EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

36901 GARFIELD RD

36901 Garfield Rd, Clinton Township, MI 48035



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 36901 Garfield Rd | Clinton Township, MI 48035



PROPERTY OVERVIEW

Situated near the southwest corner of two major roads, Garfield Rd and Metropolitan Parkway, 36901 Garfield Road presents investors with an opportunity to acquire a 15,128 SF commercial property on 1.53 acres in Clinton Township at an attractive basis of approximately $72 per square foot. The property is currently leased to Great Shots Backyard Bar & Games, providing immediate in-place income with annual rent increases through the end of the lease term in July of 2031.

OFFERING SUMMARY

Sale Price:	$1,100,000
Building Size:	15,128 SF
Price / SF:	$72.71
Year Built:	1969
Zoning:	B-2 Community Business District

PROPERTY HIGHLIGHTS

- $1,100,000 asking price ($72/SF)
- 15,128 SF building on 1.53 acres
- 100% leased to Great Shots Backyard Bar & Games giving in place income through 07/04/2031
- Modified gross lease with 1.5% annual increases to base rent
- Below-market in place rent, provides meaningful upside upon future renewal or re-leasing
- Long-term value-add opportunity — Attractive acquisition basis combined with below-market rents creates multiple paths to future value through rental growth, tenant rollover, repositioning, or eventual owner-user resale

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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BUILDING/PROPERTY INFORMATION: 36901 Garfield Rd | Clinton Township, MI 48035

BUILDING INFORMATION

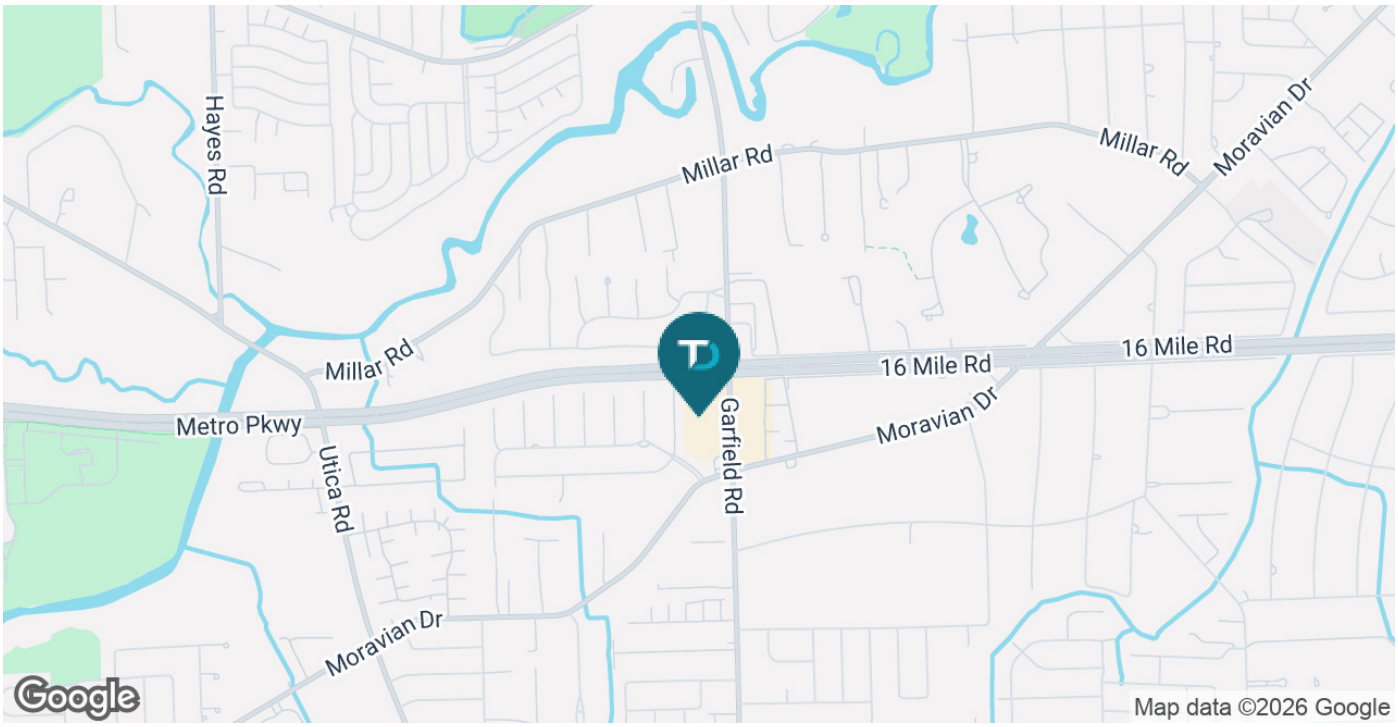
Price/SF:	$72.71
Building Size:	15,128 SF
Year Built:	1969
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	90

PROPERTY INFORMATION

Lot Size:	1.53 AC
Property Type:	Retail
Property Subtype:	Freestanding Building
2026 Summer Tax:	$21,555.56
2025 Winter Tax:	$8,630.20
Zoning	B-2 Community Business Dist
Traffic Count:	26,404 Vehicles/Day on Garfie 45,370 Vehicles/Day on Metro Pkwy (Costar, 2026)
Legal Description:	Available upon request
APN:	16-22-30-228-018

LOCATION INFORMATION

Located on the west side of Garfield Rd, just south of Metro Parkway (16 Mile Rd).



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FINANCIALS: 36901 Garfield Rd | Clinton Township, MI 48035

2025 FINANCIAL SUMMARY

Income and Expense Breakdown

36901 Garfield Road | Clinton Township, Michigan

January 1 - December 31, 2025 | Accrual Basis

INCOME	ANNUAL AMOUNT
Rental Income	$126,579.38
Total Income	**$126,579.38**

OPERATING EXPENSES	ANNUAL AMOUNT
Property Taxes	$29,441.61
Insurance	$8,945.00
Snow Removal	$6,050.00
Casual Labor	$4,800.00
Garbage Service	$1,560.00
Professional and Legal Fees	$200.00
Total Operating Expenses	**$50,996.61**

NET OPERATING INCOME	$75,582.77

Based on the owner-provided 2025 year-end statement.
Historical financials have not been independently verified. Purchaser should verify all aspects of property during due diligence

ADDITIONAL PHOTOS: 36901 Garfield Rd | Clinton Township, MI 48035

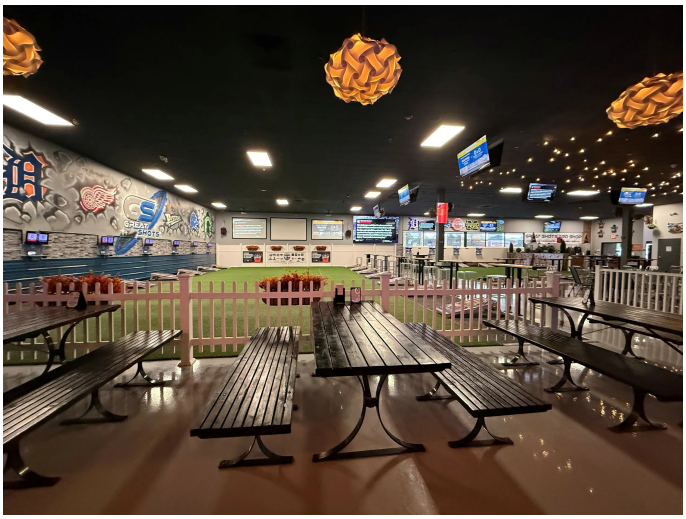






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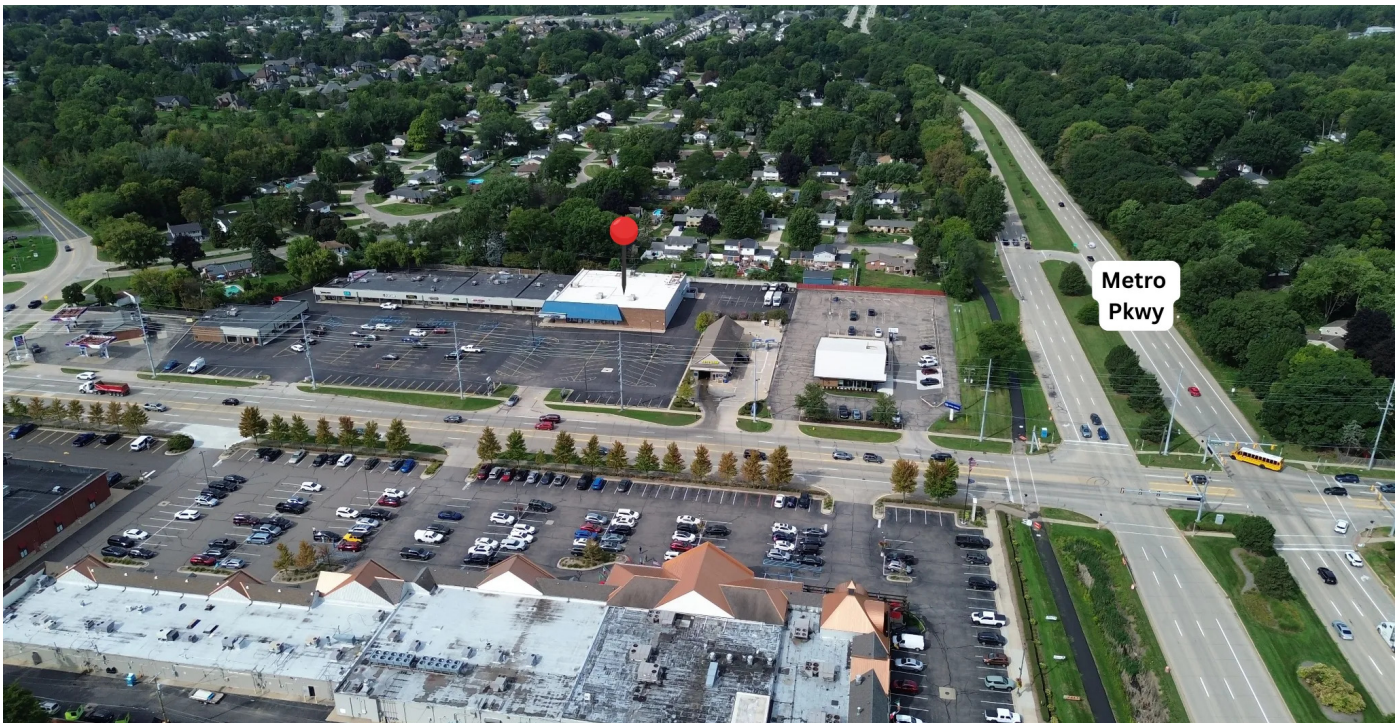


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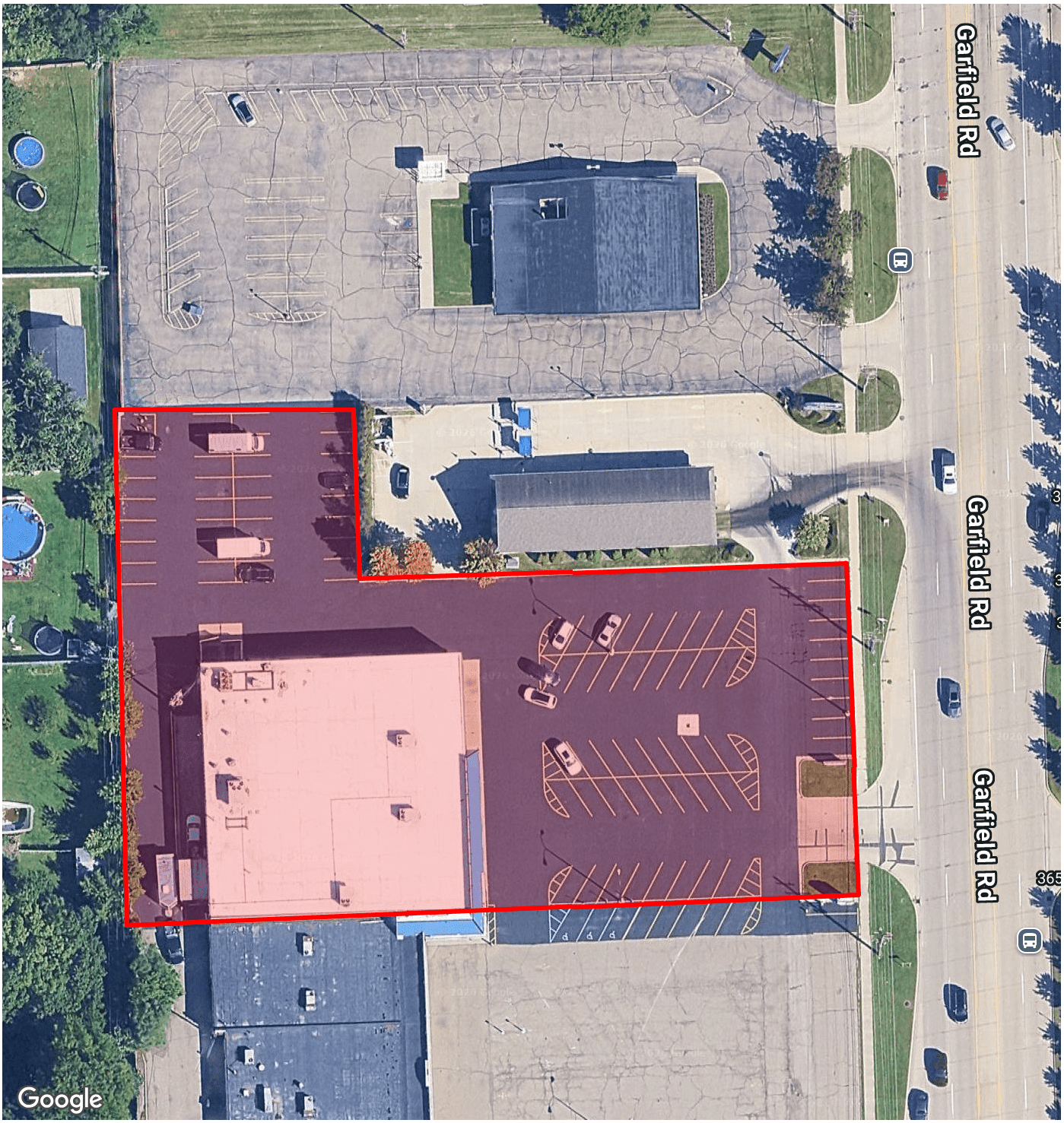
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ADDITIONAL PHOTOS: 36901 Garfield Rd | Clinton Township, MI 48035





AERIAL MAP: 36901 Garfield Rd | Clinton Township, MI 48035



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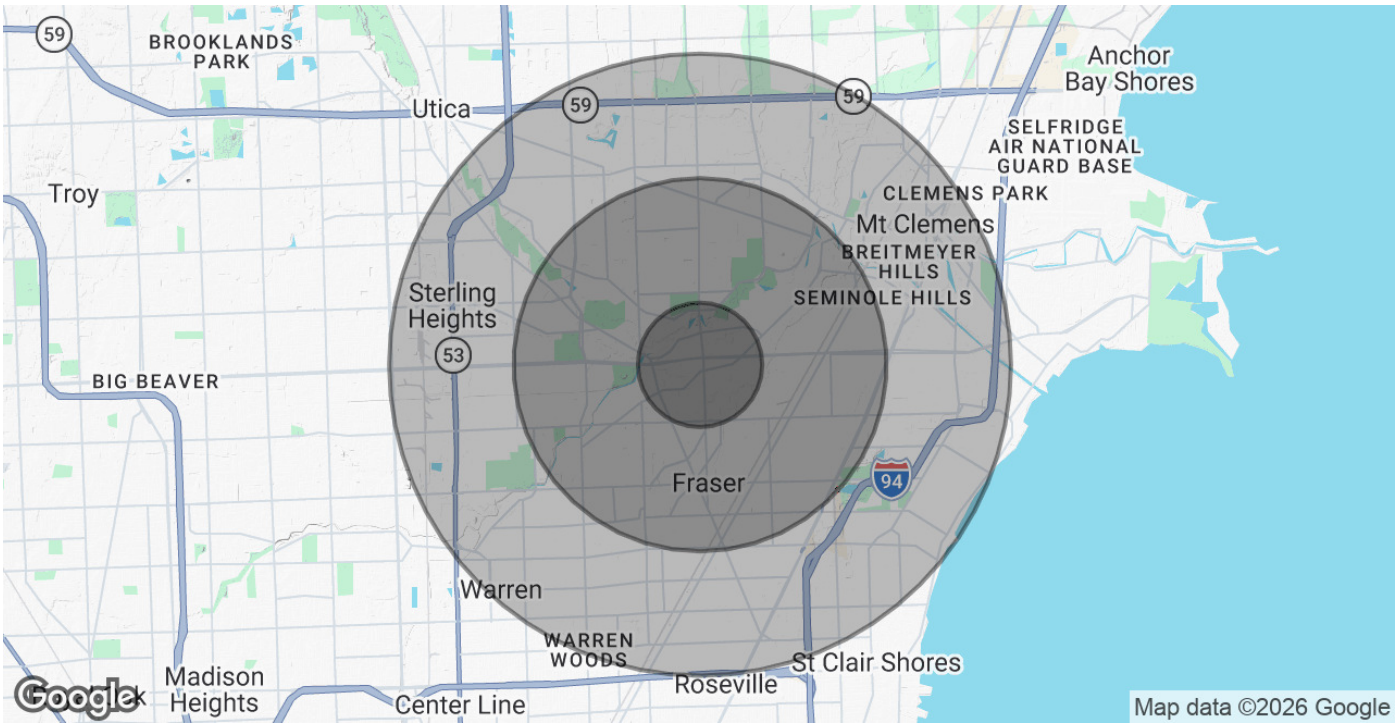
RETAILER MAP: 36901 Garfield Rd | Clinton Township, MI 48035



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DEMOGRAPHICS MAP & REPORT: 36901 Garfield Rd | Clinton Township, MI 48035



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	9,303	108,067	295,352
Average Age	45.4	42.4	42.1
Average Age (Male)	42.4	40.1	40.5
Average Age (Female)	47.8	44.5	43.7

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	3,930	45,597	128,670
# of Persons per HH	2.4	2.4	2.3
Average HH Income	$98,005	$94,096	$89,174
Average House Value	$244,875	$227,019	$224,662

2023 American Community Survey (ACS)

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