

Countertop Material Selection Guide for Commercial Properties

The Wooden Stone LLC | 44720 Trinity Dr, Clinton Township, MI 48038

Phone: (586) 208-4628 | Email: atocco@woodenstonemi.com

Material Comparison Overview

Material	Cost/sq ft	Durability	Maintenance	Best For
Quartz	\$30-60	Very High	Very Low (no sealing)	All areas, especially bathrooms
Granite	\$50-80	High	Low (seal 6-12 months)	All areas
Marble	\$80-120	Low	High (stains easily)	Low-traffic areas, luxury
Porcelain	\$70-100	Very Low	Very Low	Bathroom showers
Quartzite	\$75-110	Very Low	Low (seal 6-12 months)	Kitchens, luxury projects

Quartz

Cost Range: \$30-60/sq ft

✓ Pros

- Excellent value - lower cost than granite
- Very high durability
- No sealing required
- Non-porous (hygienic)
- Consistent color and pattern
- Stain-resistant
- Low maintenance
- Wide variety of colors

X Cons

- Not as heat-resistant as granite
- Can be damaged by excessive heat
- Seams may be visible

Best Use Cases: All areas, especially bathrooms, kitchens, healthcare facilities, food service areas

Maintenance: Clean with mild soap and water. No sealing needed.

Granite

Cost Range: \$50-80/sq ft

✓ Pros

- High durability and heat-resistant
- Natural stone, unique patterns
- Good value for durability
- Long-lasting (decades)

X Cons

- Requires annual sealing
- Can chip at edges
- Heavy (requires strong cabinets)
- Limited color consistency
- Higher cost than quartz

Best Use Cases: All areas - kitchens, bathrooms, commercial spaces

Maintenance: Clean with mild soap and water. Seal every 6-12 months with penetrating sealer.

Marble

Cost Range: \$80-120/sq ft

✓ Pros

- Elegant, luxurious appearance
- Natural stone beauty
- Cool surface (good for baking)
- Unique veining patterns

X Cons

- Stains easily (acid-sensitive)
- Requires frequent sealing
- Can scratch and etch
- Higher maintenance
- Not ideal for high-traffic

Best Use Cases: Low-traffic areas, luxury projects, bathrooms, feature walls

Maintenance: Clean immediately after spills. Seal every 6-12 months. Use cutting boards and coasters.

Porcelain

Cost Range: \$70-100/sq ft

✓ Pros

- Stain and scratch resistant
- Low maintenance
- Can mimic natural stone
- Non-porous
- Good for wet areas

X Cons

- Very low durability
- Can chip easily
- Limited edge profile options
- Not suitable for high-abuse areas
- Requires skilled installation

Best Use Cases: Bathroom showers, wet areas

Maintenance: Clean with mild soap and water. Very low maintenance.

Quartzite

Cost Range: \$75-110/sq ft

✓ Pros

- Natural stone beauty
- Unique patterns
- Heat resistant
- Luxury appearance

X Cons

- Very low durability
- Requires sealing
- Can be expensive
- Heavy material
- Limited availability
- Not suitable for high-traffic areas

Best Use Cases: Luxury kitchens, low-traffic areas

Maintenance: Clean with mild soap. Seal every 6-12 months.

Durability Ratings for High-Traffic Areas

Material	Kitchen Traffic	Bathroom Use	Commercial Kitchen	Outdoor Use
Quartz	★★★★★	★★★★★	★★★★★	★★☆☆☆
Granite	★★★★☆	★★★★☆	★★★★☆	★★★★☆
Marble	★★☆☆☆	★★☆☆☆	★★☆☆☆	★★☆☆☆
Porcelain	★★☆☆☆	★★☆☆☆	★★☆☆☆	★★☆☆☆
Quartzite	★★☆☆☆	★★☆☆☆	★★☆☆☆	★★☆☆☆

ROI Considerations

- **Initial Cost vs. Longevity:** Higher upfront costs often mean lower maintenance and longer lifespan
- **Maintenance Costs:** Factor in sealing, cleaning products, and repair costs over time
- **Property Value:** Quality countertops can increase property value and appeal
- **Tenant Satisfaction:** Durable, attractive countertops reduce complaints and turnover
- **Warranty:** Consider manufacturer and installer warranties

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Serving Michigan, Ohio, and Indiana

This guide is provided as a general reference. Actual costs and performance may vary. Contact us for a detailed consultation specific to your project.