

CITY OF CLAWSON Economic Development Report 2024



2024 Economic Development Report

Momentum in Motion



The “Little City with a Big Heart” is seeing exciting progress as new businesses and development projects take shape. These efforts are creating more opportunities for services, amenities, and community engagement, strengthening our local economy and making our community even more vibrant. Several new businesses have opened recently, bringing fresh options in retail, dining, and services. These additions are not only boosting our economy but also enhancing the variety of choices for residents and visitors. Whether it’s a new shop, a restaurant, or an innovative service, these businesses contribute to the growth and energy of our community. In addition to new businesses, several development projects are underway, including commercial and mixed-use spaces. These projects will offer updated office spaces, more housing options, and shared public areas to meet the needs of our growing population. They also help attract further investment, bringing in even more opportunities for growth. The city is committed to supporting businesses and development through programs and resources designed to make it easier to invest and grow here. We remain focused on creating a community where

businesses can thrive, and residents can enjoy new opportunities. In an effort to keep the community informed on development activity in Clawson, we have created a webpage on the website, “Development in Clawson” to provide routine updates. This is the first edition of our year in review Economic Development Report.

To submit feedback on the 2024 Economic Development Report please send an e-mail to info@cityofclawson.com.

Visit the “**Development In Clawson**” webpage at the link below;
<https://bit.ly/40cYzIW>



bitly

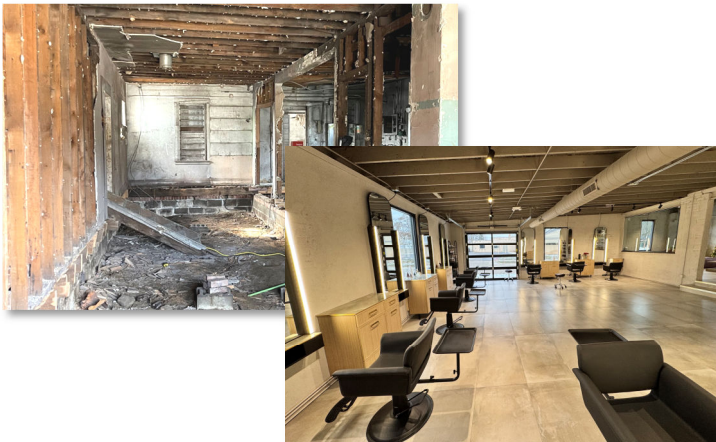
502 S. Main Street Redevelopment



The former C & C Bump Shop at 502 S. Main Street has been previously vacant since 2012 and was acquired by Darren Rogow in 2024 who undertook the extensive redevelopment efforts that were needed to restore the property. In 2015, a release from an orphan underground storage tank (UST) was discovered. Two orphan USTs remained on site until one UST was removed in 2017 and the second removed in 2020. The Property has been subject to numerous environmental assessments and investigations and was ultimately deemed to be suitable for development and occupancy by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). Mr. Rogow invested substantially in the remediation and redevelopment of this property with the support of the City Council utilizing the PA 210 Commercial Rehabilitation Act. The support of the PA 210 has frozen the taxable value of the property for four years and is used as a tool to help encourage investment and rehabilitation of abandon or vacant properties.



Since the redevelopment has been completed Mr. Rogow has moved his small business, Rogow Property Management, into one of the units. His business focuses on managing condo associations, HOA's and smaller multi-family communities by guiding communities to help reach their set-forth goals. Mr. Rogow shared, *"I lived in North Royal Oak for a few years and jogged by 502 S. Main St. regularly. When it came time to look for a location for my property management business, I went layer by layer of the issues 502 S. Main presented. From contamination, to bricks and mortar, right-of-way improvements, to vision of future layout....I decided to investigate the issues, step by step, with the desire to have my business located in Clawson. In the end, with the trades I work with regularly, we investigated and remediated the small amount of contamination and received an "all clear" from the State of Michigan EGLE. At that point, I created the future vision with my architect and we decided to focus my business in the old paint shop side of the building. We love the industrial office look..... it suits us perfectly and have plenty of room for growth."*



With the redevelopment of the other unit, Mr. Rogow welcomed Peter and Jacky who own Peter Marks Salon and opened December 2024. Their skilled professionals specialize in *hair cutting, styling, personalized coloring, highlights, balayage, extensions, smoothing treatments, and more.* Peter shared that they lived in Clawson in 2014 and always dreamed about opening a salon across the street. Clawson is extremely lucky to have both of these fantastic business owners join our community.

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Spanish for Toddlers *Hunter Community Center and 1400 Normandy*



Spanish for Toddlers provides a Spanish immersion program for children ages 3 months to 6 years, and are one of few schools that combine the Montessori philosophy of education with language immersion. They started as a home daycare in 2002 with a license for 6 children and in 2005, moved to Hunter Community Center. Currently, they have grown to the maximum number of rooms to rent, expanded into a new Midtown school, and purchased a building in Royal Oak/Clawson to open a 3rd location.

Maria Van Dyke of Spanish for Toddlers shared, *“At the Hunter Community Center in Clawson, we’ve been fortunate to share space and experiences with the seniors who attend the community Center. There’s nothing better than seeing the children trick-or-treat or hunt for Easter eggs with seniors, creating memories and connections that are truly priceless. This year, we were excited to be offering free Spanish classes to the seniors and Clawson’s residents. We’ve loved growing alongside this community, and I can’t say enough good things about the people who have supported us over the years.”* This is a true success story on how well a small business can continue growing and thriving with the support of the local community. The City of Clawson is happy to continue partnering with *Spanish for Toddlers* and witnessing their sustainable growth in Metro Detroit.

XCEL Collision *650 N. Rochester Rd.*



Xcel Collision is wrapping up their first year in business here in Clawson. Xcel is a fully independent small business specializing in expert collision repair. Their technicians are highly skilled and certified, and the facility is equipped with the state-of-the-art tooling needed to bring your vehicle back to pre-accident condition.

Mark Hamm of Xcel Collision shared, *“Choosing Clawson as the home for our business has been such a great decision. The City of Clawson has been helpful and encouraging from the very beginning. We have heard it said that Clawson is a small community with a big heart. Nearing our year end we can attest to this as we have seen how tight knit and family orientated this community is. There is a closeness and drive to support each other and small business. Participating in the 4th of July Parade this year was inspiring, seeing businesses and the community coming together. Setting up for our first annual Trick or Treat Trail was another great introduction into the community, where we were once again meet with opens hearts and enthusiasm. We look forward to growth in this coming year. All of us here at Xcel Collision are happy to now call Clawson our community as well. We will continue to provide expert collision repairs with honesty and transparency to all the people of Clawson and the surrounding areas.”*



2024 Downtown Happenings | Clawson Businesses

Blumz Florist

[25 S. Main Street](#)

Blumz Florist brings a vibrant touch of nature with its colorful displays of seasonal blooms. Inside, the shop offers beautifully arranged bouquets, lush plants, and thoughtful gifts, all in a welcoming, fragrant atmosphere.



Dapper House Barber

[302 S. Main Street](#)

A vintage-style barber shop that offers modern haircuts. With two additional locations in *Royal Oak* and *Detroit's Cass Corridor*. Dapper House provides a relaxed atmosphere and offers high-quality haircuts at reasonable prices. Clawson's motto is "Little City with a Big Heart," and they embody this spirit as a small shop with a big heart.



Down the Rabbit Hole

[10 S. Main Street](#)

A fantasy-themed gift shop offering a variety of whimsical items. Their merchandise includes dragons, fairies, and other enchanting collectibles. They also offer custom-made witch hats, and features "Grinchy" items such as t-shirts, ear warmers, earrings, and hair pins, especially during the holiday season.



2024 Downtown Happenings | Drinks and Eats

Grand River Brewery

1 E. 14 Mile Rd.

A farm-to-table brewery and kitchen offering Michigan-made beer, wine, and spirits. Their menu features a variety of appetizers, soups, salads, sandwiches, and burgers, emphasizing locally sourced ingredients.



Gus' Snug Irish Pub

38 S. Main Street

Gus' Snug Irish Pub brings the charm of Northern Ireland to Downtown Clawson. Enjoy their excellent lunch and drink specials while immersing yourself in the rich history and culture of Ireland. Their talented culinary team brings the story to life through every dish.



Loc@l

143 E. 14 Mile Rd.

Take a brisk walk in Downtown Clawson and check out Loc@l, the new family-owned bar at 143 E. 14 Mile Road. This cozy spot is a welcome addition to our community, celebrating the spirit of independent businesses.



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Clawson Manor Redevelopment-255 W. 14 Mile Rd.



The Clawson Manor underwent an exterior and interior renovation of their 15—floor high rise consisting of 251 residential units. The redevelopment included complete renovations of all of their units, the common spaces and the exterior façade. CSI Support & Development’s Clawson Manor was also awarded the *Vanguard Award for Major Rehabilitation of an Existing Rental Housing Community* by NAHMA.

Trowbridge Community Management Developments

516 N. Main St. (Mixed-Use)



The 516 North Main development is a 15 unit apartment community with a commercial/retail space on the 1st floor. It is located within walking distance of downtown and rehabilitated a once vacant property.

440 W. 14 Mile Rd. (Multi-Family)

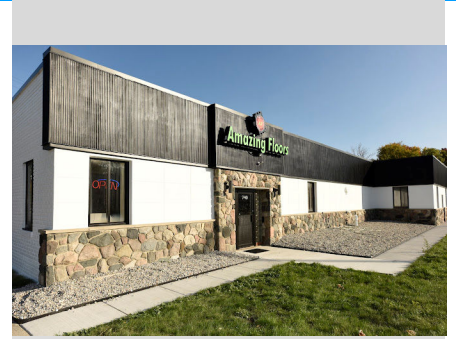


The 440 W. 14 Mile development is a 13 unit multi family building that is currently under construction with the intention that it will be completed in 2025.

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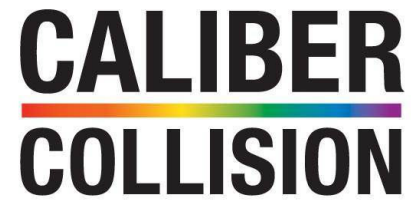
Amazing Floors—740 N. Rochester Rd.

A family-run flooring company featuring various flooring options, flooring installation, repairs, and service. Amazing Floors provides home and business installation, restoration services, water damage repairs, and more.



Caliber Collision—850 N. Rochester Rd.

Repairing cars back to pre-collision condition and helps our customers by Restoring the Rhythm of Your Life[®]. Caliber Collision is a preferred partner of the nation's leading vehicle manufacturers and all major insurance carriers. Their technicians receive ongoing comprehensive, industry-recognized training and utilize the latest technology to ensure that they restore vehicles back to manufacturer standards.



Great Lakes Pediatric Dentistry—701 S. Main Street

Dedicated to creating healthy, happy smiles for children of all ages. With a focus on gentle, personalized care, the center provides a full range of dental services, from routine cleanings and preventive care to specialized treatments. Designed with kids in mind they offer a welcoming, child-friendly environment where young patients feel comfortable and confident during every visit.



Green Garden Child Development Center—456 E. 14 Mile Rd.

The Green Garden Child Development Center believes in fostering curiosity in all that they do. From open-ended materials and child-led curriculum, to their connection to the natural world and their wholesome approach to nutrition, their students have the opportunity to discover the world around them in a safe and nurturing environment.



JT Fitness—834 W. 14 Mile Rd.

A fitness business centered around semi-private and personal training along with nutrition and lifestyle changes, holding every single client accountable to their fitness goals with education, results, and having fun. Semi-private training essentially means 1 session or workout that is personalized holding up to 4 people. Nathan Jaworski shared, "I wanted to be a part of Clawson because of the charm, the friendly small business atmosphere, the great people, and a great building for my fitness studio along with a fantastic location. At JT Fitness we aim to change every person's life that walks through our doors and puts our trust in us to help them succeed with their fitness goals."



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M & B Screen Window Repair—152 S. Rochester Rd.

M & B Window Repair offers a variety of services with a focus on window and door installation and repair. Their contracting services consists of replacing entry doors, screen inserts, storm windows and doors, glass block and replacement windows for commercial and residential clients.



Shucked & Loaded—129 N. Rochester Rd.

A new restaurant that serves Mexican street corn served on the cob, esquites, and baked potatoes. The elote, esquites, and potatoes are topped with the customer's choice of protein and can be prepared several ways including *Chicken Shwama*, *Jerk Chicken*, *Garlic Alfrado*, and *Flamin Hot Cheeto*.



Stacks & Cordials—1365 W. Maple

Stacks & Cordials opened a location in Clawson and can satisfy your hunger with one of their famous stacks or cordials or tasty pizza.



Red Arrow Tattoo Collective—238 W. 14 Mile Rd.

They are a fully custom tattoo studio that's also an "LGS". (Local Game Store) specializing in TCG/CCG's. *Red Arrow Tattoo Collective* recently relocated from Berkley to Clawson.



Sunshade Detail—724 N. Rochester Rd.

Sunshade provides car window tinting, paint protection film, and chrome wrapping. Their location in Clawson will focus on automobile detailing consisting of waxing, cleaning, washing of vehicles. *Sunshade Detail* is in the process of opening their business in Clawson to accompany their Troy location.



Oakland County Main Street Program Initiatives

In a significant step toward fostering economic growth and supporting local entrepreneurs, several businesses in downtown Clawson have been awarded grants through the Oakland County Main Street Program. These grants aim to enhance the vitality and sustainability of the downtown district, bolstering Clawson's reputation as a thriving center for commerce and community engagement.



Zeoli's

Congratulations to Zeoli's for earning a *Spirit of Main Street Award Grant*! Their standout application secured \$1,834 (a 50% match of the total project cost) to purchase new patio furniture, further enhancing their outdoor dining experience.



Warp9 Comics & Collectibles

Recognized through the *Main Street Connected Grant Program*, Warp9 is benefiting from a partnership between *Main Street Oakland County (MSOC)* and *MSU Federal Credit Union (MSUFCU)*. This program supports technology and digital advancements to complement MSOC's economic vitality efforts, fostering entrepreneurship in Downtown Clawson.



The *Oakland County Main Street Program* continues to play a pivotal role in Downtown Clawson's revitalization. By providing critical funding to local businesses, the program not only drives economic growth but also reinforces the community's unique identity and spirit.

2025 Upcoming Developments

Clawson Flats—150 N. Main Street

The former *PNC Bank* on N. Main Street was approved for a Planned Unit Development in January 2025 by the City Council. The development consists of a mix of 56 units and a commercial space on the corner of N. Main and Bowers. The development will contribute to the economic vitality of Downtown Clawson.



Mixed Use Development—172 W. 14 Mile Rd.

The former *Burger King* site on 14 Mile Rd. was approved for a mixed used development comprising of three first floor commercial spaces with 26 multi family units on the second and third floors. The site is currently under engineering review with the intention of beginning construction as soon as possible.



Noble Village—45 E. 14 Mile Rd.

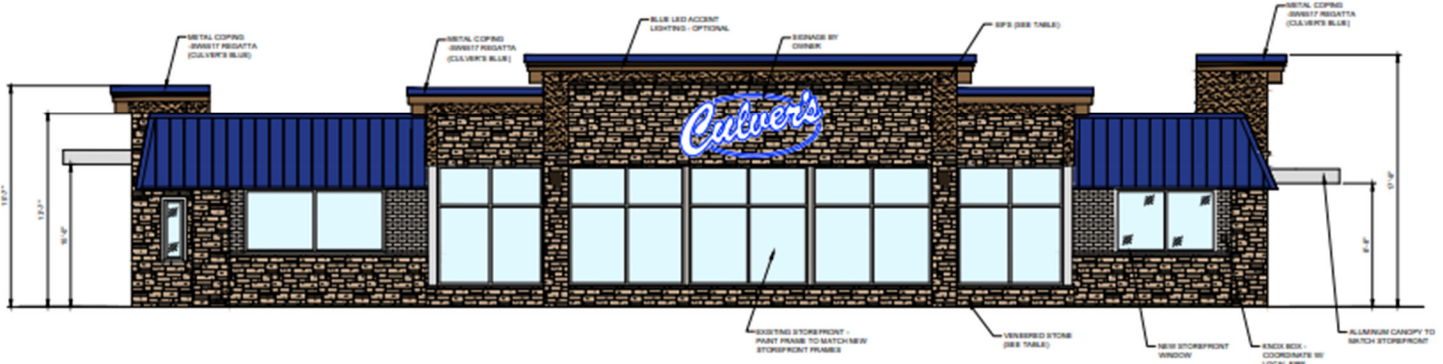
At Noble Village you will find Noble Fish Sushi (An expanded sushi bar with an elaborate array of options), White Wolf Japanese Patisserie (Coffee, Tea, Pastries, and Bread), Noble Market (Japanese Grocery Offering), Noble Ramen (Their newest concept of a Japanese Ramen Bar), a Cocktail Bar, and centralized seating where everyone can enjoy a vibrant lively environment that is focused on bringing the whole family together. Their vision is that this space adds more to the community and creates an environment where people can come and spend all day enjoying Downtown Clawson.



2025 Upcoming Developments

Culver's—1331 W. Maple

The well known Culver's will be opening a location this year in Clawson on Maple Rd. near Crooks. Their team has been going through an extensive redevelopment of the existing building and property. The restaurant intends to open by March for the community to stop by and get one of their famous food options.



Clawson Public Schools

In 2021 and 2023 the community supported two bond proposals to support the school district in providing necessary improvements to facilities for all students Pre-K through Grade 12. While construction is still ongoing students started this school year in their respective buildings and classrooms. These upgrades that have been completed provide a greater opportunity for enhanced learning and growth for our students.



Redevelopment of Baker and Schalm sites

With Clawson Public Schools centralizing their campus to one site, the school district initiated an RFP for developers to submit requests to redevelop those properties into single family homes. Winnick Homes was awarded the bid for the Baker site while Robertson Brothers Homes was awarded the bid for the Schalm property. Both of the proposed plans are scheduled to be under review by the City of Clawson Planning Commission in early 2025. To stay up to date on the planning and progress for these sites make sure to visit the "Development in Clawson" webpage on our website.

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GOVERNMENT & CONTACT INFORMATION

Council-Manager Form of Government

The City of Clawson operates under the *Council-Manager Form of Government*. The City Council is comprised of five members. The Mayor is elected every two years and the other four members are elected every four years with staggering terms. The City Council employs a City Manager who is the chief administrative officer of the city of Clawson, Michigan.

Emergency

911

Blair Memorial Library	(248) 588-5500
Chamber of Commerce	(248) 435-6500
City Municipal Offices	(248) 435-4500
Dept. of Public Works	(248) 288-3222
Downtown Clawson	(248) 435-5299
Historical Museum	(248) 588-9169
Parks & Recreation	(248) 589-0334
Police/Fire (<i>Non-Emergency</i>)	(248) 524-3477
Senior Services	(248) 583-6700
SOCCRA	(248) 288-5150



CONNECT WITH THE CITY

The City of Clawson strives to provide excellent city services and communication to the community. Explore the many different avenues of getting in touch with us below;



(248) 422-2800



Text "CLAWSON"
to 91896



CityofClawson.com



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