

FOR LEASE
TILCH SQUARE

NWC OF HALL RD & TILCH RD, MACOMB TWP, MI 48044



3,770 SF
AVAILABLE
*SPACES CAN BE
COMBINED*

1,250 SF
AVAILABLE

1,250 SF
AVAILABLE

PROPERTY DETAILS

LOCATION:	NWC of Hall Rd & Tilch Rd Macomb Twp, MI 48044
PROPERTY TYPE:	Shopping Center
DATE AVAILABLE:	Immediate
RENT:	\$20.00/SF NNN
NNN EXPENSE:	\$5.00/SF
BUILDING SIZE:	31,800 SF
AVAILABLE SPACE:	From 1,250 SF to as large as 3,770 SF
ZONING:	C-2
TRAFFIC COUNT:	Hall Rd (84,843 CPD) Hayes Rd (26,762 CPD)

EXCLUSIVELY LISTED BY:



LOUIS J. CIOTTI
Managing Director
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\$20.00/SF NNN

\$5.00/SF

RENT

NNN

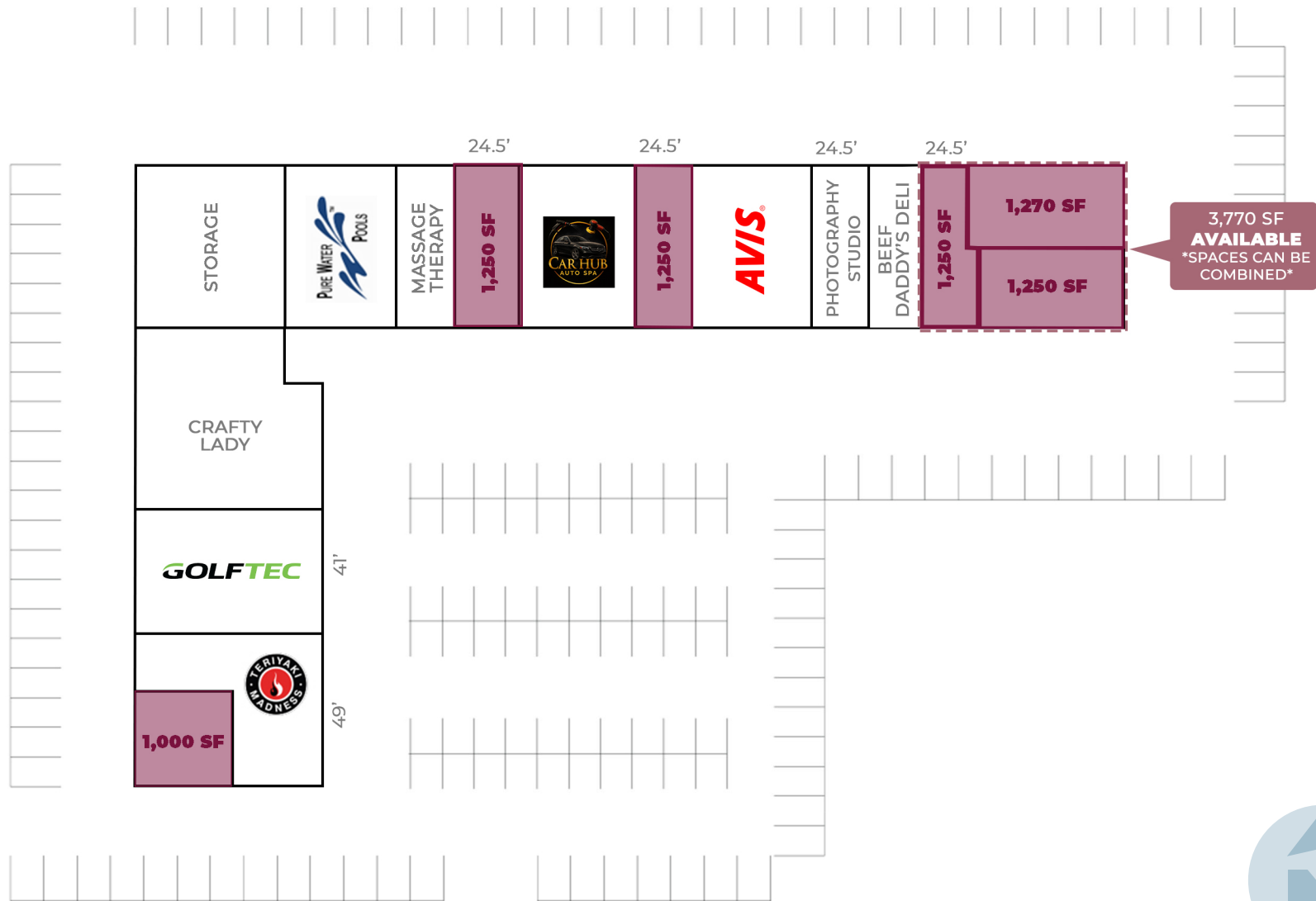
TENANT ROSTER



HIGHLIGHTS

- Tilch Square features an excellent opportunity to locate in the heart of one of Metro Detroit's most dominant retail corridors which boasts traffic counts of over 77,000 vehicles per day.
- The center serves the Hall Road super-regional trade area, which is anchored by two regional malls and provides access to the surrounding communities of Utica, Sterling Heights, and Clinton Township.
- The site is adjacent to Beaumont Medical Center-Macomb. New monument signage will be offered at both points of ingress/egress along Hall Road and Tilch Road.
- Potential Drive-Thru on the Western and Eastern End-Cap.

SITE PLAN



SITE PHOTOS



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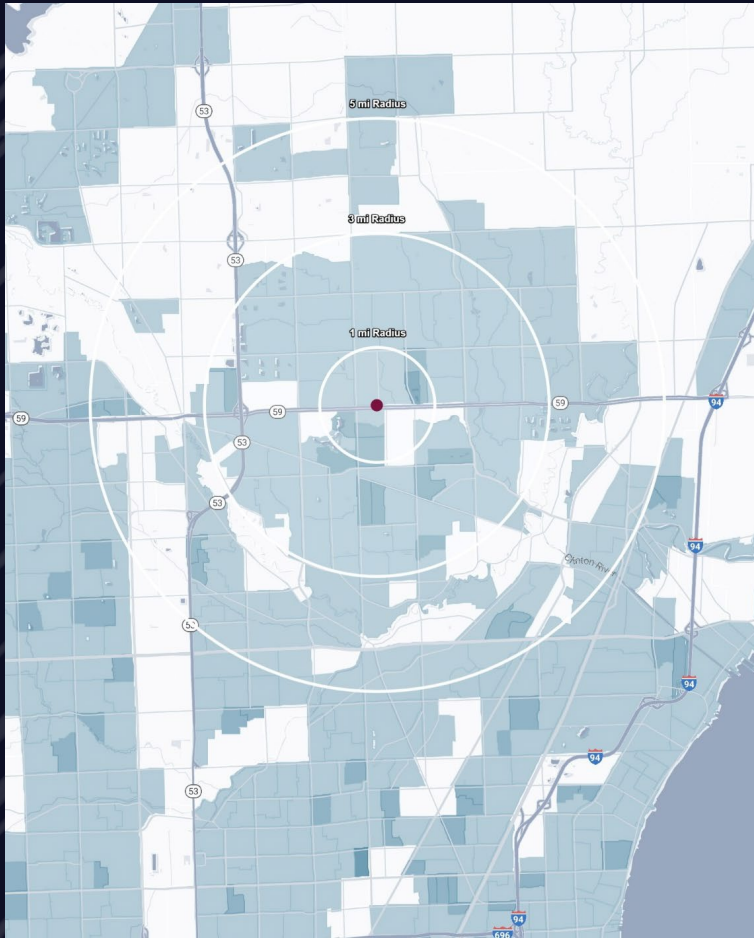
1,250 SF
AVAILABLE

1,270 SF
AVAILABLE

PYLON SIGNAGE



DEMOGRAPHICS



TILCH SQUARE

NWC of Hall Rd & Tilch Rd, Macomb Twp, MI

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	13,110	117,466	255,852
2030 Projected Population	12,974	117,505	258,017
2020 Census Population	12,660	117,285	254,153
2010 Census Population	13,039	110,634	239,709
Projected Annual Growth 2025 to 2030	-0.2%	-	0.2%
Historical Annual Growth 2010 to 2025	-	0.4%	0.4%
HOUSEHOLDS			
2025 Estimated Households	6,645	49,329	103,240
2030 Projected Households	6,696	50,263	105,847
2020 Census Households	6,465	48,668	101,424
2010 Census Households	6,564	45,048	93,539
Projected Annual Growth 2025 to 2030	0.2%	0.4%	0.5%
Historical Annual Growth 2010 to 2025	-	0.6%	0.7%
RACE			
2025 Est. White	76.6%	80.6%	80.4%
2025 Est. Black	13.8%	9.7%	10.0%
2025 Est. Asian or Pacific Islander	4.9%	5.0%	4.7%
2025 Est. American Indian or Alaska Native	0.1%	0.1%	0.1%
2025 Est. Other Races	4.6%	4.5%	4.7%
INCOME			
2025 Est. Average Household Income	\$80,583	\$112,191	\$113,418
2025 Est. Median Household Income	\$66,808	\$92,118	\$92,566
2025 Est. Per Capita Income	\$41,117	\$47,202	\$45,833
BUSINESS			
2025 Est. Total Businesses	594	3,683	8,845
2025 Est. Total Employees	10,363	39,413	97,365

CONTACT US



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