



SHELBY CORNERS

Type: Lease

NWC OF HALL RD & SCHOENHERR RD
UTICA, MI
MACOMB COUNTY

DATE AVAILABLE: Immediate

RENT: \$16.00/SF NNN

NNN EXPENSE: \$3.15/SF

BUILDING SIZE: 76,390 SF

SPACE SIZE: 5,516 SF

ZONING: Commercial

ANCHORS: Target, buybuyBABY, Christmas Tree Shops, Planet Fitness, Dollar Tree

TRAFFIC COUNT: Hall Rd = 94,700 cpd
Schoenherr Rd = 35,118 cpd

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DESCRIPTION:

Shelby Corners is located at the "main & main" intersection of Hall Road and Schoenherr Road with combined traffic counts of over 129,800 vehicles per day. This high profile center is an excellent opportunity to locate in the heart of one of Metro Detroit's most dominant retail corridors which is anchored by two regional malls. Join buybuyBABY and Christmas Tree Shops in this Target, Planet Fitness, and Dollar Tree shadow anchored center.

Radius:	1 Mile	3 Mile	5 Mile
Pop. Density:	9,134	102,599	250,505
Avg. HH Income:	\$67,346	\$74,602	\$81,700

SHELBY CORNERS UTICA, MI





UTICA, MI

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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AVAILABLE



buybuy
BABY

baby
registry

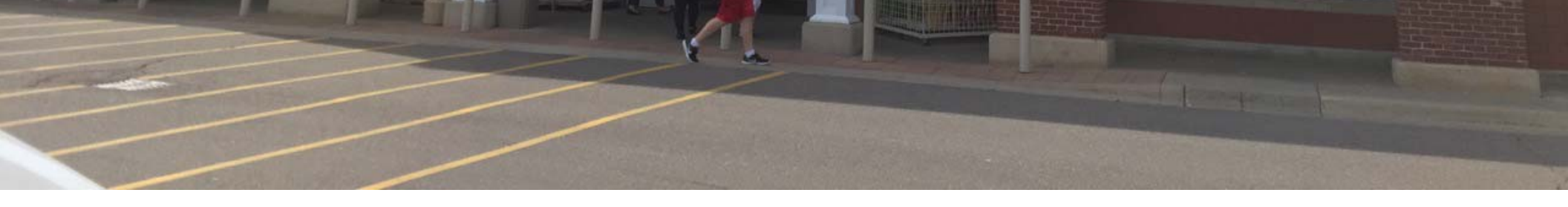




Christmas Tree Shops



WELCOME



FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.6274/-82.9933

RF1

Hall Rd (M-59) & Schoenherr Rd

Utica, MI 48315

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2016 Estimated Population	9,134	102,599	250,505
	2021 Projected Population	9,272	104,258	254,696
	2010 Census Population	8,783	97,684	238,479
	2000 Census Population	7,870	92,816	212,974
	Projected Annual Growth 2016 to 2021	0.3%	0.3%	0.3%
	Historical Annual Growth 2000 to 2016	1.0%	0.7%	1.1%
HOUSEHOLDS	2016 Estimated Households	4,070	43,461	100,541
	2021 Projected Households	4,223	45,096	104,327
	2010 Census Households	3,794	40,384	93,360
	2000 Census Households	3,068	36,374	81,081
	Projected Annual Growth 2016 to 2021	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2016	2.0%	1.2%	1.5%
AGE	2016 Est. Population Under 10 Years	9.8%	10.0%	10.9%
	2016 Est. Population 10 to 19 Years	11.9%	11.8%	12.5%
	2016 Est. Population 20 to 29 Years	13.7%	13.0%	12.7%
	2016 Est. Population 30 to 44 Years	16.7%	17.8%	18.2%
	2016 Est. Population 45 to 59 Years	19.1%	22.4%	22.3%
	2016 Est. Population 60 to 74 Years	15.9%	16.8%	16.4%
	2016 Est. Population 75 Years or Over	13.0%	8.2%	7.0%
	2016 Est. Median Age	42.8	42.2	41.3
MARITAL STATUS & GENDER	2016 Est. Male Population	44.4%	47.9%	48.6%
	2016 Est. Female Population	55.6%	52.1%	51.4%
	2016 Est. Never Married	31.8%	29.9%	28.7%
	2016 Est. Now Married	44.3%	49.7%	53.0%
	2016 Est. Separated or Divorced	13.6%	13.1%	11.8%
	2016 Est. Widowed	10.3%	7.3%	6.5%
INCOME	2016 Est. HH Income \$200,000 or More	4.0%	3.7%	5.0%
	2016 Est. HH Income \$150,000 to \$199,999	5.6%	5.5%	6.8%
	2016 Est. HH Income \$100,000 to \$149,999	13.6%	16.4%	17.7%
	2016 Est. HH Income \$75,000 to \$99,999	13.5%	13.9%	14.0%
	2016 Est. HH Income \$50,000 to \$74,999	11.9%	19.3%	19.4%
	2016 Est. HH Income \$35,000 to \$49,999	13.4%	13.2%	12.4%
	2016 Est. HH Income \$25,000 to \$34,999	11.3%	9.5%	8.9%
	2016 Est. HH Income \$15,000 to \$24,999	14.7%	10.6%	8.5%
	2016 Est. HH Income Under \$15,000	11.9%	7.8%	7.3%
	2016 Est. Average Household Income	\$67,346	\$74,602	\$81,700
	2016 Est. Median Household Income	\$49,257	\$62,317	\$69,199
	2016 Est. Per Capita Income	\$30,209	\$31,634	\$32,814
	2016 Est. Total Businesses	919	4,855	9,055
2016 Est. Total Employees	15,861	51,906	99,097	

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1 mi radius 3 mi radius 5 mi radius

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RACE	2016 Est. White	82.4%	86.7%	85.1%
	2016 Est. Black	9.5%	6.6%	7.4%
	2016 Est. Asian or Pacific Islander	4.5%	3.7%	4.6%
	2016 Est. American Indian or Alaska Native	0.4%	0.2%	0.2%
	2016 Est. Other Races	3.1%	2.7%	2.7%
HISPANIC	2016 Est. Hispanic Population	255	2,881	6,807
	2016 Est. Hispanic Population	2.8%	2.8%	2.7%
	2021 Proj. Hispanic Population	3.8%	3.8%	3.7%
	2010 Hispanic Population	2.5%	2.5%	2.4%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	6,551	73,676	176,129
	2016 Est. Elementary (Grade Level 0 to 8)	5.0%	3.7%	3.7%
	2016 Est. Some High School (Grade Level 9 to 11)	7.3%	6.2%	5.5%
	2016 Est. High School Graduate	30.6%	29.7%	27.9%
	2016 Est. Some College	24.0%	24.3%	23.4%
	2016 Est. Associate Degree Only	8.9%	10.9%	10.9%
	2016 Est. Bachelor Degree Only	17.1%	16.3%	18.1%
	2016 Est. Graduate Degree	7.2%	8.9%	10.5%
HOUSING	2016 Est. Total Housing Units	4,177	44,670	103,325
	2016 Est. Owner-Occupied	48.3%	72.4%	75.1%
	2016 Est. Renter-Occupied	49.1%	24.9%	22.2%
	2016 Est. Vacant Housing	2.6%	2.7%	2.7%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	7.7%	4.3%	5.1%
	2010 Homes Built 2000 to 2004	10.1%	9.0%	11.1%
	2010 Homes Built 1990 to 1999	22.2%	17.4%	20.2%
	2010 Homes Built 1980 to 1989	19.9%	21.6%	16.9%
	2010 Homes Built 1970 to 1979	18.4%	20.7%	19.1%
	2010 Homes Built 1960 to 1969	8.5%	9.7%	10.9%
	2010 Homes Built 1950 to 1959	6.6%	9.3%	8.4%
	2010 Homes Built Before 1949	7.1%	8.3%	8.1%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.3%	0.5%	0.5%
	2010 Home Value \$500,000 to \$999,999	1.0%	1.3%	1.6%
	2010 Home Value \$400,000 to \$499,999	1.4%	1.4%	1.8%
	2010 Home Value \$300,000 to \$399,999	12.0%	5.5%	7.0%
	2010 Home Value \$200,000 to \$299,999	19.1%	18.8%	21.2%
	2010 Home Value \$150,000 to \$199,999	20.3%	24.5%	22.4%
	2010 Home Value \$100,000 to \$149,999	21.5%	19.7%	18.2%
	2010 Home Value \$50,000 to \$99,999	15.0%	15.7%	15.3%
	2010 Home Value \$25,000 to \$49,999	4.5%	5.6%	5.0%
	2010 Home Value Under \$25,000	5.0%	7.2%	7.0%
	2010 Median Home Value	\$161,223	\$151,085	\$160,468
	2010 Median Rent	\$578	\$667	\$720

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	7,571	85,043	204,161
	2016 Est. Civilian Employed	54.0%	62.3%	62.6%
	2016 Est. Civilian Unemployed	2.8%	2.2%	2.1%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	43.3%	35.4%	35.2%
	2016 Labor Force Males	42.7%	47.1%	47.9%
	2016 Labor Force Females	57.3%	52.9%	52.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,696	44,874	108,704
	2010 Mgmt, Business, & Financial Operations	15.7%	14.0%	15.0%
	2010 Professional, Related	23.2%	21.4%	22.2%
	2010 Service	18.4%	18.2%	16.9%
	2010 Sales, Office	26.9%	28.1%	28.0%
	2010 Farming, Fishing, Forestry	0.2%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	4.4%	5.9%	6.1%
	2010 Production, Transport, Material Moving	11.1%	12.2%	11.7%
	2010 White Collar Workers	65.8%	63.5%	65.2%
	2010 Blue Collar Workers	34.2%	36.5%	34.8%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	90.2%	88.6%	88.5%
	2010 Drive to Work in Carpool	5.7%	6.8%	7.0%
	2010 Travel to Work by Public Transportation	0.4%	0.5%	0.5%
	2010 Drive to Work on Motorcycle	-	-	-
	2010 Walk or Bicycle to Work	0.9%	1.3%	1.1%
	2010 Other Means	0.2%	0.4%	0.4%
	2010 Work at Home	2.5%	2.3%	2.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	21.5%	24.0%	21.4%
	2010 Travel to Work in 15 to 29 Minutes	38.8%	35.2%	35.9%
	2010 Travel to Work in 30 to 59 Minutes	32.6%	33.3%	35.2%
	2010 Travel to Work in 60 Minutes or More	7.2%	7.5%	7.5%
	2010 Average Travel Time to Work	23.9	24.0	25.0
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$217 M	\$2.49 B	\$6.14 B
	2016 Est. Apparel	\$7.51 M	\$86.6 M	\$214 M
	2016 Est. Contributions, Gifts	\$14.7 M	\$168 M	\$426 M
	2016 Est. Education, Reading	\$8.47 M	\$95.6 M	\$243 M
	2016 Est. Entertainment	\$12.1 M	\$140 M	\$346 M
	2016 Est. Food, Beverages, Tobacco	\$33.3 M	\$382 M	\$932 M
	2016 Est. Furnishings, Equipment	\$7.39 M	\$85.9 M	\$214 M
	2016 Est. Health Care, Insurance	\$19.3 M	\$219 M	\$532 M
	2016 Est. Household Operations, Shelter, Utilities	\$67.5 M	\$773 M	\$1.90 B
	2016 Est. Miscellaneous Expenses	\$3.25 M	\$37.0 M	\$90.0 M
	2016 Est. Personal Care	\$2.81 M	\$32.3 M	\$79.5 M
	2016 Est. Transportation	\$40.8 M	\$476 M	\$1.17 B

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