,100	7,100	\$8.95/\$8.95 NNN	Located in Ferndale's Central Business District, many uses acceptable.
Fraser				
Fraser Dairy Queen	1,160	1,160	\$150,000.00	T.Boutrous III\ T.Jablonski
33060 Groesbeck	1,160	1,160		Existing Dairy queen on the northeast corner of 14 Mile and Groesbeck. Possible redevelopment opportunity.
Hazel Park				
23308-23314 John R	4,200	1,800		T.Boutrous II
23308-23314 John R	2,800	800	\$11.00/\$12.75 Gross	General retail building. Four units ranging from 800-1,000 square feet.
Macomb				
Card/21 Shoppes	111,729	2,100		T.Boutrous II
21475-21745 Twenty-One Mile	3,500	1,400	\$17.00/\$17.00 NNN	Card/21 Shoppes is a 111,729 SF neighborhood shopping center located at the northwest corner of Card and 21 Mile Roads in Macomb, MI. Tenants include Kroger, CVS, Blockbuster, Hallmark and a variety of other national and local retail and service users.

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Mt. Clemens

Luigi's Mt. Clemens 104 Macomb Place	3,762 3,762	3,762 3,762	\$375,000.00 \$17.50/\$17.50 NNN	A.Iafrate\ P.Myers Existing restaurant with outstanding finishes. Prominent exposure in a heavily traveled area. Seats 110-120. Liquor License available for \$50,000. Motivated Seller/Landlord.
Stone Ridge Plaza 395 N. Groesbeck Highway	26,400 11,940	6,080 1,780	\$11.00/\$11.00 NNN	T.Boutrous III\ T.Wardlow Newer 26,400 sf neighborhood shopping center anchored by Dollar General. Spaces have 12' ceilings and there is a former pizzeria immediately ready to open for business.

Newport

Frenchtown Auto Spa/Mini Storage 8800-8859 Telegraph Road	28,302 28,302	28,302 28,302	\$2,000,000.00	M.L.Capitani Multi-use facility consisting of 27,000 sq. ft. mini storage, 1,302 sq. ft. oil change building and self serve car wash with 6 bays. Situated on 14.72 acres.
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Orion Township

Town Auto Wash 4036 Baldwin	4,859 4,859	4,859 4,859	\$895,000.00	T.Jablonski Automatic brush/soft cloth auto wash. 100' conveyor, self-serve vacuums, refurbished Peco equipment. Price includes equipment and business. Traffic: 27,581 cars per day.
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Pontiac

1059 Joslyn Avenue	1,659	1,659	\$160,000.00	T.Boutrous II
1059 Joslyn Avenue	1,659	1,659		Existing and operating Coney Island restaurant. Tenant operates on a month to month lease and can be terminated with 30 days notice.

Port Huron

Works Car Wash	3,415	3,415	\$495,000.00	J.Capitani\ J.DePonio
2010 Lapeer Avenue	3,415	3,415		Karcher Hi-Tech Contouring Feather Touch and Touchless Car Wash. Six bays. Five vacuums. Heated concrete floors and sidewalks in bays. Hamilton dual bill changer. Cat pumps. Fiberglass walls in all bays. Ultimate air operated doors on two automatics.

Riverview

Riverview Commons	91,163	4,000		T.Boutrous II
19020 Fort Street	4,000	2,000	\$12.00/\$12.00 NNN	Neighborhood strip center anchored by Rite Aid. Other Tenants include: Family Dollar, Big Boy and Oakwood Family Health.

Roseville

27845-27855 Gratiot	2,400	1,200		T.Boutrous II
27845-27855 Gratiot	2,400	1,200	\$12.00/\$12.00 NNN	Newly renovated building. Ideal uses include medical, office or retail.

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26447 Gratiot Avenue	4,000	4,000		T.Boutrous II\ A.Iafrate
26447 Gratiot Avenue	4,000	2,000	\$12.00/\$16.00 NNN	Outstanding architectural store front that is available for medical/office/retail service. Abundant parking. Main road signage. (\$12.00/sf NNN Retail, \$14.00/sf NNN Office, \$16.00/sf NNN Medical) Renovated 2006.
30150 Gratiot	7,014	7,014		T.Boutrous II\ M.E.Capitani
30150 Gratiot Avenue	7,014	7,014	\$10.00/\$10.00 NN	Former Pro Golf location, south of 13 Mile Road on northbound side of Gratiot Avenue. 5,867 Sq. Ft. of first floor retail and 1,147 Sq. Ft. of second floor office/retail space. Available immediately.
Royal Oak				
1219 E. Lincoln	2,400	2,400	\$156,000.00	T.Wardlow
1219 E. Lincoln	2,400	2,400		Street front building in commercial block of shops, services & artisan studios. Good visibility & demographics. 1/2 mile to downtown Royal Oak. Flex space can be retail, services, office, studio, craft shop. Rear store room has 18' ceilings & mezzanine.
Harper Furniture Building	36,322	36,322	\$1,250,000.00	G.Middlekauff\ G.Grochowski
916 N Main Street	36,322	9,000	\$9.00/\$9.00 NNN	Great vintage structure with a lot of character. Built in 1924. Excellent Main Street frontage and visibility. Great for office/retail/studio. Square footage does not include 12,481 sq. ft. basement.
Shelby Township				
Central Park Plaza	25,865	4,100		T.Boutrous II\ T.Jablonski
48115-48171 Van Dyke	12,300	1,600	\$9.00/\$9.00 Gross + Utilities	Neighborhood shopping center with an end cap unit available and below market rental rates.

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Shelby Commons 45388-45575 Mound Road	52,264 5,480	1,400 1,340	\$14.00/\$14.00 +Utilities	T.Wardlow Great frontage and access on busy Mound Road. Less than 1/4 mile from M-59, across from Joe Dumar's Fieldhouse. Join Art & Jakes Sports Grill, Azteca's and Bank of America.
Southfield				
Harry's Army Surplus 18235 W. Ten Mile Road	28,800 5,342	5,342 5,342	\$14.00/\$14.00 Gross	T.Boutrous II Sublease available through June 20, 2009. End cap unit, very clean. Longer term can be made available.
Sterling Heights				
Buck's Auto Glass 34391 Mound Road	3,200 3,200	3,200 3,200	\$325,000.00 \$9.38/\$9.38 Gross	T.Jablonski Great for many uses. Clean & Expandable. Rent includes real estate taxes.
First Center Plaza 13205-13325 E. Fourteen Mile Road	34,740 23,300	13,000 1,200	\$6.00/\$8.00 +Utilities	T.Boutrous III P.Myers A.lafate Located on 14 Mile Road just west of Schoenherr Road. Ideal for office/medical/retail use. Very competitive lease rates. One (1) month of free rent for every year leased.
Troy				
ACE Plaza 61-109 W. Long Lake Road	27,150 4,550	4,550 1,400	\$13.00/\$13.00 NNN	T.Wardlow Neighborhood strip center anchored by ACE Hardware with access to both Long Lake and Livernois. Very active retail intersection with shopping, restaurants, office and prime residential.

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Warren

Northport Plaza 32801-32901 Hayes	15,000 1,440	1,440 1,440	\$12.00/\$12.00 Gross+Utilities	T.Wardlow Great location in densely populated neighborhood at highly trafficked intersection. Access to both 14 Mile & Hayes Rd.
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Harvard Corners Shopping Center 13700-13894 Fourteen Mile Road	100,865 6,588	1,788 1,600	\$8.00/\$11.00 NNN	T.Boutrous II Harvard Corners is a 100,865 SF neighborhood shopping center located a the SE corner of 14 Mile and Schoenherr Roads. The center is anchored by Kroger, and offers an excellent opportunity for local, regional, or national Tenants or food users.
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West Bloomfield

Kozy Korners 2065-2083 Hiller Rd	8,070 1,200	1,200 1,200	\$14.00/\$14.00 NNN	T.Wardlow Neighborhood strip center with party store, pizza, dry cleaner & medical offices. Good demographics and household incomes.
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