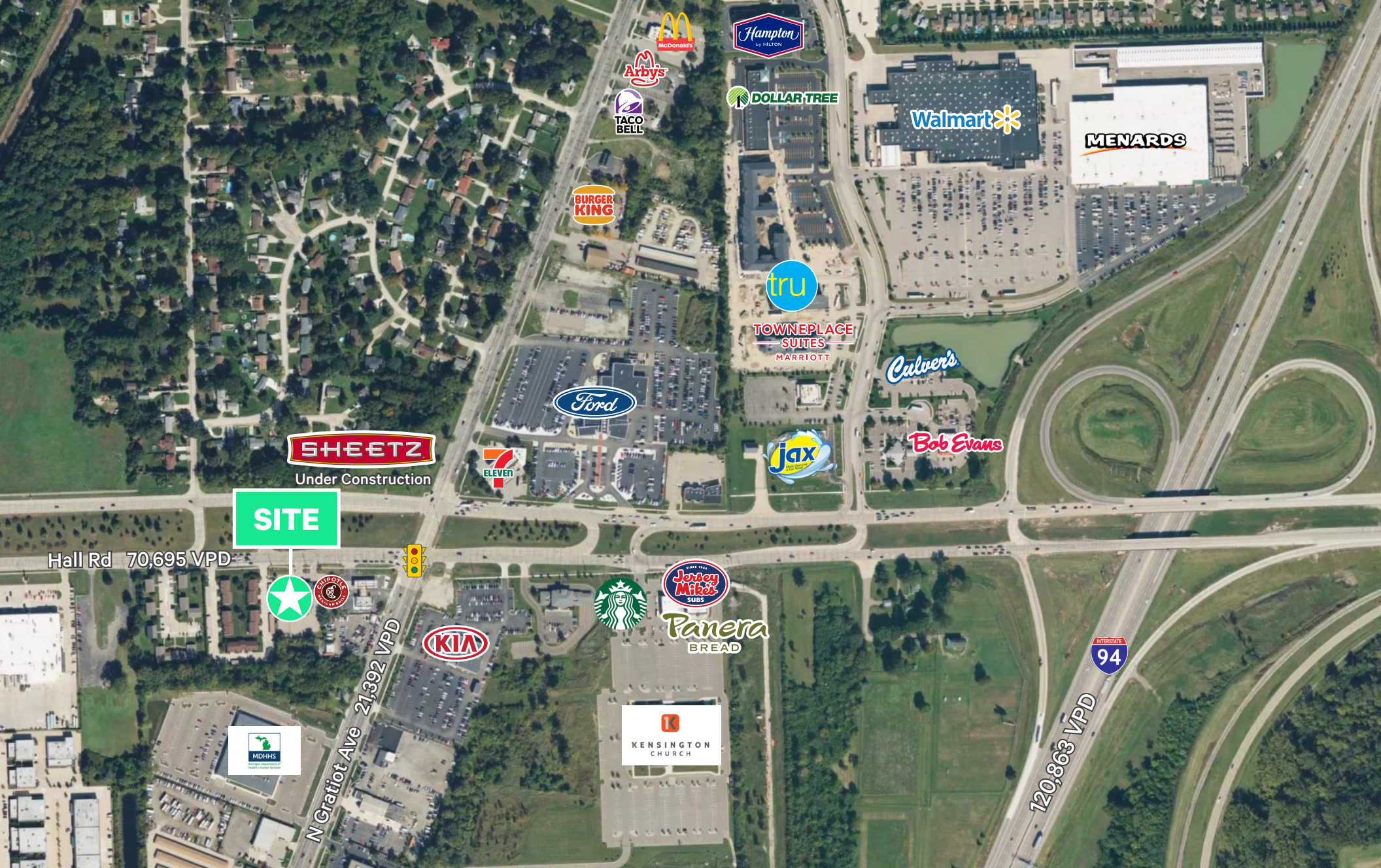




JOIN CHIPOTLE ALONG HALL ROAD

24276 HALL ROAD
CLINTON TOWNSHIP, MI 48036

CBRE

PROPERTY HIGHLIGHTS

**1.76 ACRES WITH AN
EXISTING 5,990 SF
BUILDING**

**FORMER BANK
BRANCH WITH
NO DEED
RESTRICTION**

**TWO ADDITIONAL
PADS AVAILABLE
FOR GROUND LEASE,
BUILD TO SUIT, OR
SALE**

**(SEE CONCEPT PLANS
BELOW)**

**BUILDING
CONFIGURED FOR
DRIVE-THRU USE**

**PROPERTY
CURRENTLY INCLUDES
3 DRIVE-THRU LANES**

**FULLY ENTITLED
SITE & ALL NEW
UTILITIES ON SITE**

**ZONED:
B-3
GENERAL
BUSINESS**

**SALE PRICE:
CONTACT BROKER**

**LEASE RATE:
CONTACT BROKER**

PROPERTY HIGHLIGHTS

**MINUTES AWAY
FROM LAKESIDE MALL
\$1 BILLION DOLLAR
REDEVELOPMENT**

**PERFECTLY
POSITIONED ALONG
THE GOLDEN
CORRIDOR - HALL
ROADS MAJOR RETAIL
AND COMMERCIAL
HUB**

**OUTSTANDING TRAFFIC
COUNTS
HALL ROAD: 70,695 VPD
GRATIOT AVE: 21,392 VPD
I-94: 120,863 VPD**

**HALL ROAD
SIGNALIZED
MEDIAN U-TURN
INTERSECTION AT
SITE**

**275' FRONTAGE
ON HALL RD FOR
OVERALL PARCEL**

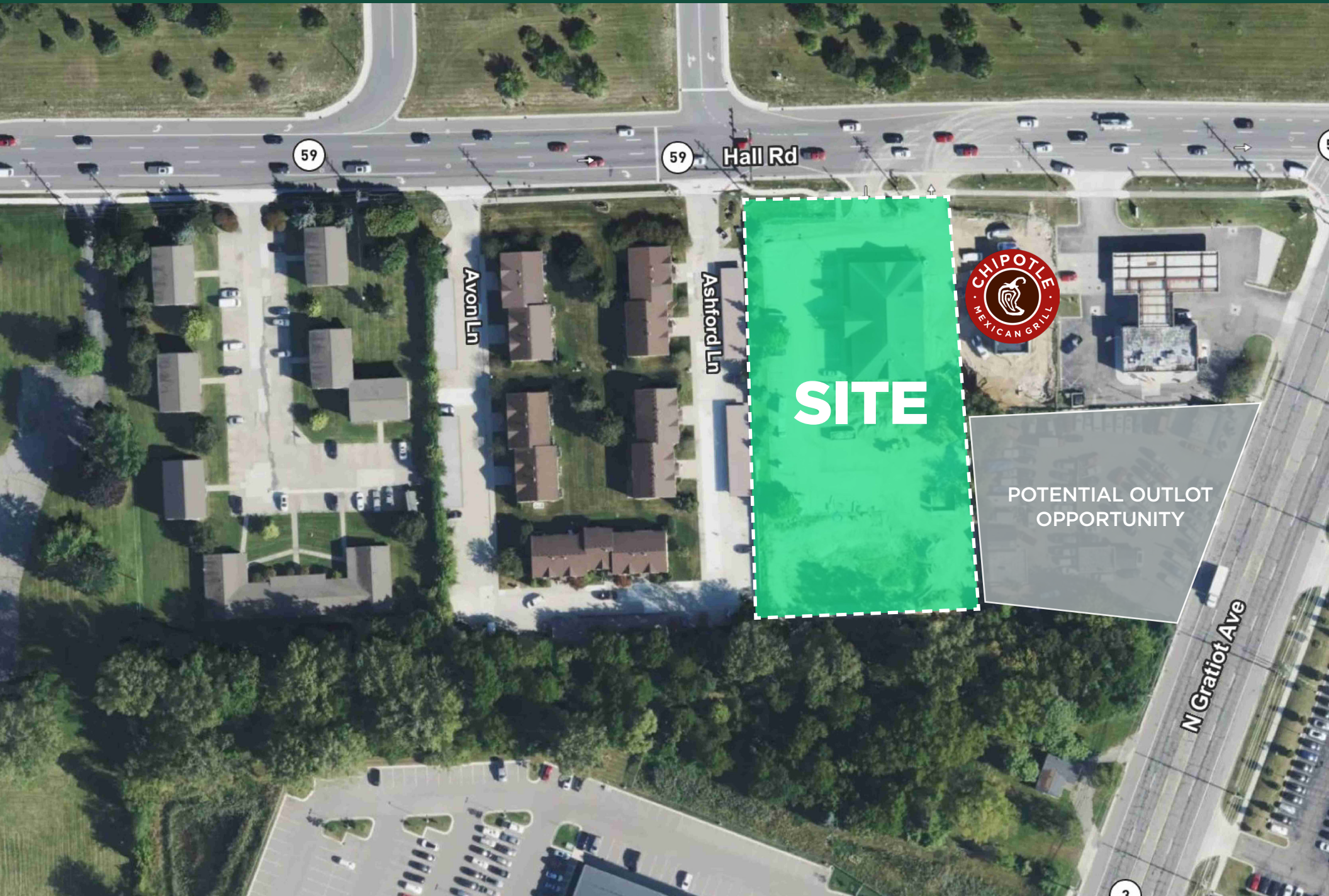
**NEARBY RETAILERS
INCLUDE WALMART,
MENARDS, BJ'S,
BASS PRO SHOP,
STARBUCKS, SHEETZ,
AND MANY MORE**

**CROSS ACCESS
TO GRATIOT AVE**

MACRO MAP



PROPERTY VIEW



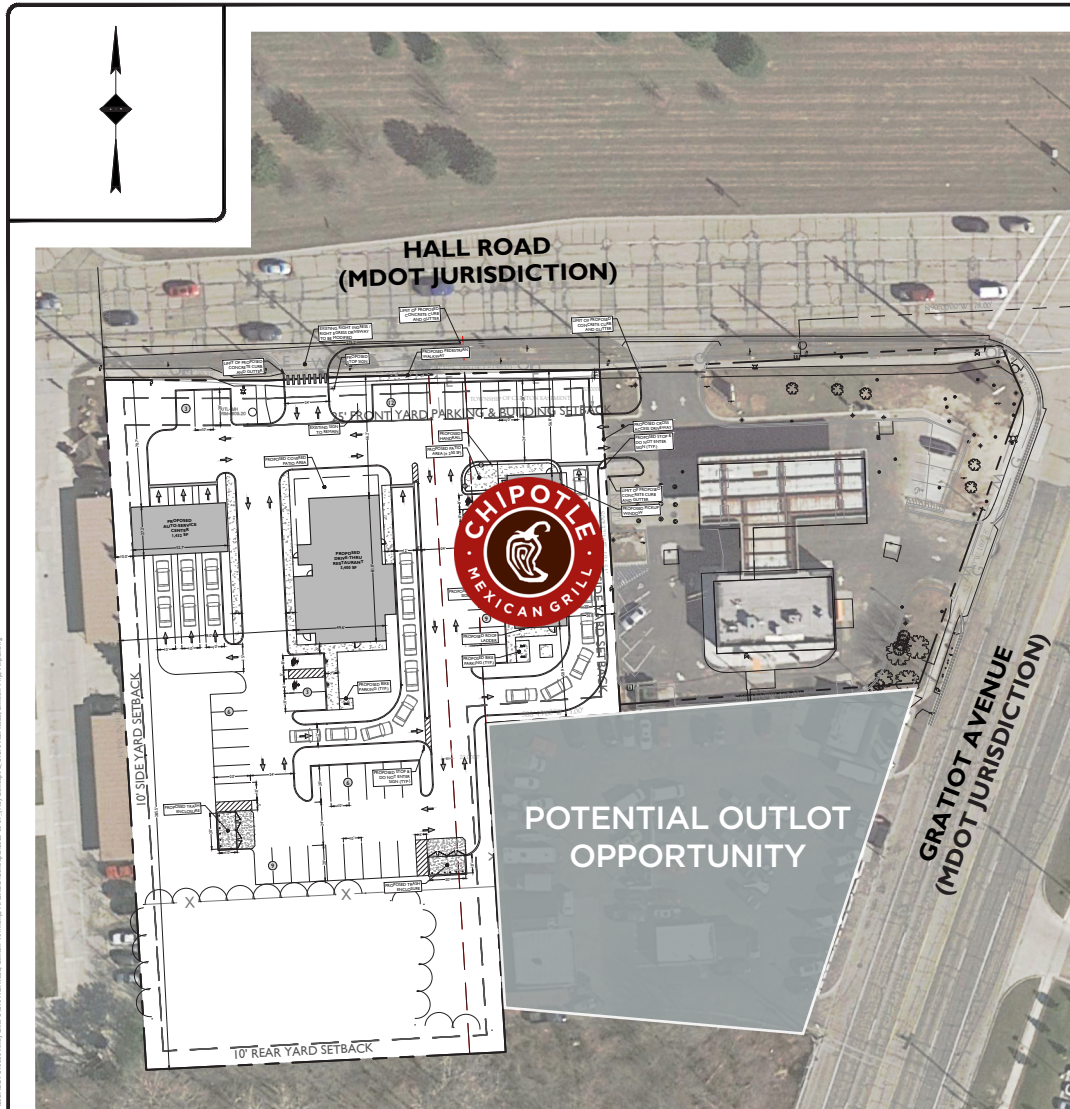
SITE



POTENTIAL OUTLOT
OPPORTUNITY

N Gratiot Ave

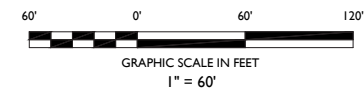
CONCEPT PLAN A



LAND USE AND ZONING		
PARCEL ID: 11-01-201-023		
GENERAL BUSINESS DISTRICT (B-3)		
PROPOSED USE		
DRIVE-THRU RESTAURANT	SPECIAL LAND USE	
AUTO-SERVICE CENTER	PERMITTED USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	90.51 I SF (2.08 AC)
MINIMUM LOT WIDTH	N/A	275.2 FT
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT
MINIMUM FRONT YARD SETBACK	25 FT	56.8 FT
MINIMUM SIDE YARD SETBACK	10 FT	10.0 FT
MINIMUM REAR YARD SETBACK	10 FT	50.9 FT
MINIMUM FRONT PARKING SETBACK	25 FT	4.5 FT (V)

(V) VARIANCE

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 1294.13.(l)	<u>DRIVE-THRU RESTAURANT</u> 1 SPACE PER 150 SF GFA (5,869 SF) (1 SPACE / 150 SF) = 40 SPACES <u>AUTO SERVICE CENTER:</u> 2 SPACES PER STALL (3 STALLS) (2 SPACES / 1 STALL) = 6 SPACES <u>TOTAL: 40 + 6 = 46 SPACES</u>	48 SPACES
§ 1294.13.(m).1	<u>PARKING SPACE DIMENSIONS:</u> 90°: 10 FT X 20 FT W/ 24 FT AISLE	10 FT X 20 FT W/ 24 FT AISLE
§ 1294.14.(b)	<u>BIKE PARKING:</u> 1 SPACE PER 20 VEHICLE SPACES (46 SPACES) (1 SPACE / 20 SPACES) = 3 SPACES	6 SPACES
§ 1294.16	<u>DRIVE-THRU STACKING:</u> 8 SPACES: 10 FT X 20 FT W/ 10 FT BYPASS LANE	8 SPACES 10 FT X 20 FT
§ 1296.01(a)(12)	<u>LOADING:</u> 1 SPACE	TO OCCUR OFF HOURS



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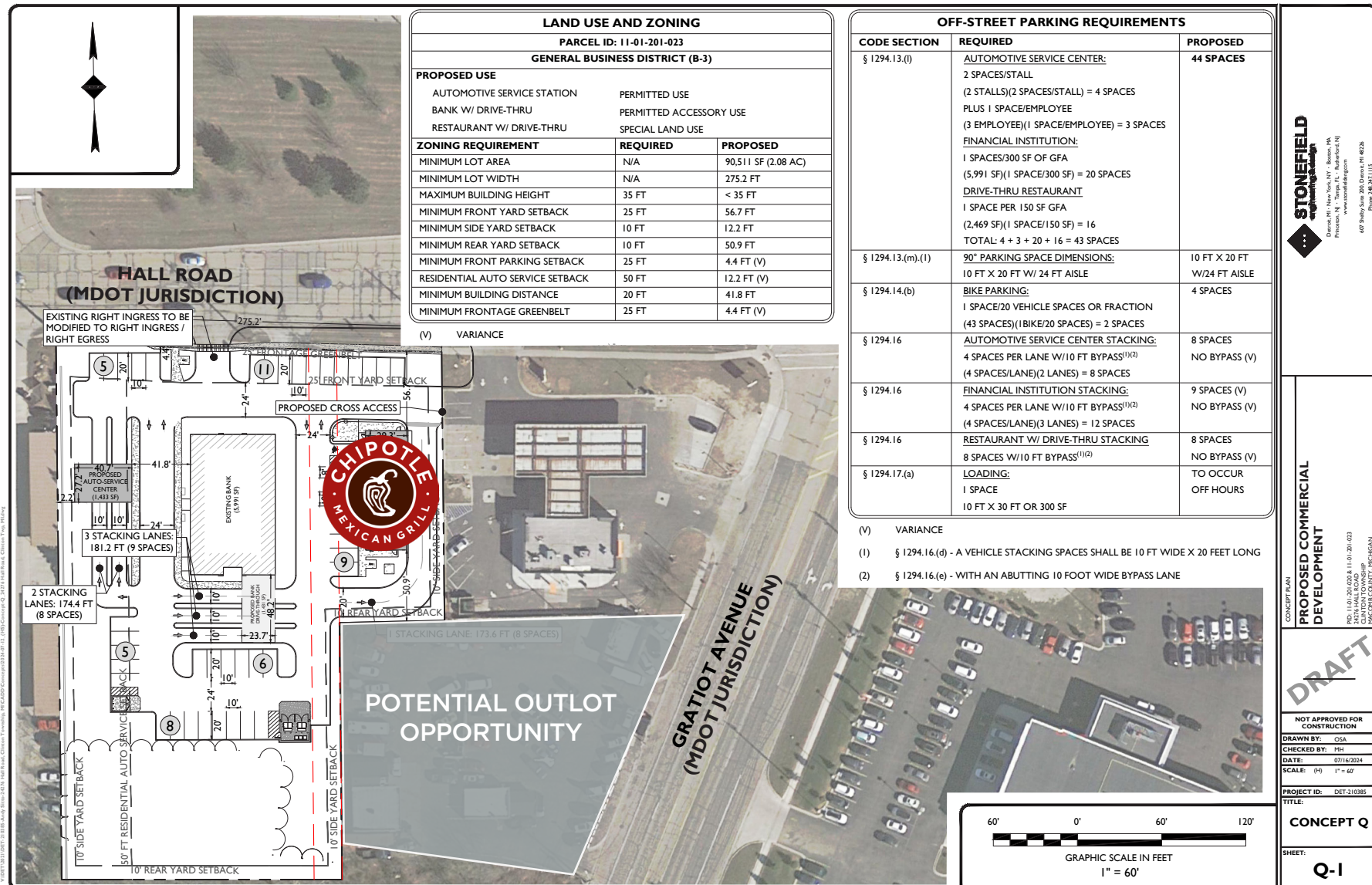
CONCEPT PLAN

PROPOSED COMMERCIAL DEVELOPMENT

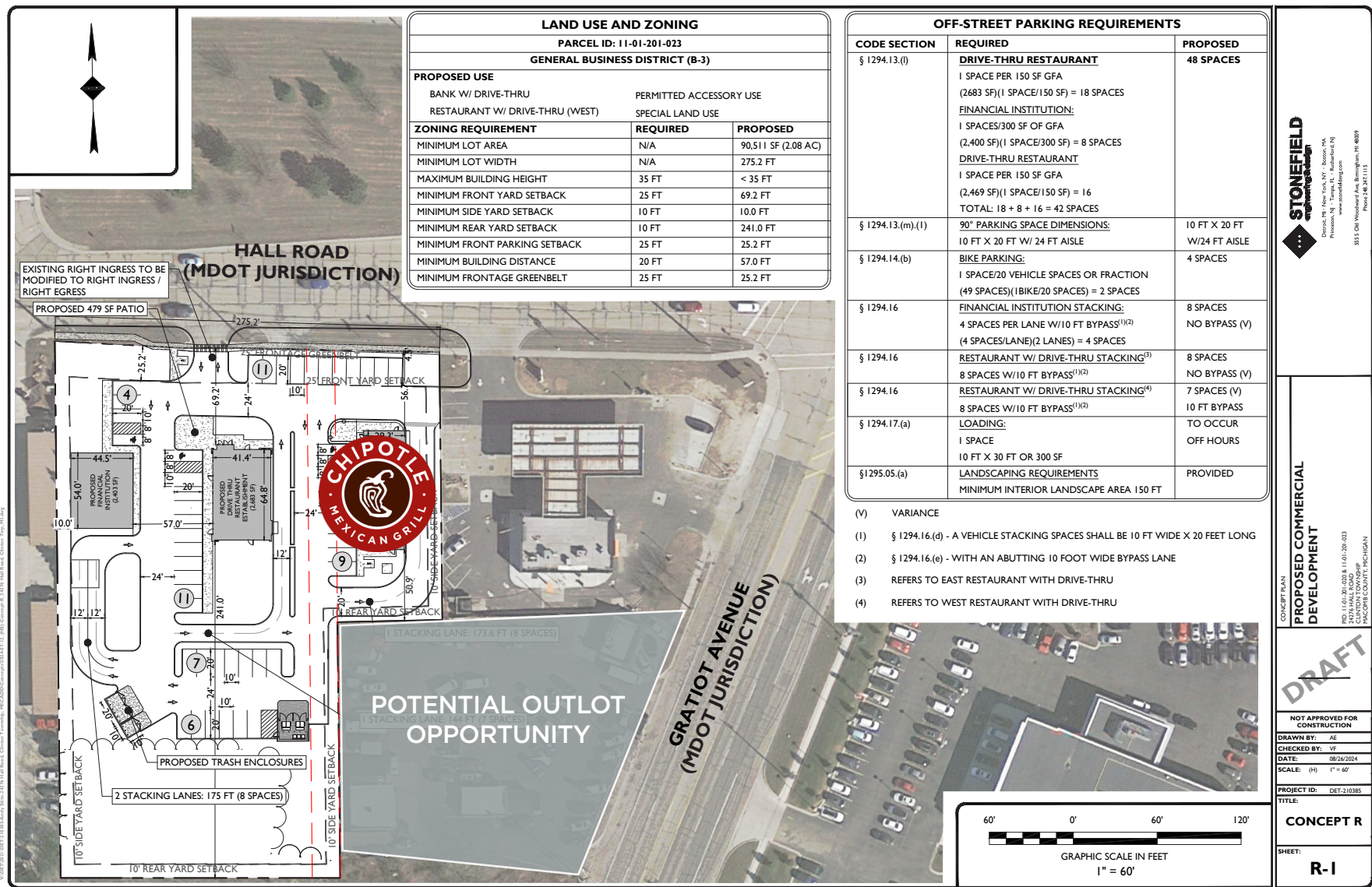
	
NOT APPROVED FOR CONSTRUCTION	
DRAWN BY:	JD
CHECKED BY:	MH
DATE:	05/31/2023
SCALE:	(H) 1" = 60'
PROJECT ID:	DET-210385
TITLE:	
CONCEPT L	

SHEET: **L-1**

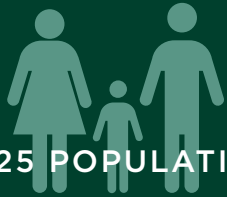
CONCEPT PLAN B



CONCEPT PLAN C



DEMOGRAPHIC HIGHLIGHTS



2025 POPULATION

1 MILE: 4,806

3 MILES: 60,610

5 MILES: 177,732



AVERAGE HOUSEHOLD
INCOME

1 MILE: \$115,881

3 MILES: \$100,494

5 MILES: \$105,806



DAYTIME POPULATION

1 MILE: 8,713

3 MILES: 61,722

5 MILES: 152,102

24276 HALL RD, CLINTON TOWNSHIP, MI

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