Seat of Macomb County, this historic and progressive downtown is ripe with investment opportunity. With an eclectic mix of retailers, dining and entertainment options combined with a growing number of technology-based businesses and a satellite campus of Oakland University, Mount Clemens is on the grow!

We thank you for joining us to explore the possibilities.

Michael Connors  
Macomb County  
586-469-5285  
Michael.Connors@macombgov.org

Brian Tingley  
Mount Clemens  
586-469-6818 x901  
BTingley@cityofmountclemens.com

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ABOUT MACOMB COUNTY PLANNING & ECONOMIC DEV.

Providing business solutions for Macomb County companies:

Our mission is to retain, grow and attract investment in Macomb County while improving the overall quality of life for residents, businesses and visitors. Our vision is to be the leader in fostering economic growth in Michigan.

Our objective? To keep informed about the programs and resources that exist to help businesses thrive. To build strong relationships with the organizations that offer business development services. To connect businesses with the resources they need to achieve their goals for growth.

In 2014, our business clients invested $216.8 million in new equipment and facilities. These expansion projects helped to create 1,647 jobs and retain 1,684 others.

Looking to grow your business? We can help.

- Matchmaking with current incentive and financing options
- Assistance with workforce recruitment, training and retention programs
- Site selection services to relocate or expand your business
- Access to business counseling services
- Workshops and networking opportunities
- Personalized and professional services to help your business grow

Get in touch, we can help:

MacombBusiness.com
586-469-5285
Founded in 1818, Mount Clemens is one of Michigan's oldest cities. In its early days, the city was a destination for the rich and famous who swore by the restorative properties of its renowned mineral baths. During prohibition, proximity to the Clinton River, Lake St. Clair and Canada made Mount Clemens a favorite location for bootleggers.

Overall, the city is 4.2 square miles with a population of 11,788. During the day, an estimated 6,500 people work in the downtown area.

Officially the “seat” of Macomb County, nearly 625 county employees work in downtown Mount Clemens. Many departments see regular traffic from the public, especially the Register of Deeds, Treasurer’s Office and Friend of the Court. During 2014, County Clerk’s office called in 15,116 potential jurors.

Often called the “entertainment and dining capital” of Macomb County, Mount Clemens offers a vibrant and historic traditional downtown with popular shops, restaurants and bars.

The Mount Clemens Farmers Market sets up in the center of town on Wednesdays during the summer.

Informal gathering of classic cars, bikers and the people who love them each week during the warm season.

Nearly 20,000 cars travel thru downtown Mount Clemens each day.

Public Parks:
- Clemens Park
- Clinton River Park
- MacArthur Park and Arboretum
- Rotary Park
As a Michigan “Core Community,” special incentives may be available for investment projects. These include:

- **Brownfield Redevelopment Incentives** – including grants or low-interest loans - may be available for properties that might be considered contaminated, blighted or functionally obsolete. Special tax increment financing can help pay for demolition, site preparation, public infrastructure as well as environmental remediation.

- **Neighborhood Enterprise Zone** – a reduced property tax rate for new home construction or housing rehabilitation projects.
With 20 great cites within 20 minutes, Mount Clemens is centrally located and easily accessed: Travel time from downtown Mount Clemens.

Accessible via the Clinton River. 15 slips available for incoming boats to dock at Mount Clemens Municipal Marina.

Lake St. Clair is within five nautical miles. #1 the “best bass fishery on the planet.”

LOCATION
### Demographics

<table>
<thead>
<tr>
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<th>Mount Clemens</th>
<th>Three-Mile Radius</th>
<th>Five-Mile Radius</th>
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<tbody>
<tr>
<td>Population</td>
<td>11,788</td>
<td>79,450</td>
<td>200,019</td>
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<tr>
<td>Median age</td>
<td>40.2</td>
<td>41.1</td>
<td>41.1</td>
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<tr>
<td>Median income</td>
<td>$30,128</td>
<td>$44,924</td>
<td>$51,010</td>
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<tr>
<td>White collar jobs</td>
<td>55%</td>
<td>59.5%</td>
<td>60.3%</td>
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<tr>
<td>Blue collar jobs</td>
<td>22.1%</td>
<td>23.1%</td>
<td>22.5%</td>
</tr>
<tr>
<td>Service jobs</td>
<td>22.9%</td>
<td>17.3%</td>
<td>17.3%</td>
</tr>
<tr>
<td>Population age 25+ with a college degree</td>
<td>18.9%</td>
<td>21.7%</td>
<td>24.1%</td>
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<tr>
<td># of Households</td>
<td>5,267</td>
<td>33,921</td>
<td>83,028</td>
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<tr>
<td>Avg. household size</td>
<td>2.21</td>
<td>2.28</td>
<td>2.38</td>
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<tr>
<td>Median home value</td>
<td>$86,608</td>
<td>$132,257</td>
<td>$143,642</td>
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<tr>
<td>Owner occupied</td>
<td>52.9%</td>
<td>65.4%</td>
<td>72.3%</td>
</tr>
</tbody>
</table>

### Population by Age

- **0-14**: 18.4%
- **15-24**: 12.7%
- **25-44**: 27.3%
- **45-64**: 28.7%
- **65+**: 13%

### Gender

- **Male**: 48.7%
- **Female**: 51.3%
In or nearby downtown Mount Clemens:
- Anton Art Center
- Oakland University Anton/Frankel Center
- Macomb Family YMCA
- Select Specialty Hospital
- McLaren Macomb Hospital
- Mount Clemens Municipal Marina
- Selfridge Air National Guard Base
- Michigan Transit Museum
- Crocker House Museum
- Mount Clemens Arts Consortium

Oakland University opened the Anton/Frankel Center in downtown Mount Clemens which offer a number of undergraduate degrees including criminal justice, psychology, nursing, social work, information technology and marketing as well as graduate coursework in public administration.

The Anton/Frankel Center is also home to a vibrant career exploration summer camp program for high school students. The week-long programs offer exposure to high-demand careers including engineering, business, criminal justice and healthcare.

The Anton/Frankel Center is actively engaged in downtown Mount Clemens activities. They support key events such as the annual fireworks display, Let’s Move Festival of Races, Santa Parade and others. OU recently partnered with downtown merchants to offer special discounts to students, staff, faculty and alumni.

The Anton/Frankel Center is one of three Oakland University educational sites in Macomb County. More than 2,000 OU students study in Macomb County each year. And, Macomb County is home to more than 20,000 Oakland University alumni.
BUSINESS MIX

The following is a sampling of some of the businesses that might be your new neighbors.

# YEARS OPEN: 100+
Rec Bowl
... bowling just across the Clinton River!

# YEARS OPEN: 41
Gus’ Coney Island
... there’s nothing like a good ol’ American meal!

# YEARS OPEN: 20+
Phil’s Sav-On-Drugs
... your neighborhood drug-store!

# YEARS OPEN: 6
Fritt’s Pub
... “good food, good drinks, and good times!”

# YEARS OPEN: 10
Partners in Architecture
... for your building needs!

# YEARS OPEN: 9
Max & Ollies
... recently moved to a larger space!

For a complete directory of businesses, refer to the enclosed map.
For a complete directory of businesses, refer to the enclosed map.
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For a complete directory of businesses, refer to the enclosed map.
A “Downtown Development Authority” (DDA) is a catalyst for creating a vibrant business district. DDAs are typically funded through a tax capture of properties within its boundaries.

In Mount Clemens, the DDA offers assistance to area businesses, especially as it pertains to marketing and attracting visitors. The DDA maintains a directory of businesses, helps to ensure that the streets are welcoming and attractive and organizes or supports events that help to draw more than 500,000 people annually including:

- Fire & Ice Chili Cook-Off & Pub Crawl
- Let’s Move Festival of Races
- Independence Day Fireworks
- Budweiser Live Music
- 99.5 WYCD Nashville in the Neighborhood Concert Series
- Uptown Friday Night Concerts
- Farmers Market every Wednesday between June & September
- Mount Clemens Grand Prix Soap Box Derby Race
- Mount Clemens Art Party
- Fire & Ice Show
- Octoberfest
- Santa Parade
- Plus an assortment of arts and crafts shows and special shopping promotions

Free Wi-Fi is available in the downtown area. Abundant, convenient and inexpensive parking is available for as little as 50¢ per hour and free after 6 p.m. and on weekends.
RESTAURANT
104 MACOMB PLACE, MOUNT CLEMENS, MI 48043

Listing ID: 28676140
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Mixed Use, Restaurant, Tavern/Bar/Nightclub
Contiguous Space: 3,702 SF
Total Available: 3,702 SF
Rental Rate: $12,16 PSF (Annual)
Base Monthly Rate: $3,751
Lease Type: Gross Lease
Tax ID Number/APN: 11-11-458-025
Zoning: Downtown District
Space Type: New
Date Available: 09/02/2013

PROPERTY OVERVIEW

Former Luigi’s downtown restaurant. Located in the heart of the entertainment district in Mount Clemens. Features an open ceiling area that seats up to 110 people. High priced stainless hood and makeup air located in the large stainless steel kitchen. Includes onsite parking in rear and public parking in front. Clean slate to create the restaurant or retail space of your choice. Includes a build out allowance and outdoor patio area.

PROPERTY CONTACT

Susan Blanchard
Anton, Sowerby & Associate, Inc.
586-469-8888
sblanchard@antonsowerby.com
RETAIL—CITY CENTRE
70-82 MACOMB PLACE, MOUNT CLEMENS, MI 48043

Listing ID: 17656041
Property Type: Retail—Commercial For Lease
Retail-Commercial Type: Mixed Use, Retail, Restaurant and Office Space available
Contiguous Space: 9,000 SF (1st Floor) 3,815 SF (Restaurant) 10,601 SF (2nd Floor)
Total Available: 23,425 SF
Rental Rate: 10.50 per square foot
Base Monthly Rate: To be determined
Tax ID Number/APN: 11-14-203-009
Zoning: Downtown District
Space Type: New
Lease Type: Modified Gross
Additional Information: Tenant Build Out Available

PROPERTY OVERVIEW

Located on Macomb Place, adjacent to the city fountain and just north of N. Walnut Street. The property is within walking distance of the courts and county buildings. Retail space available on the first floor totals 9,000 SF with over 200 feet of street front visibility. Restaurant space available on the first floor totals 3,815 SF. Office space available on the second floor totals 10,610 SF.

PROPERTY CONTACT

Guy Rizzo Jr.
GTR Companies
586-228-1300
Guyjr.rizzo@gtrecompanies.com
RETAIL—CHERRY STREET MALL
54 CHERRY STREET, MOUNT CLEMENS, MI 48043

Listing ID: 29623636
Property Type: Retail-Commercial For Sale (also listed as Office)
Retail-Commercial Type: Mixed Use-Strip Center
Contiguous Space: 1,378 - 1,533 SF
Total Available: 2,911 SF
Base Monthly Rate: Please contact Pilot Property Group

Lease Rate: Please contact Pilot Property Group
Tax ID Number/APN: 11-14-205-015
Zoning: Downtown District
Lease Type: NNN

PROPERTY OVERVIEW

Cherry Street Mall is located in the heart of downtown Mount Clemens and has a mixture of prime retail and office space. This is a well maintained modern building with a large municipal parking area in front of the building. Immediate possession available.

PROPERTY CONTACT

Kenneth Minne
Pilot Property Group
(586) 884-4236
ken@pilopg.com
RETAIL—DENVER BUILDING
57 MACOMB PLACE, MOUNT CLEMENS, MI 48043

Listing ID: N/A
Property Type: Retail and Apartment
Retail-Commercial Type: Mixed Use, Retail
Retail Space: 1,809 SF
Apartment Space: 3 apartments are available, 410 SF—570 SF
Store Rental Rate: The retail store is $1,750 per month for first year of lease. Rent increases to $1,900 per month for the second year, and $2,000 per month for the third year.
Apartment Rental Rate: Varies depending on unit, $595 to $650 per month
Tax ID Number/APN: 11-14-208-002
Zoning: Downtown District

PROPERTY OVERVIEW
This property is known as the “Denver Building”. Stores within the building include: ‘Tis Country and Paperback Write/Weirdsville Records. 57 Macomb Place is a retail unit for rent. It is 1,809 SF and has a clean basement area that is 1,480 SF. The space is air conditioned and has an existing sales counter. Three apartments are also available for rent. The square footage ranges from 410 SF to 570 SF. Each apartment has a living room, kitchenette, bedroom and bath. The apartments are carpeted and furnished with a refrigerator and stove.

PROPERTY CONTACT
Cecilia & Lawrence Moloney
586-463-5422
ljmoloney@att.net
OFFICE—CEO BUILDING
49 MACOMB PLACE, MOUNT CLEMENS, MI 48043

Listing ID: 17553
Property Type: Office
Retail-Commercial Type: Mixed Use, Office for lease
Contiguous Space: Up to 1,250 SF
Total Available: N/A
Base Monthly Rate: Starting at $400 per month
Tax ID Number/APN: 11-14-209-016
Space Type: Office
Zoning: Downtown District
Date Available: Immediate Occupancy

PROPERTY OVERVIEW

This new office concept, both progressive and economical, offers the flexibility required of most businesses today. Whether you are an entrepreneur with part-time office needs, or an established corporation looking for a complete, professional, and efficient workplace, the CEO Center will provide the components that work best for your business. In addition to long-term and short-term office solutions, the CEO Center offers part-time and virtual office space with a high-profile business address, full telephone support and other business amenities. Our facility and complete business services offer efficient and economical office solutions for your business.

PROPERTY CONTACT
Alanna VanDamme
Julia Relyea
586-783-7100
frontdesk@ceo-center.net
RETAIL
27 N MAIN STREET, MOUNT CLEMENS, MI 48043

Listing ID: 29729808
Property Type: Retail-Commercial For Sale (also listed as Office)
Retail-Commercial Type: Mixed Use
Contiguous Space: 6,400 SF
Total Available: 6,400 SF
Sale Price: $399,000
Unit Price: $62.34 PSF
Tax ID Number/APN: 11-14-209-003
Zoning: Downtown District
Sale Terms: Cash to seller

PROPERTY OVERVIEW
Premier downtown, high profile, corner location directly across from the Macomb County court and administration building. Great space for retail, office or restaurant. The 2nd level can be easily converted to income producing office or loft space. There is 800 SF of separate space connected to the building that can be leased for additional revenue. A large, clean basement allows for product or file storage.

PROPERTY CONTACT
Susan Blanchard
Anton, Sowerby & Associates, Inc.
586-469-8888
sblanchard@antonsowerby.com
OFFICE - COLLABORATIVE
25 N MAIN STREET, MOUNT CLEMENS, MI 48043

Listing ID: N/A
Property Type: Office
Retail-Commercial Type: Mixed Use, Office for lease
Contiguous Space: This property offers a variety of offices in a range of sizes
Total Available: N/A
Rental Rate: $199 per month and up
Base Monthly Rate: $199 per month and up
Tax ID Number/APN: 11-14-209-017
Zoning: Downtown District
Space Type: Collaborative Space

PROPERTY OVERVIEW

Located on the main stretch in downtown Mount Clemens, we offer a perfect balance of open, collaborative space, as well as private offices and conference rooms. All affordably bundled inside a historic, 3-floor building with more character than you could shake a stick at. This property offers everything (utilities/furniture) except a parking pass, they even include free coffee and beer! It is an ideal space to save money and work with other like-minded people.

PROPERTY CONTACT

Jimmy Gwizdala
586-246-6356
jimmy@hunchfree.com
OFFICE—HUNTINGTON BUILDING
1 N MAIN STREET, MOUNT CLEMENS, MI 48043

Listing ID: 28881931
Property Type: Retail—Commercial For Lease (also listed as office)
Retail-Commercial Type: Free Standing Building, Mixed Use
Contiguous Space: 34,109 SF
Total Available: 34,109 SF
Rental Rate: $3.50 PSF (Annual)
Base Monthly Rate: $9,948
Tax ID Number/APN: 11-14-209-013
Zoning: Downtown District
Lease Type: Gross Lease
Date Available: 06/01/2014

PROPERTY OVERVIEW

Beautiful historic building located in the heart of Mount Clemens. Directly across the street from the county buildings. This former bank building has an impressive 2 story vaulted ceiling. It is an ideal location for company headquarters, government offices, educational institutes, etc. There are executive offices and conference rooms located on 1st and 2nd floors. The basement contains office space and a centralized computer control room. Work area partitions are available for tenant use. Walking distance to restaurants, retail stores, etc.

PROPERTY CONTACT

Susan Blanchard
Anton, Sowerby & Associates, Inc.
586-469-8888
sblanchard@antonsowerby.com
OFFICE—TOWN SQUARE BUILDING
10 S MAIN STREET, MOUNT CLEMENS, MI 48043

Listing ID: 17592
Property Type: Office—Commercial For Lease
Retail-Commercial Type: Free Standing Building, Mixed Use
Contiguous Space: 1,300 SF—4,000 SF office suites available
Total Available: N/A
Rental Rate: Contact property owner for more information
Base Monthly Rate: Contact property owner for more information
Tax ID Number/APN: 11-14-252-031
Zoning: Downtown District
Lease Type: Gross Lease

PROPERTY OVERVIEW
This building is located directly across from the Macomb County Administrative building and Macomb County Court building, which are receiving a $60+ million upgrade. It is adjacent to Oakland University Macomb Campus. This building offers the opportunity to join other long term professional tenants. It is a full service gross lease. The building is professional managed by an excellent landlord.

PROPERTY CONTACT
Gabe Anton
Anton, Sowerby & Associates, Inc.
586-469-8888
ganton@antonsowerby.com
OFFICE
15 N WALNUT ST, MOUNT CLEMENS, MI 48043

Listing ID: 29729051
Property Type: Office For Lease
Office Type: Executive Suites, Mixed Use
Contiguous Space: 220—480 SF
Total Available: 700 SF
Rental Rate: $300—$400 (Monthly)
Base Monthly Rate: $300—$400
Tax ID Number/APN: 11-14-208-011
Zoning: Downtown District
Lease Type: Gross Lease
Date Available: 03/11/2015

PROPERTY OVERVIEW

This building is move in ready. It is a professional office space in the heart of downtown Mount Clemens. It is one block from the court and county buildings and is surrounded by local merchants, banks and restaurants. There is a restaurant/pub (Madison’s) on the 1st floor with elevator offices on the 2nd and 3rd floors. Utilities are just $25 per month. There is convenient parking nearby. There are 3 suites available (204, 205, and 303). Suites 204 (230 SF) and 205 (250 SF) may be combined for a total of 480 SF, which includes a private restroom.

PROPERTY CONTACT

Susan Blanchard
Anton, Sowerby & Associates, Inc.
586-469-8888
sblanchard@antonsowerby.com
ENTERTAINMENT—MACOMB MUSIC
31 N WALNUT ST, MOUNT CLEMENS, MI 48043

Listing ID: 29533630
Property Type: Theater
Office Type: Sports/Entertainment
Contiguous Space: N/A
Total Available: 17,500 SF
Purchase Price: $1,295,000 or best offer
Base Monthly Rate: N/A
Tax ID Number/APN: 11-14-208-004
Zoning: Downtown District
Sale Terms: Cash to seller

PROPERTY OVERVIEW
This property is a court ordered bankruptcy sale. It is a 50% price reduction (over $1,000,000). The Macomb Music Theater is recently restored with old world craftsmanship and attention to detail. The property includes the liquor license. This sale also includes the adjacent bar/restaurant formerly known as Johnny G’s. The restaurant/bar is 6,790 SF and is 2 stories. It has an outdoor patio and seats 200. The property includes all equipment and additional liquor license. It is directly adjacent to the Macomb Music Theater, creating great synergy.

PROPERTY CONTACT
Joe Sowerby
Anton, Sowerby & Associates, Inc.
586-469-8888
jsowerby@antonsowerby.com
# RETAIL—VICANT BUILDING
59 N WALNUT ST, MOUNT CLEMENS, MI 48043

<table>
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<tr>
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<th>17551</th>
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<tr>
<td>Property Type:</td>
<td>Retail-Commercial For Sale (also listed as Office)</td>
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<tr>
<td>Retail-Commercial Type:</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Contiguous Space:</td>
<td>1,320 SF (ground level) 1598 SF / 932 SF (second floor office suites) 300 SF / 1506 SF / 3152 SF (third floor)</td>
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<tr>
<td>Total Available:</td>
<td>8,808 SF</td>
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<td>Unite Price:</td>
<td>$10.50 per square foot</td>
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<tr>
<td>Tax ID Number/APN:</td>
<td>11-14-205-012</td>
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<td>Zoning:</td>
<td>Downtown District</td>
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<td>Lease Type:</td>
<td>Modified Grosse Lease</td>
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## PROPERTY OVERVIEW

Located on North Walnut just East of Macomb Place. This property is within walking distance of the courts and county buildings. There is restaurant space available on the first floor totaling 1,320 square feet and office space available on the second and third floors ranging from 300 to 3,152 square feet. Tenant build out is available.

## PROPERTY CONTACT

Guy Rizzo Jr.
GTR Companies
586-228-1300
Guyjr.izzo@gtrcompanies.com
OFFICE—TIME SQUARE BUILDING
40 NEW STREET, MOUNT CLEMENS, MI 48043

Property Type: Office/Retail
Office Type: Mixed Use—For Lease
Contiguous Space: 2,115 SF (Suite A) 950 SF (Suite B) 700 SF (Suite C)
Total Available: 4,400 SF
Lease Rate: Entire space leases for $10 PSF
           Suite A—$13 PSF Suite B—$14 PSF Suite C—$9 PSF
           All three office suites are NNN @ approx. $3.00 PSF + utilities
Sale Price: $579,000 ($48 PSF)
Tax ID Number/APN: 11-14-204-008
Zoning: Downtown District

PROPERTY OVERVIEW

One of the best locations in downtown Mount Clemens. Located on Main Street across from the Macomb County court house as well as the proposed “City Center Park”. Located on the corner of Main St. (71) and New St. (40), known as the Time Square Building, this corner office/retail building fronts on three streets and offers a multi-tenant suite of leased spaces on the street level featuring Lady Jane’s Men’s Salon and the award winning Seeburger’s Cheeseburgers. This site can be divided. The upper level (4,400 SF) is presently 2 office suites and is divisible into three office suites.

PROPERTY CONTACT

David Gagnon
586-206-3332
DavidGagnonTCB@gmail.com
RETAIL
81 N MAIN STREET, MOUNT CLEMENS, MI 48043

Property Type: Retail-Commercial For Sale (also listed as Office)
Retail-Commercial Type: Mixed Use
Contiguous Space: 3,252 SF per floor
Total Available: 13,008 SF
Sale Price: $350,000
Unit Price: $26.91 per SF
Tax ID Number/APN: 11-14-204-002
Zoning: Downtown District
Sale Terms: Cash to Seller, Purchase Money Mortgage
Office Dimensions: 25’ x 140’

PROPERTY OVERVIEW

This property is located across from the Macomb County court building. It is a 4 story building, with 3,252 SF per floor. The ground level it built out for a professional law office. There is plenty of redevelopment opportunity, for example, the space can be converted into retail, office or lofts. Price is reduced from $375,000 to $350,000. The owner will consider sale and lease back of the 1st floor. The second, third and fourth floor are vacant. There is a freight elevator and full basement (3,252 SF) for storage.

PROPERTY CONTACT

Bob Horvath
Anton, Sowerby & Associate, Inc.
586-469-8888
info@antonsowerby.com
OFFICE
85 N MAIN STREET, MOUNT CLEMENS, MI 48043

Property Type: Office
Retail-Commercial Type: Commercial—For Lease
Contiguous Space: 12,000 SF per floor
Total Available: 36,000 SF
Lease Rate: $10.50 PSF + electric
Sale Price: $2,400,000 Cash for $67 PSF
Tax ID Number/APN: 11-14-204-001
Zoning: Downtown District
Sale Type: Cash or acceptable terms
Parking Spaces: 25 climate controlled secure parking spaces

PROPERTY OVERVIEW
This is a high-profile building located in downtown Mount Clemens, walking distance to area restaurants, bars and the courthouse. The building is 36,000 SF comprised of three stories, each 12,000 SF. There are quality finishes throughout the building. Additionally, there are 25 climate controlled secure parking spaces and ample street parking.

PROPERTY CONTACT
Chuck Howard
Transwestern Commercial Real Estate
248-821-7722 (cell)

Casey Powell
Transwestern Commercial Real Estate
248-797-6734 (cell)
RESTAURANT
143 N MAIN STREET, MOUNT CLEMENS, MI 48043

Listing ID: 17563
Property Type: Restaurant
Retail-Commercial Type: Mixed Use—Restaurant
Contiguous Space: 8,012 SF
Total Available: 8,012 SF
Sale Price: $800,000
Base Monthly Rate: Call for lease rates
Tax ID Number/APN: 11-11-476-048
Zoning: Downtown District
Space Type: Restaurant
Parking Spaces: Adjacent free lot available for customers

PROPERTY OVERVIEW

This building is vacant and move-in ready with a full kitchen and equipment, tables, chairs, walk-in coolers, and more. The building comes with a “Class C” resort liquor license, which allows Sunday sales, entertainment and after-hours food. The building is in fantastic condition, and was built in 2002. There is excellent visibility at the intersection of N. Main Street and Gratiot Avenue. The facility features a large kitchen, serving area, and private party room with a fireplace. There is new landscaping and a sprinkler system. The site includes a parking lot with ample customer parking. Call for lease rates.

PROPERTY CONTACT

David Cohen
Friedman Integrated Real Estate Solutions
248-848-4141
David.Cohen@freg.com
MORE LISTINGS AVAILABLE

But that’s not all!

Additional properties are available for lease or sale in downtown Mt. Clemens.

For a comprehensive list, please visit www.ThinkMacomb.com.
Mt. Clemens embraces dual roles: Office by day, entertainment by night

By Laura Cassar
Special to Crain’s Detroit Business

Thirty years ago, 31 downtown Mount Clemens business owners paid $130 apiece to have their names printed on coffee mugs that proclaimed “I love Mount Clemens.”

The mugs were part of a campaign

Correction appended

Snapshot of downtown Mt. Clemens

Owners of a used book store, boutique, and bar talk about doing business in downtown Mt. Clemens. See story.

Remaking Mt. Clemens

Selected redevelopment sites:

- The former Greco Title building, 118 Cass Ave.: Purchased last year by SVS Vision Optical Centers and now redeveloped into its new headquarters.

Photo by EDWARD NAUWERK Michelle Weiss of the Mount Clemens Downtown Development Authority (left) and the city’s mayor, Barb Dempsey, in Mount Clemens. Thirty years after trying to wake up downtown, the city is now letting the market decide its course of development.

to help revitalize their quiet downtown — to wake things up after the lawyers in the county seat locked up their offices for the day.

Michelle Weiss still has her mug displayed on a shelf in her downtown office.

"This town shut down at 5 p.m.,” said Weiss, marketing and events coordinator for the Mount Clemens Downtown Development Authority.

The year of the mugs, 1985, Crain's Detroit Business reported on the DDA's efforts to bring people downtown at night with live entertainment and to focus on recruiting retail to complement the downtown's predominantly office tenants.

From the archives: Merchants field efforts to keep downtown alive [June 10, 1985]

Weiss, who at the time owned Natures Accents, a floral shop, recalls today how in 1985 all the businesses on one main strip, Walnut Street, committed to staying open until 8 p.m. on Thursdays and Fridays — “for a whole year, no matter what; no excuses.”

When the year ended, those business owners kept the extended hours and others joined them, in part motivated by the evening entertainment and events that now number more than 50 annually.

But on the roster of downtown businesses, retail is still secondary to office space. And Mount Clemens is starting to realize that's no longer worth worrying about.

Instead, the community is embracing its more market-driven role as a venue for daytime office space and nighttime entertainment uses. That includes finding a buyer for the vacant and bankrupt Emerald Theatre, a landmark building in the city.

"You can’t change what people want,” said Kent Kukuk, the DDA's executive director in the 1990s and 2000s.

"Every town is unique. Mount Clemens is always going to be heavy on office space because of the county seat draw. It’s figuring out what your demo is asking for," said Kukuk, who went on to work for the Michigan Economic Development Corp. and is now retired. The DDA now operates without an executive director.

That "figuring it out" has taken several iterations over the past three decades. In the late 1980s and early 1990s, openings of nightclubs like Hayloft and Desperado's led downtown leaders to realize they were an event-driven destination, Weiss said.

By the late 1990s, they were putting a focus on physical changes — adding lights, building brick streets and increasing parking to help make downtown more of a social gathering place.

"People don’t expect a downtown to compete with a mall — nor do they want it to," Kukuk said.

"They were looking for a place to gather, someplace social to have a good time, a nice place to walk, so that’s what we embraced.”

OU campus

Having a place to gather — specifically "milling around town" — is something 82-year-old Gebran "Gabe" Anton wants to see more of.

Anton, a lifelong Mount Clemens resident and business owner, and his business partner Stuart Frankel in 2010 donated space

valued at about $2 million for **Oakland University** to open a Macomb satellite
campus. Anton wants to see that campus expand.

"I'm not a college graduate," said Anton, who took over his family's shoe business
at age 17 when his father died. After selling shoes, Anton went on to operate a
chain of clothing stores, **Anton's Gentlemen's Apparel**. He is now partner in
**Anton Sowerby & Associates**, a real estate brokerage firm downtown.

"Unfortunately, my father died and I had a family to support, but I've always
enjoyed the environment a college town creates — like Ann Arbor or East Lansing.
That's not easy to duplicate.

"When we gave OU the building, we planted a seed for that."

The satellite campus, inside the former **Towne Square II** building at 20 S. Main St.,
has 50 faculty members, 900 students and offers seven degree programs.

It's a commuter school, but the students have embraced the community, said Julie
Dichtel, Oakland University-Macomb interim executive director. Students
participate in downtown parades and volunteer at festivals; an alumni event
brought together 350 former students during a fireworks show last summer.

"There's a lot of real estate around there, and I'm hoping OU will buy it and expand
here," Anton said, "I would like to see more students."

OU has no specific Mount Clemens expansion plans in the works.

**Occupancy rate**

Filling some of the downtown's long-empty buildings is a priority. Isam Yaldo, president of **Yaldo Construction** in Farmington Hills, purchased the former Macomb Mews, a mall shuttered in 2010, for $265,000 in March. Yaldo has plans to turn the second
floor into lofts — tentative plans call for about 10 units — with retail and parking on the first floor. He said the price and the opportunity to use his creativity to help boost the city were what attracted him.

Real estate broker Joe Sowerby, also at Anton Sowerby & Associates, said that for out-of-town buyers like Yaldo, Mount Clemens is a bargain.

Sowerby said the price per square foot in Mount Clemens has not recovered the way other communities have. What might sell for $60-$80 per square foot in St. Clair Shores or Clinton Township can still be priced at $40-$50 in Mount Clemens.

The overall downtown occupancy rate is about 65 percent. About 38 percent is office space, about 23 percent retail/restaurant, and the rest is mixed-use.

The vacancies were apparent after the economic downturn of 2008. "It was a real estate tsunami," said Sowerby, who guessed that about 100,000 square feet of business closed up around that time and that "the ripple effect could be felt through all of downtown."

**Theater vital component**

Perhaps the most prominent empty building is the Emerald Theatre, designed and built in 1921 by C. Howard Crane, who seven
years later went on to design the **Fox Theatre** in Detroit. In 2012, the building was purchased and restored by Wally Mona and Marc
Beginin, who changed its name to **Macomb Music Theatre**. But the theater closed last fall, and the owners filed for Chapter 11
bankruptcy protection in March.

The theater is for sale for $1.295 million.

"If we could get the right person in there, the impact on downtown would be huge," Sowerby said. "That's getting 1,200 people down here at night. It's a vital component to this town."
The DDA is hosting a property tour of the theater and more than 15 other properties next month. Weiss said they are hoping to attract at least 25 potential investors.

In addition to the DDA efforts, Macomb County is spending $65 million on a downtown revitalization plan that includes renovations to the county Circuit Court and administration buildings, as well as replacement of a parking deck.

Steve Cassin, director of the Macomb County Department of Planning and Economic Development, said Mount Clemens is one example of the county's economy on the upswing.

"With heavy investment from Oakland University in their satellite campus and the county investing in substantial building improvements, there are lots of reasons to believe that Mount Clemens will become the vibrant, happening downtown it has the potential to become," he said.

Correction: An earlier version of this story described the Macomb County Rotating Emergency Shelter Team facility as a shelter for abused women; it is a shelter for homeless women and children.

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In Mt. Clemens, business owners start small, eventually reinvest in downtown

By Laura Cassar

Editor’s note: This is the third in a series of snapshots of downtowns around Southeast Michigan. Read about downtown Plymouth and downtown Rochester.

Read more about downtown Mt. Clemens and its economic development strategy here.

For Mt. Clemens vintage boutique owner Diane Kubik, the business plan is simple: "keep the doors open."

Ten years ago Kubik was shopping — and dreaming — with her sister in Mt. Clemens. They passed an empty storefront and talked about how fun it would be to open a store. At the time, they had no business plan. They used $5,000 from a home equity loan and opened Max & Ollie’s Vintage Boutique in a 312-square-foot location on Pine Street. Three years ago the business moved to a 1,200-square-foot location on Macomb Street in the heart of the city, across from Fountain Stage.

"We didn't know the first thing about anything," said Kubik, 57, a native Detroiter, adding that it was the Mt. Clemens Downtown Development Authority and the other business owners that helped during those first months, "That support is crucial when...
you’re new and don’t know what you’re doing. We wouldn’t have made it a year in a strip mall.”

The store encourages customers to “play dress up” and post their photos on Facebook. In exchange, they get to pick a trinket from the reward basket. “The DDA had a Facebook Boot Camp to help businesses increase their Internet activity,” Kubik said. “The DDA keeps an eye on us, helps give us ideas on what works and what doesn’t.”

**Beyond Borders**

Lisa Taylor, 47, had worked for Borders for 18 years when the store closed and she lost her job in 2011.

“I woke up at 3 a.m. and said to my husband, ‘Here’s a crazy idea, what if we opened a used book store?’”

Her husband liked the idea, even more so when vinyl was added to the mix. Taylor, a fan of The Beatles, said she “loves records and books just as much” and was willing to share her space with her husband’s Weirdsville Records.

Taylor’s last day at Borders was April 23, 2011. She opened PaperBack Writer that May.

“I thought I’d sign a three year lease and see what happened,” Taylor said. She used $5,000 from her 401k; friends who worked with her at Borders donated books to get her started. “They’d bring them in like boxes of puppies and ask that I give them a good home.”

Taylor bought book cases from a Borders liquidation sale. They started with 950 square feet of space and by August of 2014 needed to move into a larger, 2,900 square foot location on Macomb Place, next to Max & Ollie’s.

Taylor, who grew up in Utica, now lives in Mt. Clemens. She enjoys the history of the city and the ability to walk or ride her bike to work.

Her advice to potential small business owners is to love what you sell, “share your passion,” and to provide service that can’t be found in a big box store.

**Bar and feather bowling**

Mt. Clemens was not part of Paul Boone’s original plan.

Living in Harrison Township, Boone looked up and down Gratiot for a location to open a bar and restaurant modeled after Royal Oak’s Fifth Avenue. He couldn’t find anything.

Then one night, out bowling with friends, he “stumbled on Mt. Clemens.” The location that now houses his Orleans Sports Cafe had a moving sign and his wife, Debbie, looked at the property through the window and said, “This is it.”

Boone said they mortgaged everything they had and in 1996 opened the restaurant on Macomb Place, just 10 days after their baby was born.

Although Mt. Clemens wasn’t part of the original plan, it turns out it suited the Boones just fine. When Debbie Boone and a couple friends decided they needed feather bowling “on this side of town,” their Orleans landlord heard and offered them the building that is now Bath City Bistro.

It was took a year and a half to remodel the building. They cleared out 45 10-yard dumpsters in the process, which included tearing out the second floor apartments, hand grinding and acid washing the brick interior and cutting windows out of brick walls.

In Mt. Clemens, business owners start small, eventually reinvest in downtown - Crain's Detroit Business

Bath City Bistro opened in October of 2000. It includes three lanes of leather bowling — the lanes are made of ground-up tennis shoes.

Now Boone would like to invest even more in the city he stumbled upon; he'd like to open an Irish pub.

"It makes sense," he said. "The more places there are, the more people come."

Laura Cassar is a metro Detroit freelance writer. Reach her at lcassar@comcast.net. Follow @AroundTownLaura on Twitter.

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Companies fill creative space in Mt. Clemens: Amenities, leases among the attractions

By Chad Halcom

Some of Mt. Clemens' oldest haunts are housing the city's newest industry segment, as new Internet marketing and Web software development businesses have been moving to the downtown area in recent months.

One of the new arrivals in the next several weeks could be Falls Church, Va.-based DeepMile Networks LLC, a data analytics and market research company that is discussing plans to open a satellite office at a collaborative space inside the new headquarters of digital marketing firm Hunch Free Inc. on Main Street.

Ben Kasoff, a Southfield native and co-founder/president of DeepMile in Virginia, said he hopes to have a staff of three to five employees in Mt. Clemens by early 2014 and do some commuting to Michigan to help broaden its commercial customer base.

About 75 percent of DeepMile's business is in national security applications while 25 percent is for commercial customers, mainly marketing and advertising clients and political advocacy firms that can benefit from its data science and technology, he said.

"We've always looked to balance our government business with commercial services," he said. "It's the hope that with my knowledge of the business landscape of the Detroit area and the business relationships they already have developed at Hunch Free, we can develop the potential in our technology in that market."

Hunch Free, which handles digital marketing, Web strategy and mobile app and Web development, expanded into larger offices on Main after the Glime Daoust PC law firm moved over to Macomb Place. On Friday, the company planned an open house at its new offices in a Main Street plaza first erected in 1848, and was expecting to exhibit The CoLaborative LLC, a shared ground floor.
workspace to house startups and other smaller tech companies.

"We aren't picturing a true blue incubator, but something very incubator-like here," Hunch Free owner and President James Gwizdala said of the collaborative space.

"We like the idea of collaborative space, and helping people grow and get legal advice or a business plan, but not something as structured as some other environments. In some places, you might have VC cash in your pocket, but you are also not really in control of much other than execution. This is more about control and creativity."

Owner Adam Diehm of The Red Theory Online Services LLC in June relocated his company from a north Warren office into the Cherry Street Mall storefront occupied by Hunch Free before the Main Street move.

In January, eyeWyre Software Studios Corp. left Shelby Township to lease part of the historic fire hall on Market Street, which still includes a hayloft and carriage house area inside after Partners in Architecture PLC wrapped a $1.2 million renovation in 2010.

Drawing the new tech firms, with about 50 combined employees, are fairly traditional amenities like a walkable downtown, the historic architecture and thriving music scene, and more affordable leases than the Woodward corridor or Midtown Detroit, according to the company owners and local economic development officials.

"The firehouse provided a good creative space for a company like ours," said eyeWyre President and Director of Product Development Matthew Chartier, of the new digs on the ground floor of the Partners building.

"I never really spent much time here in Mt. Clemens, but really fell in love with the building. But as we met people, not just the tech community but really all the businesses in the area, we thought they were great and were building something special. And we could be a part of that."

Gwizdala said Hunch Free hopes to have some business tenants in the collaborative space on Main Street within 60 days, and has been in talks with about a dozen companies, including DeepMile.

Kasoff said the two companies have been working out a co-marketing arrangement for some time.

"We've got this unique traditional downtown with a comforting feel that people have always been attracted to," said Stephen Saph Jr., principal at insurance agency Nickel & Saph Inc. and board chairman of the Mt. Clemens Downtown Development Authority.

"And the tech business owners, I think, are making some of the same kinds of decisions that traditional business owners do, in terms of appreciating the architecture and level of foot traffic and the attractions and events we host in the community."

EyeWyre, founded in 2000, offers gaming software and has developed more than 200 mobile apps with business, healthy living and other lifestyle benefits. Chartier, who grew up in Sterling Heights,
said the company has about 10 core employees plus some contract employees, and had looked at Ferndale, Royal Oak and other office space before the Mt. Clemens move.

"I used to work for a big company, (and) didn't want the big-company politics and atmosphere," he said. "For us, this company was built on the model of being the kind of place we want to work at every single day."

Largest so far of the Mt. Clemens tech firms by revenue and number of employees could be GroupGolfer LLC, which has been operating the Groupon-style golf deal and discount promotions site groupgolfer.com since 2010.

Co-founder Bobby Staszak of GroupGolfer said the company could surpass $10 million in revenue this year and has 12 local employees and 10 contract employees, many of them in several out-of-state markets. GroupGolfer offers its promotions in Michigan as well as Illinois, Ohio, Pennsylvania, North Carolina, Florida, California and Georgia.

In 2014, he hopes to add nine new markets and bring more of his workforce in-house, which could require an expansion within the city.

"In Royal Oak, we all know that's a cool crowd, but this is an area that's been kind of neglected. But with the right type of people I believe will start to get positive attention," Staszak said. "We're also east siders and kind of proud of that, so it made sense to come here, but it's also exciting to see it becoming the kind of community we're envisioning."

Hunch Free, meanwhile, estimates revenue at slightly over $1 million and Gwizdala said the company has 11 employees.

Diehm said The Red Theory, which offers web design and development services and some online marketing to mid-sized companies, has four employees at the Cherry Street Mall location. Clients have included Grosse Pointe Farms-based Scott Lewis Private Investigations LLC, the private investigation service of former WXYZ-Channel 7 reporter Scott Lewis; Northville Downs Half Mile Cycle Race Corp., and World Outdoor Racquetball.

"I was unaware of the other tech firms who were here already, so that wasn't part of my decision," Diehm said of the move.

"But I get kind of a kick about how tightly knit the business community here is. They all seem to know who owns a space, several of them serve on the DDA, and there have been talks among the tech companies about a weekly bar meetup or a rotation of meetings at other people's workspace.

"It's a neat space — and when there are open-air downtown events, they're outside my door."

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MOUNT CLEMENS

RESTORATION PROJECT UNCOVERS HISTORY

Anthony Forlini looks on as contractor Dan Tollis and his crew work on restoring the exterior of 90 Macomb Place in downtown Mount Clemens. They uncovered the drug store sign that had been bricked over in years past.

Former Che Cosa coffee shop used to be a drug store

By Mitch Hotts
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While working to renovate a building he owns in downtown Mount Clemens, state Rep. Anthony Forlini is learning a little bit about the city’s history. A contractor sandblasting the exterior of 90 Macomb Place, which has been home to several coffee shops over the years, uncovered a sign that showed the building used to be a drug store.

“You never know what you’re going to find when you start these projects,” said Forlini.

Forlini, a Republican from neighboring Harrison Township, enlisted the craftsmanship of Dan Tollis of Masonry Concepts for the work. As Tollis and his crew worked on the exterior, they found a drug store sign over a glass block window that had been bricked off.

Locals in downtown Mount Clemens say the property at 90 Macomb Place was once known as Swan’s Drug Store and then became Foster’s Drug Store in the 1970s before becoming The Grand Lady clothing store in the 1980s. Several years later, Forlini’s brother, John, took it over to run the Che Cosa coffee shop, which also served as The Box Theatre. John Forlini, artistic director for the theater, has

Anthony Forlini surveys the old brick on the side of 90 Macomb Place.
Restore

FROM PAGE 1

since moved his coffee shop to Clinton Township.

Anthony Forlini said he wanted to fix up the two-
story, 3,100-square-foot building, which is now oc-
cupied by The Well Church and coffee shop, as Mount
Clemens continues to undergo a rebirth.

He has owned it for the past 15 years.

"The surface has been deteriorating for some time
and was falling apart," he said. "I want to preserve
the building for its rich his-
tory. This town has had its
ups and downs but I feel
it's in for a comeback."

Tollis, who has worked
on a variety of projects
ranging from the Detroit
Opera House to Dakota
High School, started the
project in May and is about
80 percent done.

"The trick is to match
the old brick look with the
new," Tollis said. "We're
trying to get it to look how
it used to, but better. It's
good to see these old build-
ings restored."

Tollis acknowledged the
work is difficult.

"Bricks back in the day
used a different mortar.
We're trying to match the
aesthetics to make it a nice
part of downtown Mount
Clemens," he said.

"It just needs a little
TLC,"