

FOR LEASE

**FORMER RESTAURANT PAD**

44350 SCHOENHERR RD, STERLING HEIGHTS MI 48313



# PROPERTY DETAILS

**LOCATION:** 44350 Schoenherr Rd,  
Sterling Heights, MI 48313

**PROPERTY TYPE:** Restaurant

**DATE AVAILABLE:** Immediately

**RENT:** \$130,000.00/ YR NNN

**BUILDING SIZE:** 7,641 SF

**SPACE AVAILABLE:** 7,641 SF

**PROPERTY TAXES:** \$42,000

**LOT SIZE:** 1.55 AC

**ZONING:** C-2

**TRAFFIC COUNT:** Hall Rd (72,032 CPD)  
Schoenherr Rd (33,242 CPD)

EXCLUSIVELY LISTED BY:



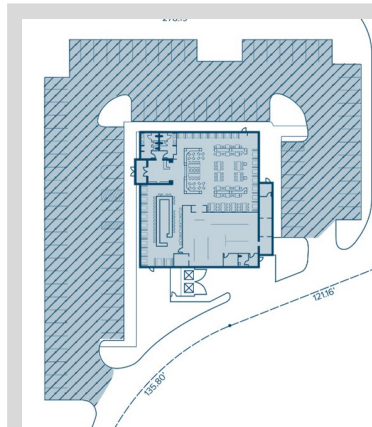
**LOUIS J.  
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Managing Director  
[lciotti@landmarkcres.com](mailto:lciotti@landmarkcres.com)  
248 488 2620

\$130,000.00/ YR NNN

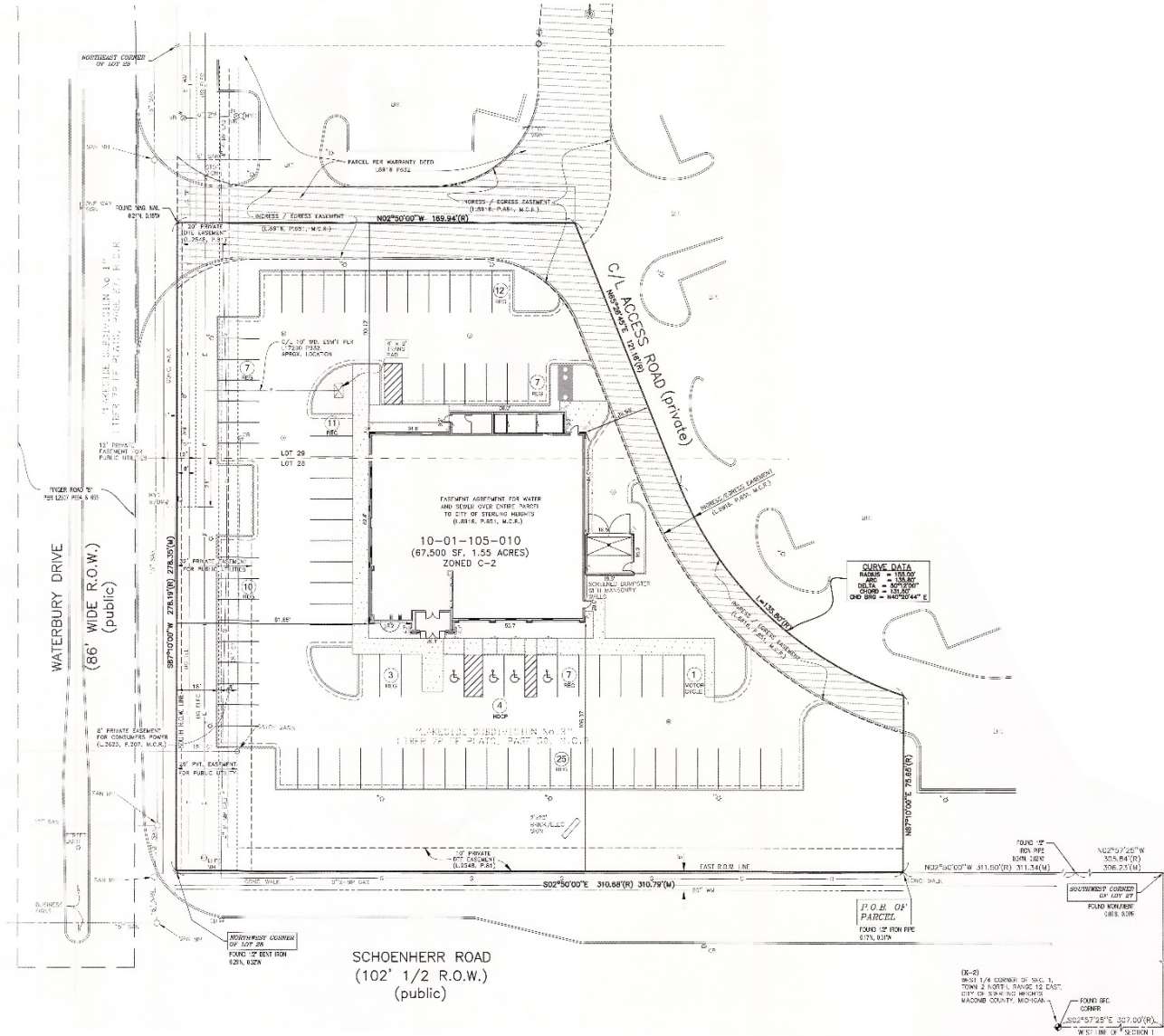
**RENT**

## HIGHLIGHTS

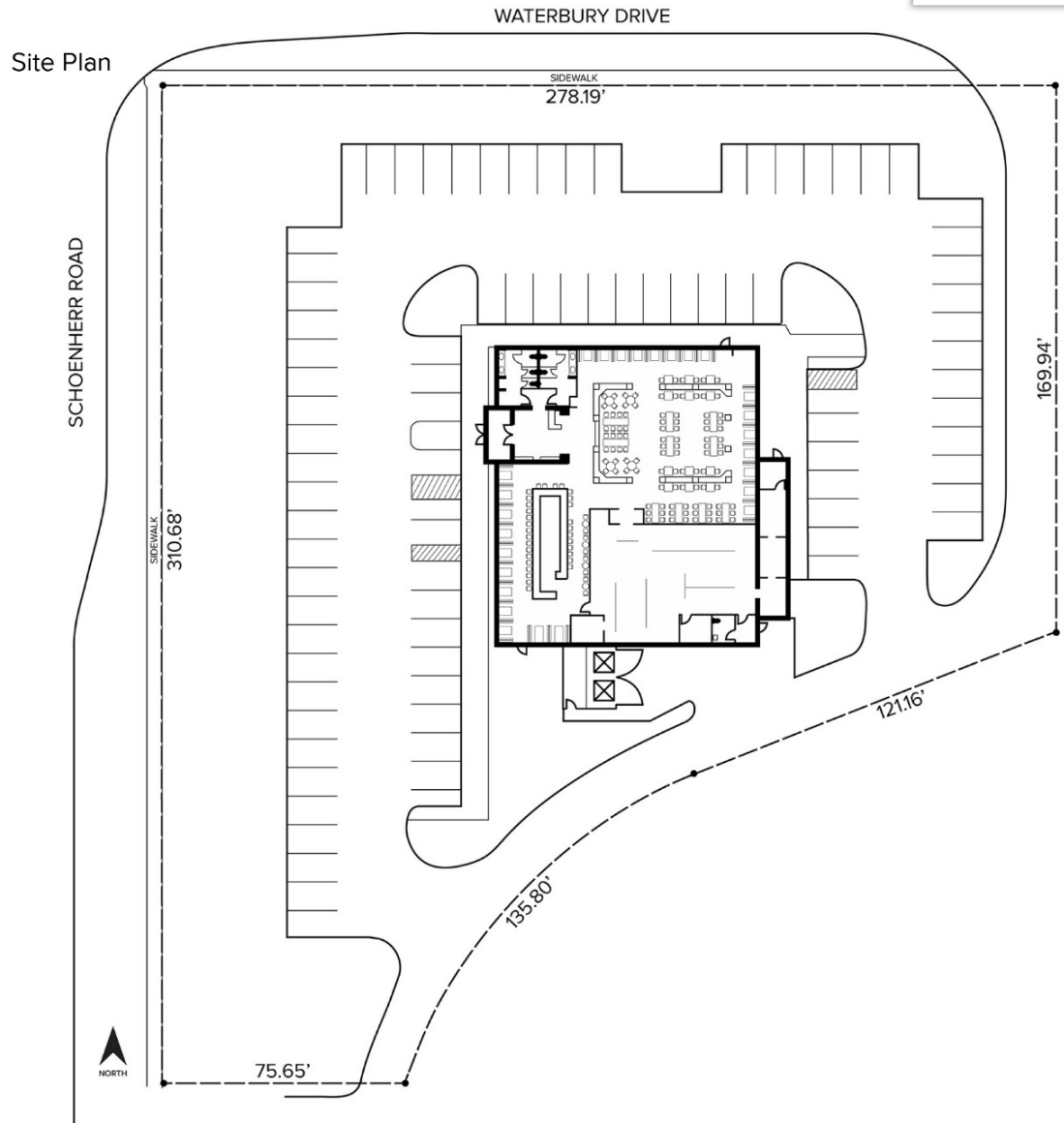
- Out lot to Lakeside Mall (1.5M SF,\$450/SF) & Kohl's
- Fully equipped restaurant
- 95 free surface parking spaces
- Can be several different uses
- Monument & building signage
- Excellent Visibility
- Easy access in and out of the property



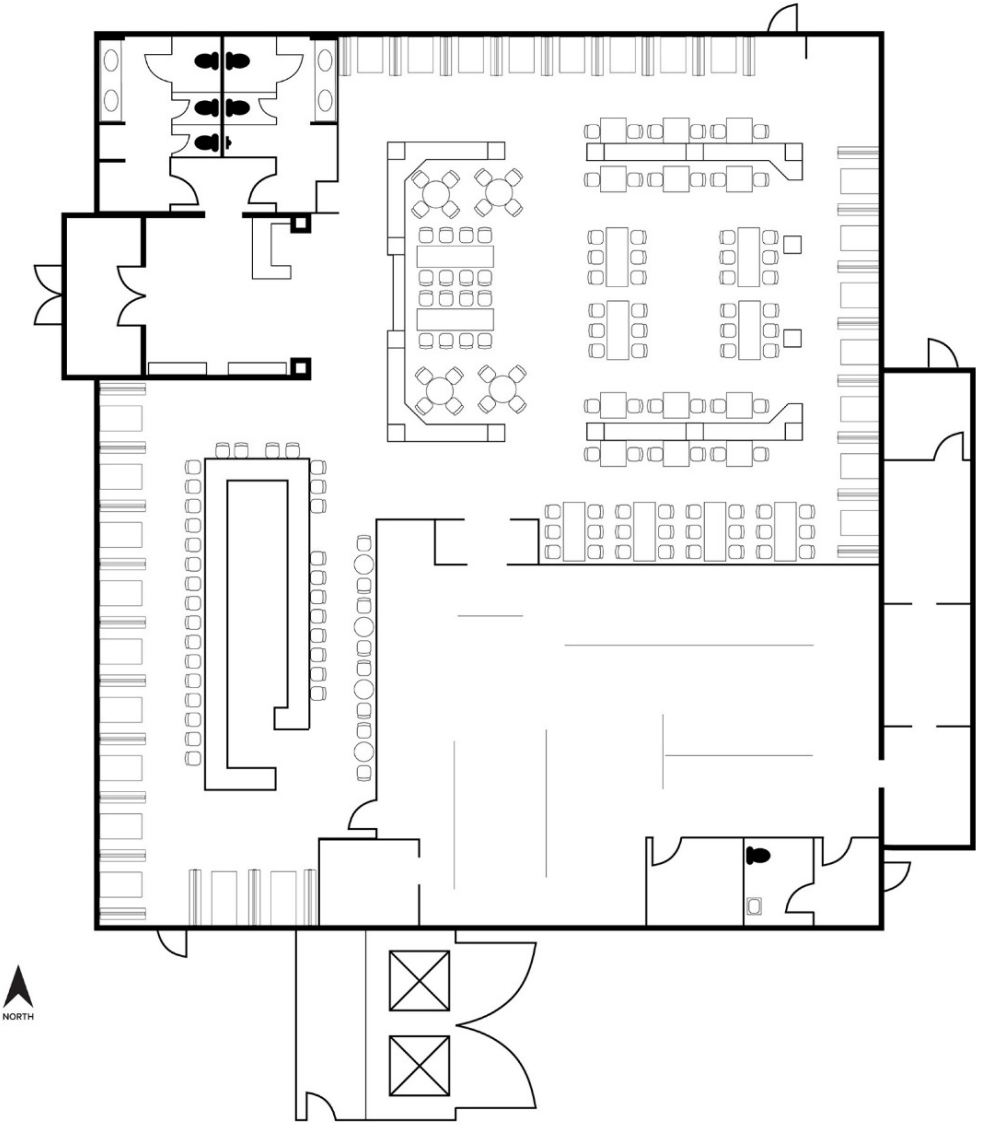
# ALTA SURVEY



# SITE PLAN



# FORMER FLOOR PLAN



# SITE PHOTOS



SIGNAGE (SCHOENHERR RD)



# INTERIOR PHOTOS



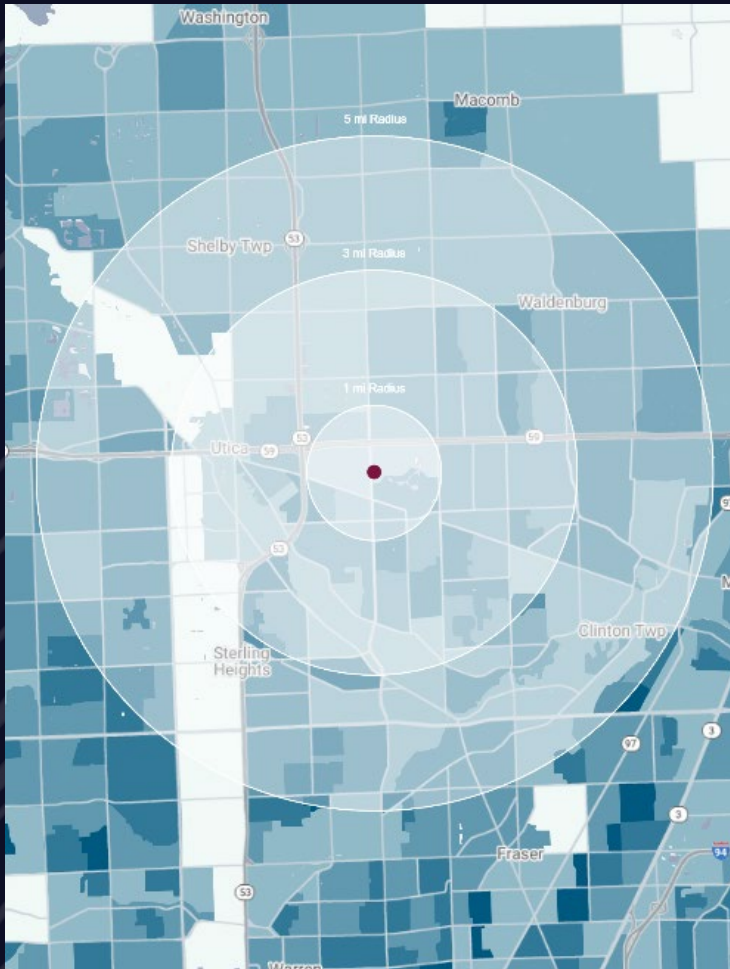
# MICRO AERIAL







# DEMOGRAPHICS



**FORMER RESTURANT PAD**  
 44350 SCHOENHERR RD,  
 STERLING HEIGHTS, MI 48313

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2023 Estimated Population	12,228	108,747	254,688
2028 Projected Population	11,693	106,755	258,223
2020 Census Population	12,624	110,269	255,838
2010 Census Population	11,862	105,843	243,071
Projected Annual Growth 2023 to 2028	-0.9%	-0.4%	0.3%
Historical Annual Growth 2010 to 2023	0.2%	0.2%	0.4%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	5,626	46,329	104,683
2028 Projected Households	5,374	45,387	105,570
2020 Census Households	5,745	46,402	103,052
2010 Census Households	5,174	43,806	95,953
Projected Annual Growth 2023 to 2028	-0.9%	-0.4%	0.2%
Historical Annual Growth 2010 to 2023	0.7%	0.4%	0.7%
<b>RACE</b>			
2023 Est. White	78.7%	81.6%	79.6%
2023 Est. Black	11.4%	9.0%	9.9%
2023 Est. Asian or Pacific Islander	5.3%	4.7%	5.8%
2023 Est. American Indian or Alaska Native	0.1%	0.1%	0.2%
2023 Est. Other Races	4.4%	4.6%	4.5%
<b>INCOME</b>			
2023 Est. Average Household Income	\$91,600	\$109,329	\$112,552
2023 Est. Median Household Income	\$66,570	\$83,556	\$86,072
2023 Est. Per Capita Income	\$42,403	\$46,651	\$46,343
<b>BUSINESS</b>			
2023 Est. Total Businesses	732	4,037	8,409
2023 Est. Total Employees	7,920	40,190	92,699

## CONTACT US



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CIOTTI**

*Managing Director*

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