

FOR LEASE
TILCH SQUARE

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



PROPERTY DETAILS

LOCATION:	NWC of Hall Rd & Tilch Rd Macomb Twp, MI 48044
PROPERTY TYPE:	Shopping Center
DATE AVAILABLE:	Immediate
RENT:	\$18.00/SF NNN
NNN EXPENSE:	\$4.00/SF
BUILDING SIZE:	31,800 SF
AVAILABLE SPACE:	From 1,000 SF to as large as 5,000 SF
ZONING:	C-2
TRAFFIC COUNT:	Hall Rd (81,972 CPD) Hayes Rd (36,714 CPD)

EXCLUSIVELY LISTED BY:



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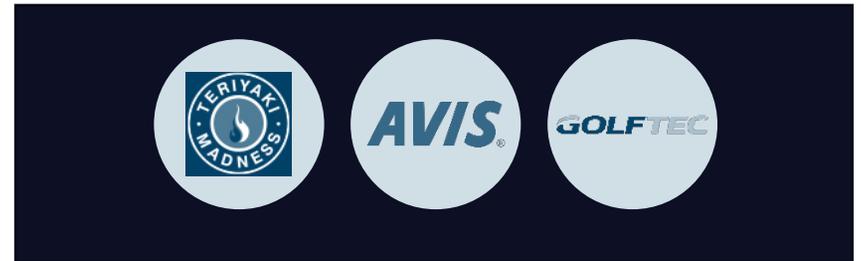
\$18.00/SF NNN

\$4.00/SF

RENT

NNN

TENANT ROSTER



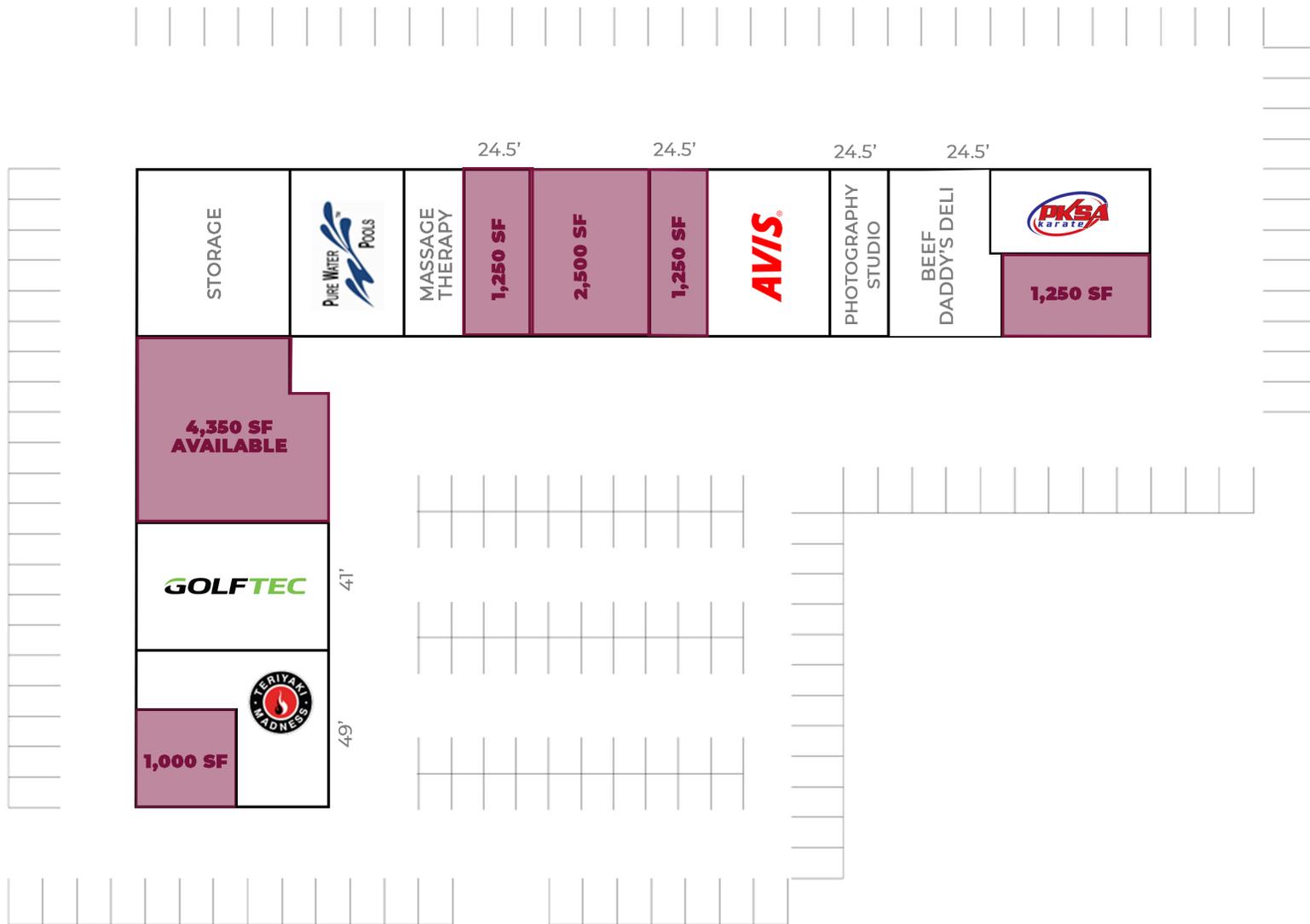
HIGHLIGHTS

- 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.
- The 1,200 square-foot space between Avis Car Rental and Beef Daddy's would be ideal for auto window tinting, detailing or stereo.
- Potential Drive-Thru on the Western End-Cap.

MICRO AERIAL



SITE PLAN



SITE PHOTOS



SITE PHOTOS



DEMOGRAPHICS



TILCH SQUARE

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

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	16,028	33,959	39,599
2028 Projected Population	15,529	33,360	39,292
2020 Census Population	16,024	33,623	39,521
2010 Census Population	19,559	37,808	43,905
Projected Annual Growth 2023 to 2028	-0.6%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2023	-1.4%	-0.8%	-0.8%

HOUSEHOLDS

2023 Estimated Households	5,054	12,732	15,031
2028 Projected Households	4,876	12,543	14,983
2020 Census Households	5,200	12,970	15,267
2010 Census Households	5,795	13,145	15,448
Projected Annual Growth 2023 to 2028	-0.7%	-0.3%	-
Historical Annual Growth 2010 to 2023	-1.0%	-0.2%	-0.2%

RACE

2023 Est. White	59.8%	72.1%	74.0%
2023 Est. Black	3.5%	4.3%	3.8%
2023 Est. Asian or Pacific Islander	29.8%	15.2%	13.2%
2023 Est. American Indian or Alaska Native	1.5%	2.0%	2.2%
2023 Est. Other Races	5.3%	6.4%	6.8%

INCOME

2023 Est. Average Household Income	\$59,068	\$67,123	\$74,555
2023 Est. Median Household Income	\$38,690	\$45,175	\$50,075
2023 Est. Per Capita Income	\$22,483	\$27,140	\$30,032

BUSINESS

2023 Est. Total Businesses	484	1,351	1,471
2023 Est. Total Employees	4,689	19,090	21,284

CONTACT US



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