

EST. **TD** 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

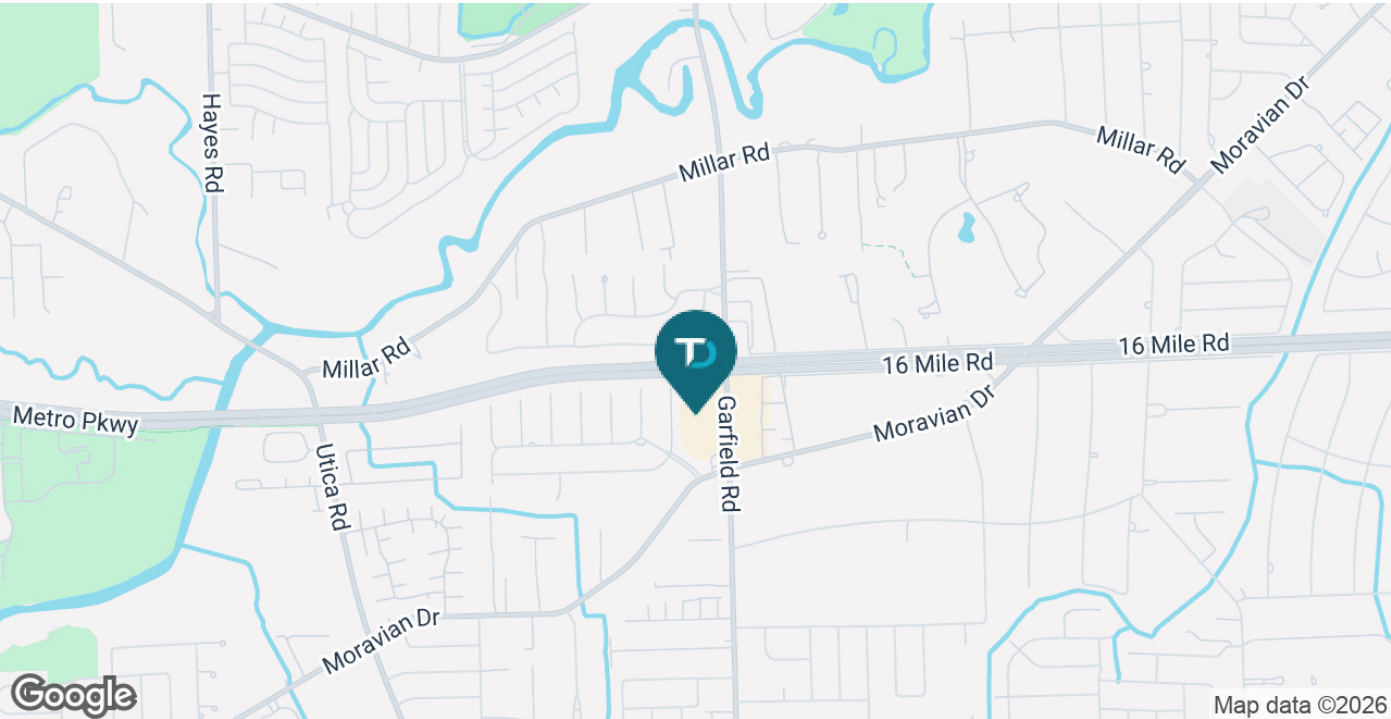
- \$1,100,000 asking price (\$72/SF)
- 15,128 SF building on 1.53 acres
- 100% leased to Great Shots Backyard Bar & Games giving in place income through 07/04/2031
- Modified gross lease with 1.5% annual increases to base rent
- Below-market in place rent, provides meaningful upside upon future renewal 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

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

BUILDING INFORMATION		PROPERTY INFORMATION	
Price/SF:	\$72.71	Lot Size:	1.53 AC
Building Size:	15,128 SF	Property Type:	Retail
Year Built:	1969	Property Subtype:	Freestanding Building
Number of Floors:	1	2026 Summer Tax:	\$21,555.56
Utilities:	City water and sewer	2025 Winter Tax:	\$8,630.20
Parking Spaces:	90	Zoning	B-2 Community Business Dist
		Traffic Count:	26,404 Vehicles/Day on Garfield Rd 45,370 Vehicles/Day on Metro Pkwy (Costar, 2026)
		Legal Description:	Available upon request
		APN:	16-22-30-228-018

LOCATION INFORMATION

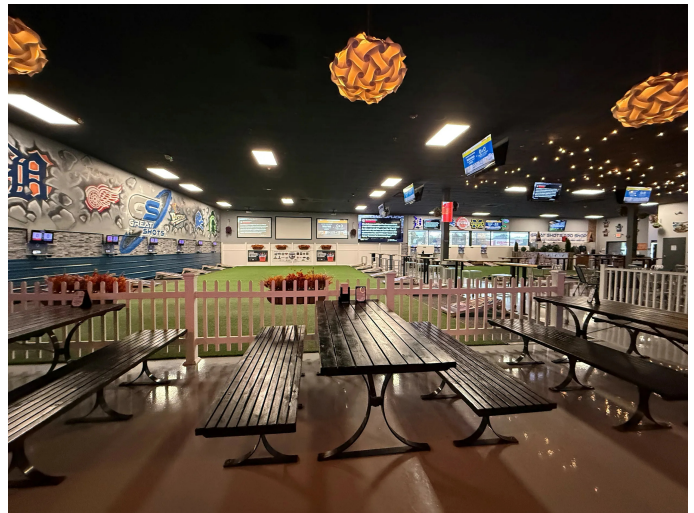
Located on the west side of Garfield Rd, just south of Metro Parkway (16 Mile Rd).



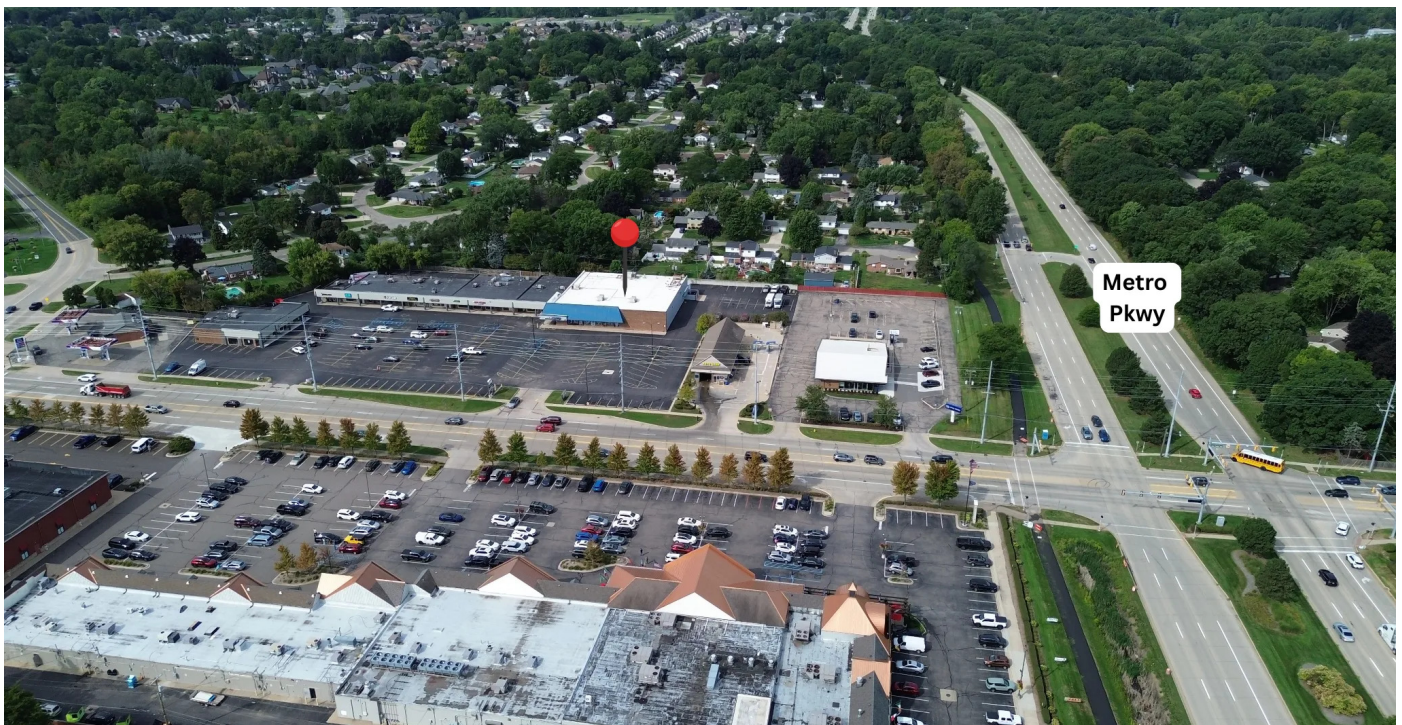
ADDITIONAL PHOTOS: 36901 Garfield Rd | Clinton Township, MI 48035



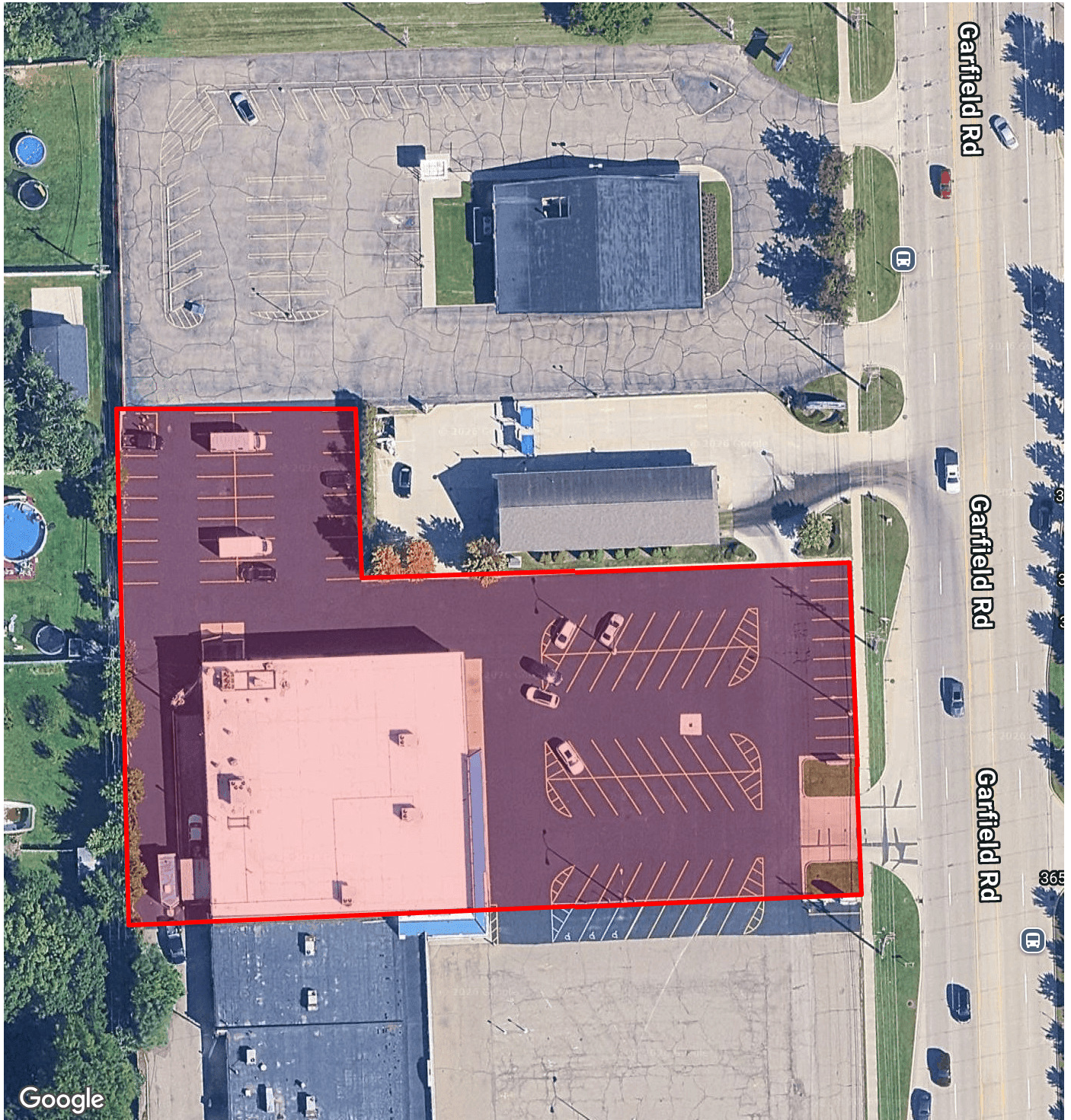
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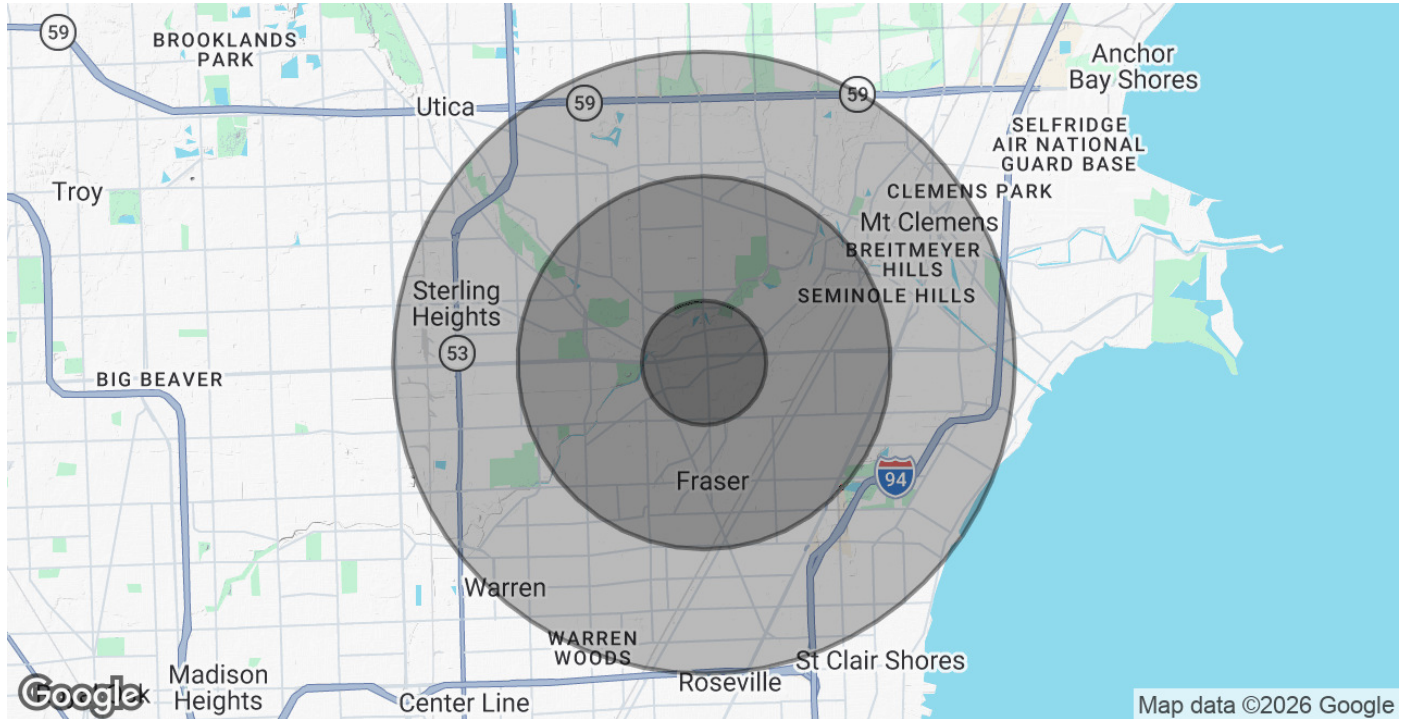
AERIAL MAP: 36901 Garfield Rd | Clinton Township, MI 48035



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



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)