

FOR LEASE (PAD SITE)  
**HAYES CENTER SHOPPES**  
45617 HAYES RD, SHELBY TWP, MI 48315



# PROPERTY DETAILS

**LOCATION:** 45617 Hayes Rd  
Shelby Twp, MI 48315

**PROPERTY TYPE:** Vacant Land

**DATE AVAILABLE:** Immediately

**GROUND LEASE RATE:** \$72,000 (Annually)

**PROPERTY TAXES:** TBD

**LOT SIZE:** .7 AC

**LOT DIMENSIONS:** 175' x 165'

**ZONING:** TBD

**TRAFFIC COUNTS:** Hayes Rd (36,714 CPD)  
Hall Rd (M-59) (81,972 CPD)

EXCLUSIVELY LISTED BY:



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

## TENANT ROSTER



## HIGHLIGHTS

- Great Location
  - Neighbors it's Sister Location (45825 Hayes Rd)
  - Located just north of Hall Rd (M-59)
- Heavy Traffic
  - Hayes Rd (36,714 CPD)
  - Hall Rd (M-59) (81,972 CPD)
- Sits at Traffic Signal (Hayes Rd)
- Pad Site Available

# MICRO AERIAL

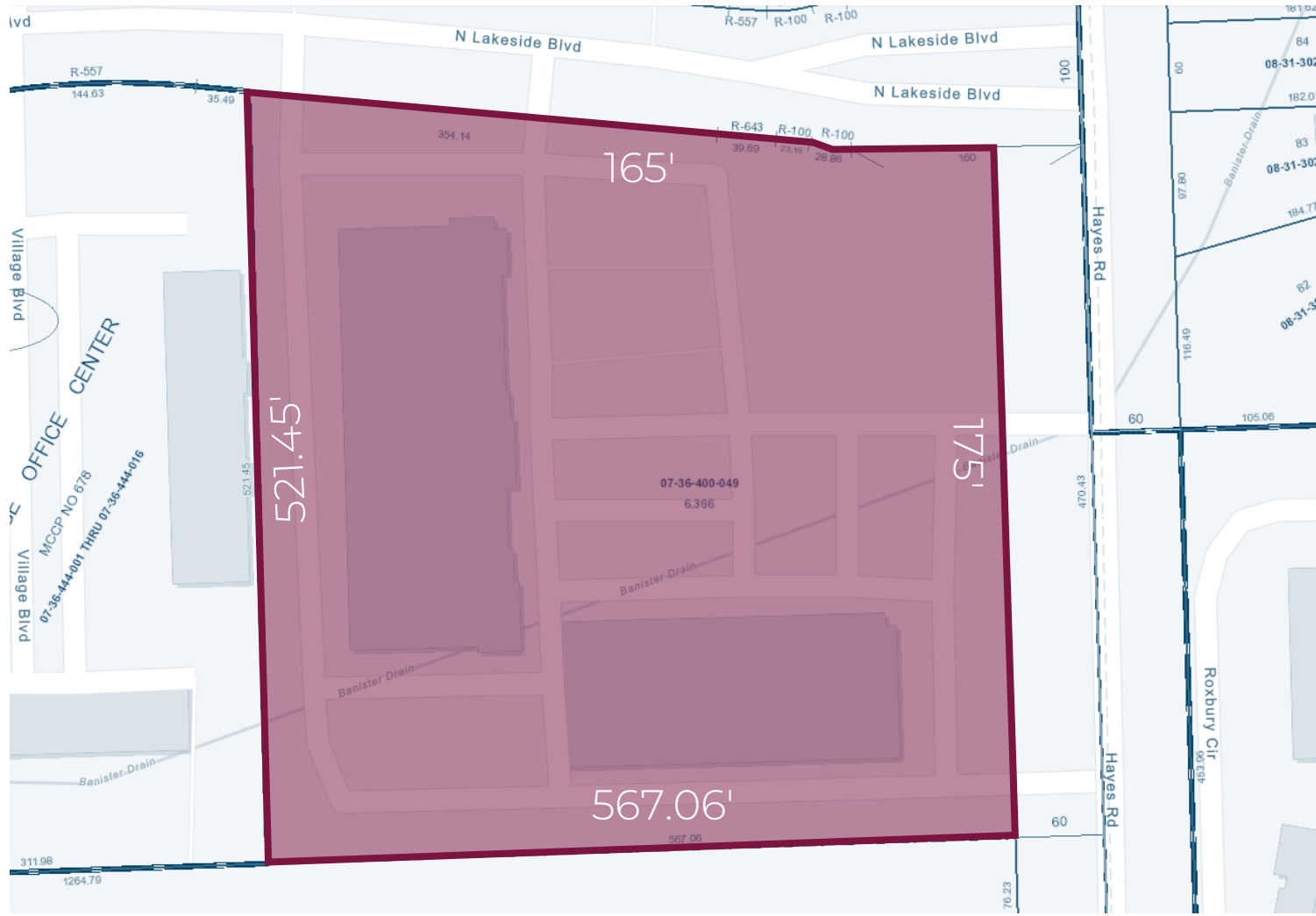




# PLAT

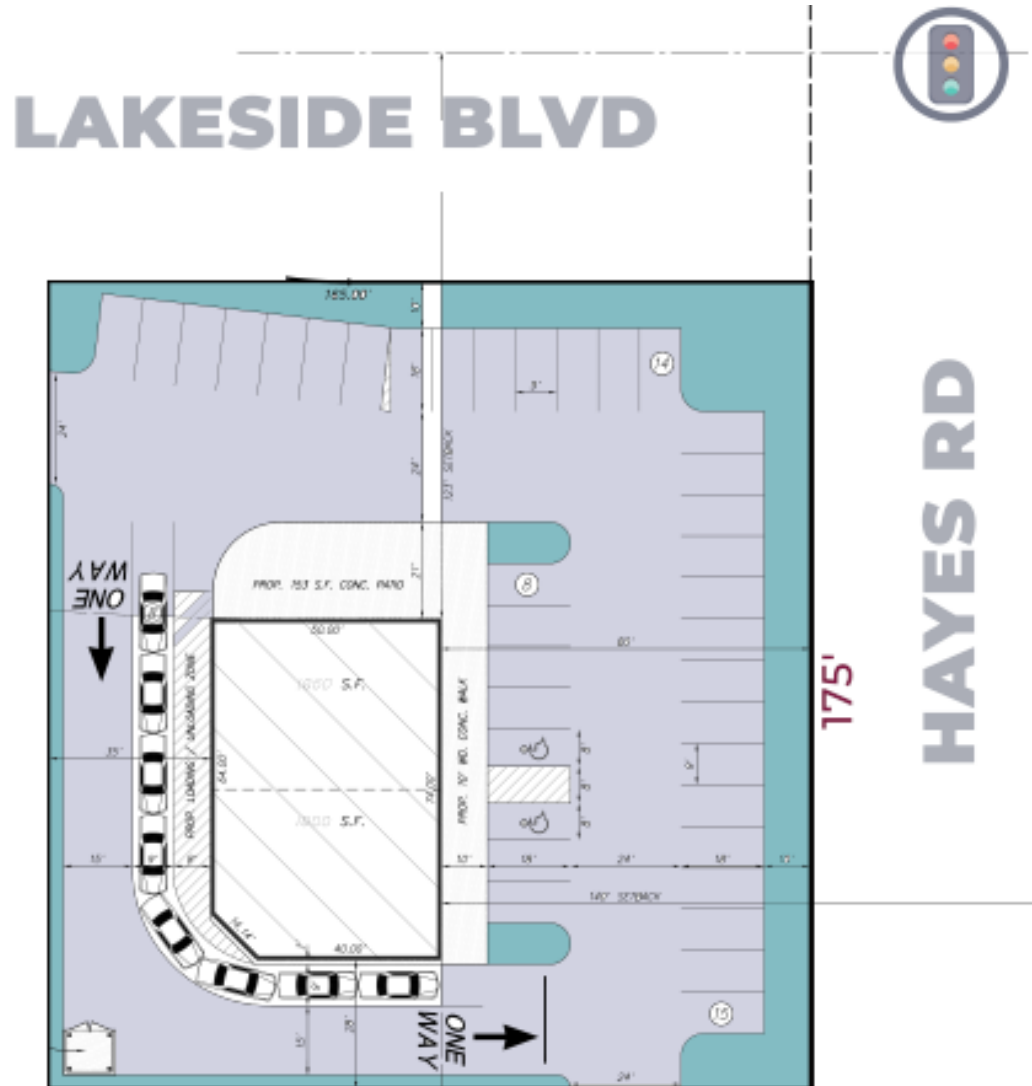
## HAYES CENTER SHOPPES

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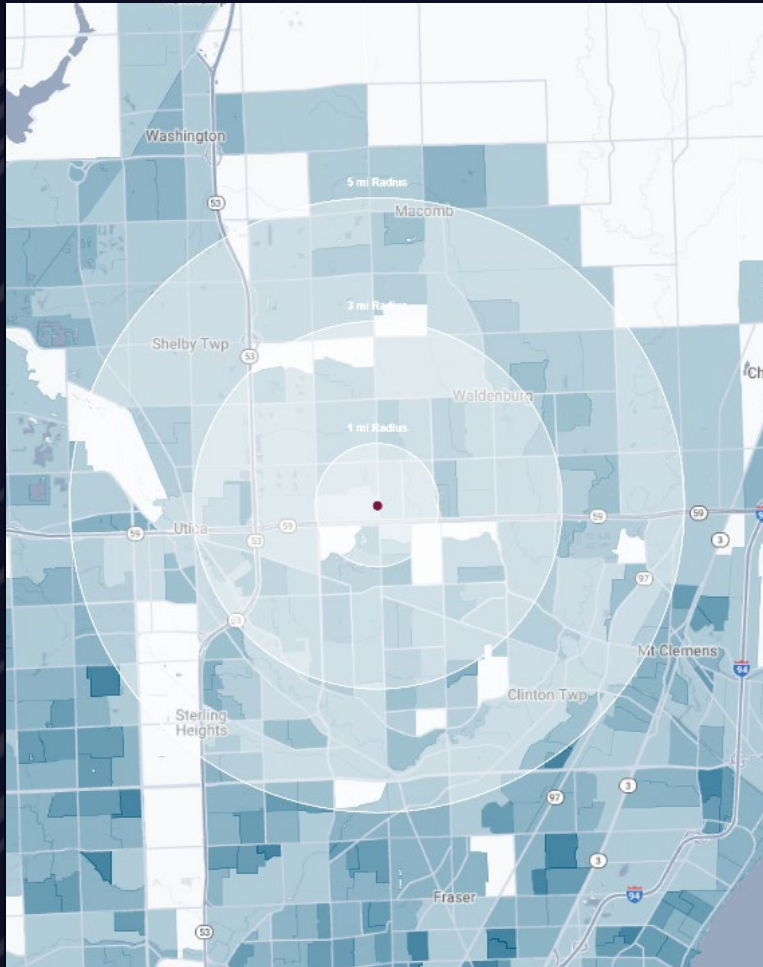


# CONCEPTUAL PLAN

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# DEMOGRAPHICS



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## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	12,604	106,758	249,856
2028 Projected Population	12,587	106,284	255,620
2020 Census Population	12,730	108,531	250,084
2010 Census Population	13,065	102,851	235,352
Projected Annual Growth 2023 to 2028	-	-	0.5%
Historical Annual Growth 2010 to 2023	-0.3%	0.3%	0.5%

### HOUSEHOLDS

2023 Estimated Households	6,074	44,882	100,992
2028 Projected Households	6,027	44,500	102,427
2020 Census Households	5,983	44,739	99,103
2010 Census Households	6,129	41,722	91,332
Projected Annual Growth 2023 to 2028	-0.2%	-0.2%	0.3%
Historical Annual Growth 2010 to 2023	-	0.6%	0.8%

### RACE

2023 Est. White	79.2%	81.5%	80.2%
2023 Est. Black	11.4%	9.1%	10.0%
2023 Est. Asian or Pacific Islander	5.8%	5.1%	5.1%
2023 Est. American Indian or Alaska Native	0.1%	0.1%	0.1%
2023 Est. Other Races	3.5%	4.3%	4.5%

### INCOME

2023 Est. Average Household Income	\$98,914	\$114,084	\$116,644
2023 Est. Median Household Income	\$71,476	\$88,629	\$90,763
2023 Est. Per Capita Income	\$48,007	\$48,036	\$47,239

### BUSINESS

2023 Est. Total Businesses	647	3,627	8,114
2023 Est. Total Employees	8,305	37,597	90,687

## CONTACT US



**LOUIS J.  
CIOTTI**

*Managing Director*

*lciotti@landmarkcres.com*

**248 488 2620**

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200  
Farmington Hills, MI 48334  
248.488.2620  
[landmarkcres.com](http://landmarkcres.com)

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