

FOR LEASE

WINDMILL PLAZA REDEVELOPMENT

NEC DEQUINDRE RD & 18 MILE RD, STERLING HEIGHTS, MI 48314



PROPERTY DETAILS

LOCATION:	NEC Dequindre Rd & 18 Mile Rd Sterling Heights, MI 48314		
PROPERTY TYPE:	Shopping Center		
DATE AVAILABLE:	Immediately		
RENT:	\$24.00/SF		
NNN EXPENSE:	\$5.00/SF		
BUILDING SIZE:	202,892 SF		
LOT SIZE:	19.43 AC		
AVAILABLE SPACE:	Minimum:	1,953 SF	
	Maximum:	5,496 SF	
	100' Depths		
ZONING:	C-2		
TRAFFIC COUNTS:	Dequindre Rd (26,578 CPD) 18 Mile Rd (13,965 CPD)		

EXCLUSIVELY LISTED BY:



**LOUIS J.
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Managing Director
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\$5.00/SF

NNN

\$24.00/SF

RENT

ANCHORS



DESCRIPTION

Windmill Plaza will be fully redeveloped to include a brand new 129,000 square foot Kroger Marketplace. This development will transform the intersection and solidify the property as the prominent shopping destination in Sterling Heights. New national tenants have been executed. Be a part of this revived shopping center.

- Updated façade
- New pylon sign
- Improved parking lot & lighting
- Small shop spaces available

MICRO AERIAL



MACRO AERIAL



SITE PLAN



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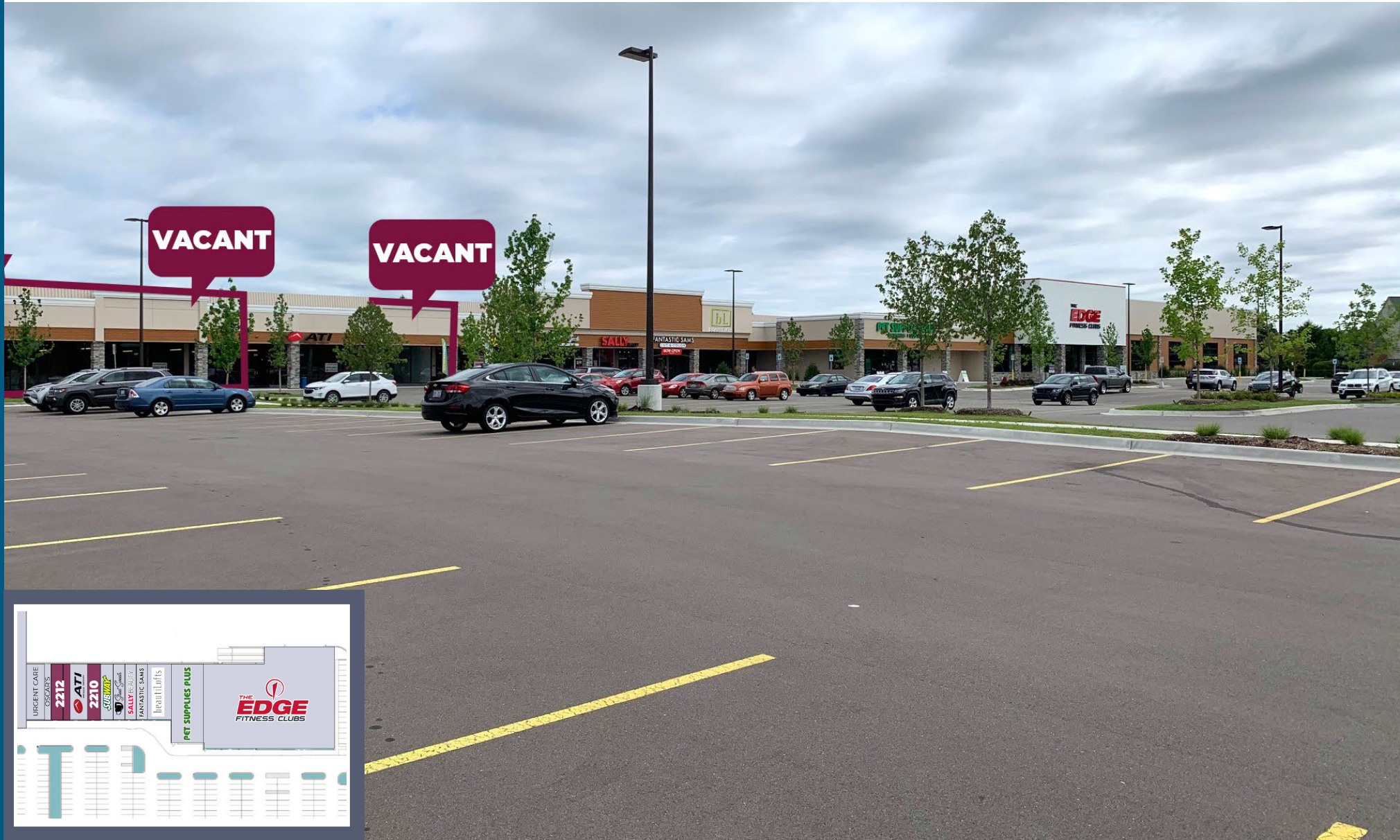
UNIT	TENANT	SF
2051	KROGER	129,000
2173	URGENT CARE	3,000
2214	OSCAR'S RESTAURANT	3,000
2215	PRIMARY EYE CARE	1,953
2212	AVAILABLE	5,496
2211	ATI PHYSICAL THERAPY	2,395
2210	AVAILABLE	2,000
2209	SUBWAY	2,000
2237	STREET SWEETS	2,000
2245	SALLY BEAUTY	2,000
2253	FANTASTIC SAM'S	2,000
2261	BEAUTILOFTS	4,000
2297	PET SUPPLIES PLUS	7,780
2325	EDGE FITNESS	36,676
TOTAL		202,892



SITE PHOTOS



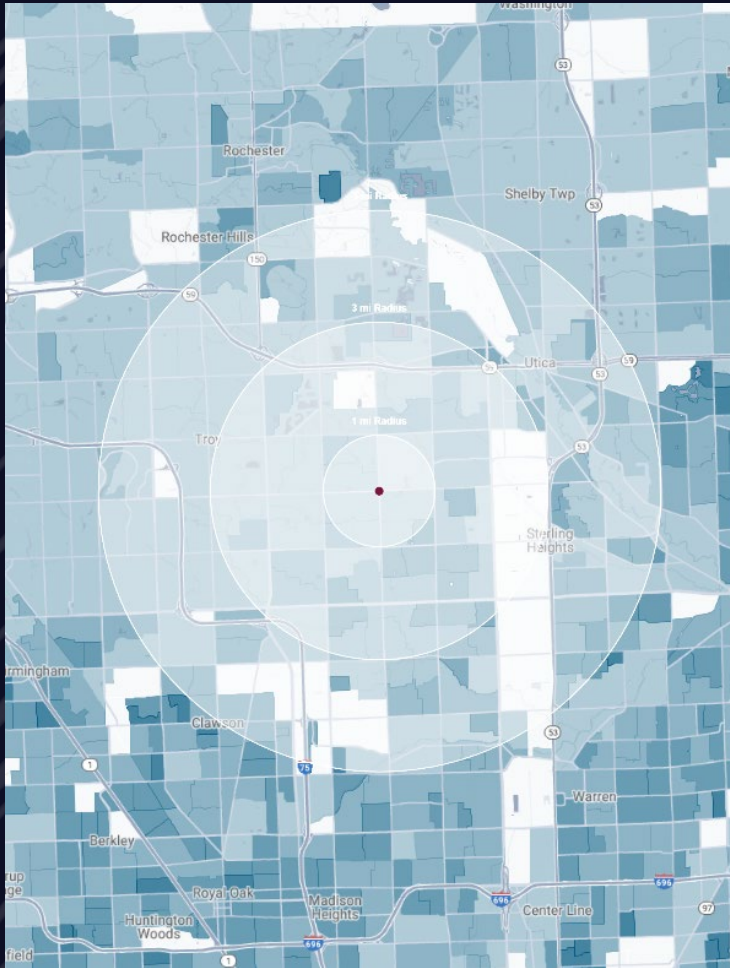
SITE PHOTOS



SITE PHOTOS



DEMOGRAPHICS



WINDMILL PLAZA REDEVELOPMENT

NEC Dequindre Rd & 18 Mile Rd
Sterling Heights, MI 48314

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	12,831	94,708	231,115
2028 Projected Population	12,185	93,460	226,197
2020 Census Population	13,142	96,465	234,328
2010 Census Population	12,484	90,460	222,495
Projected Annual Growth 2023 to 2028	-1.0%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2023	0.2%	0.4%	0.3%

HOUSEHOLDS

2023 Estimated Households	4,308	34,874	90,831
2028 Projected Households	4,068	34,351	88,535
2020 Census Households	4,439	34,839	90,770
2010 Census Households	4,230	32,495	85,617
Projected Annual Growth 2023 to 2028	-1.1%	-0.3%	-0.5%
Historical Annual Growth 2010 to 2023	0.1%	0.6%	0.5%

RACE

2023 Est. White	74.3%	72.3%	73.2%
2023 Est. Black	5.0%	7.4%	7.7%
2023 Est. Asian or Pacific Islander	16.6%	15.6%	14.4%
2023 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2023 Est. Other Races	4.0%	4.5%	4.6%

INCOME

2023 Est. Average Household Income	\$164,128	\$130,126	\$123,963
2023 Est. Median Household Income	\$109,125	\$96,822	\$92,661
2023 Est. Per Capita Income	\$55,215	\$47,953	\$48,785

BUSINESS

2023 Est. Total Businesses	263	3,278	11,576
2023 Est. Total Employees	1,604	33,557	161,583

CONTACT US



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