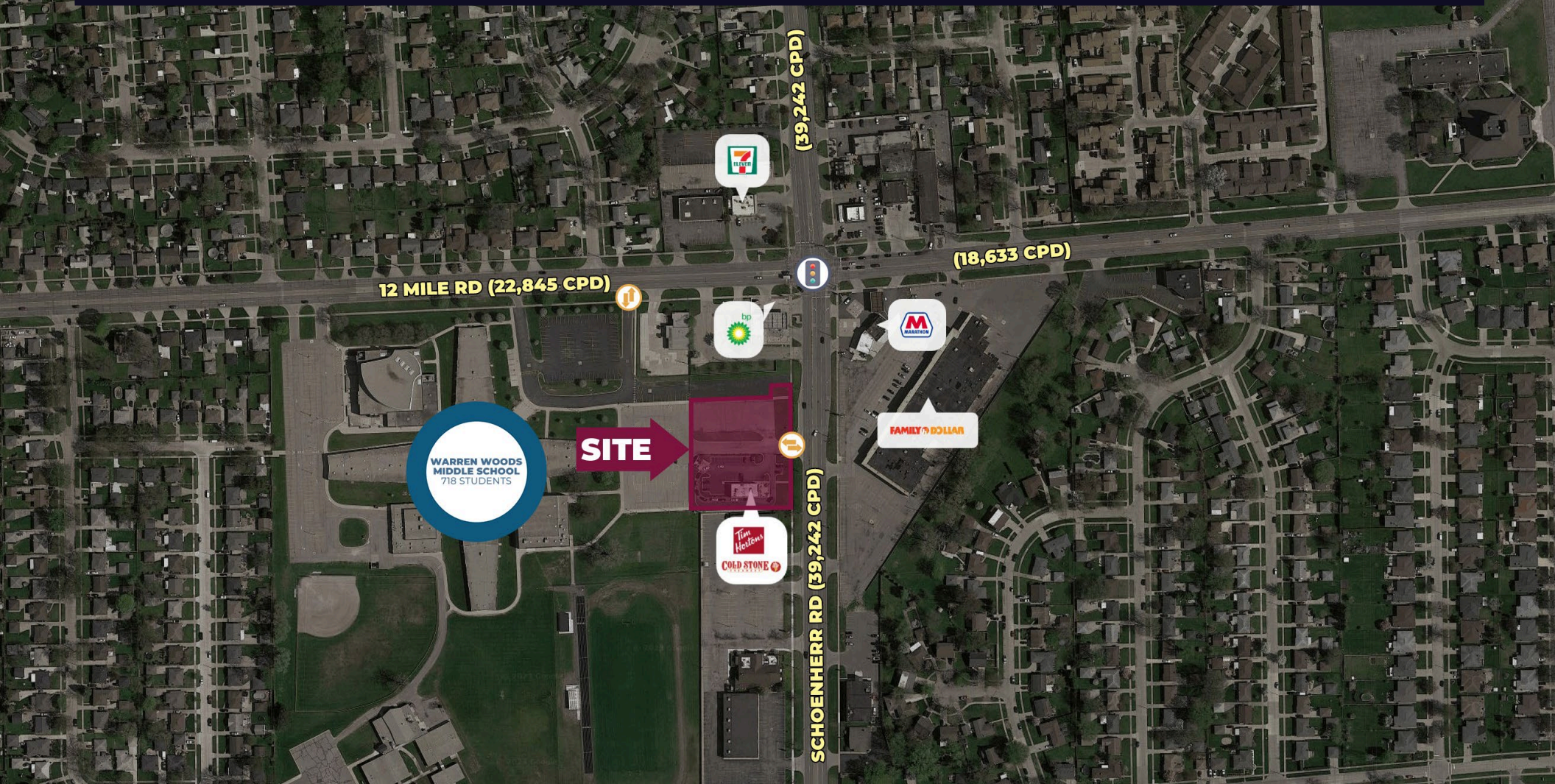


FOR LEASE/SALE
VACANT COMMERCIAL LAND

28877 SCHOENHERR RD, WARREN, MI 48088



PROPERTY DETAILS

LOCATION:	28877 Schoenherr Rd Warren, MI 48088
PROPERTY TYPE:	Vacant Land
DATE AVAILABLE:	Immediately
SALE PRICE:	\$425,000.00
RENT:	\$35.00/SF NNN
PROPERTY TAXES:	\$6,496.97
SIZE:	5,240 SF
BUILDING SIZE:	80 FT Depths
LOT SIZE:	1.02 Acre
LOT DIMENSIONS:	210.90' x 243.23'
ZONING:	C-1
TRAFFIC COUNT:	12 Mile Rd (22,845 CPD) Schoenherr Rd (39,242 CPD)

EXCLUSIVELY LISTED BY:



**LOUIS J.
CIOTTI**
Managing Director
lcotti@landmarkcres.com
248 488 2620

\$425,000.00

\$30.00/SF

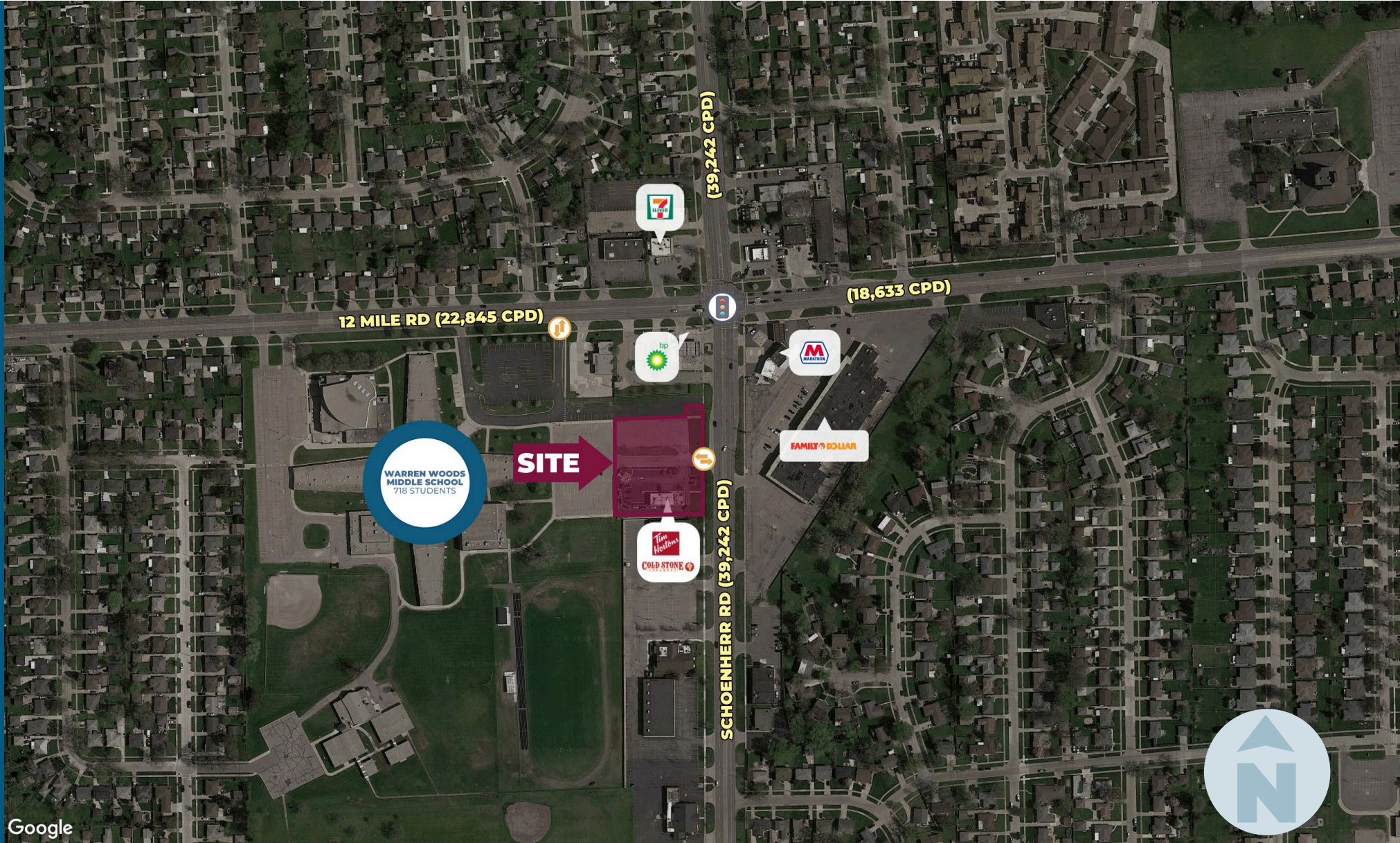
SALES PRICE

RENT

DESCRIPTION

- Fully developed site ready to be built.
- The property has terrific visibility to the intersection and has cross access to 12 Mile Road and direct access to Schoenherr Road.
- Join Tim Hortons and Cold Stone Creamery on this excellent corridor with daytime and evening population.
- **Drive- Thru Available.**

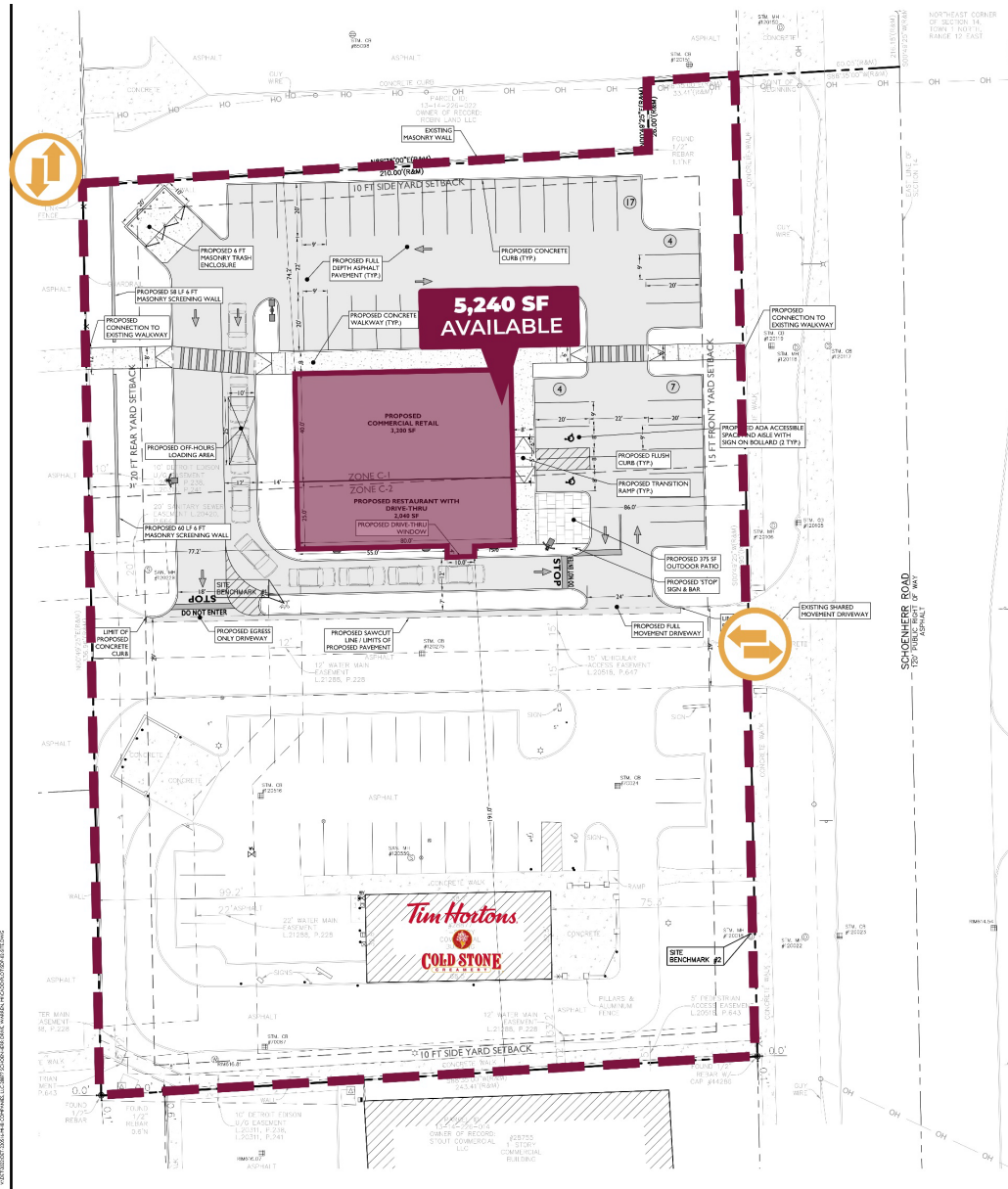
MICRO AERIAL



MACRO AERIAL



SITE PLAN



DEMOGRAPHICS



VACANT COMMERCIAL LAND

28877 Schoenherr Rd,
Warren, MI 48088

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	15,325	117,213	332,438
2028 Projected Population	14,355	111,742	319,332
2020 Census Population	15,951	120,117	337,726
2010 Census Population	15,527	116,974	334,170
Projected Annual Growth 2023 to 2028	-1.3%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2023	-0.1%	-	-

HOUSEHOLDS

2023 Estimated Households	6,611	48,832	134,018
2028 Projected Households	6,171	46,405	128,670
2020 Census Households	6,834	49,950	136,014
2010 Census Households	6,588	48,601	133,445
Projected Annual Growth 2023 to 2028	-1.3%	-1.0%	-0.8%
Historical Annual Growth 2010 to 2023	-	-	-

RACE

2023 Est. White	76.3%	73.2%	66.7%
2023 Est. Black	15.0%	17.3%	23.3%
2023 Est. Asian or Pacific Islander	5.3%	4.9%	5.5%
2023 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2023 Est. Other Races	3.3%	4.5%	4.4%

INCOME

2023 Est. Average Household Income	\$104,572	\$91,030	\$89,045
2023 Est. Median Household Income	\$75,921	\$65,983	\$64,607
2023 Est. Per Capita Income	\$45,164	\$38,045	\$35,972

BUSINESS

2023 Est. Total Businesses	363	3,818	10,946
2023 Est. Total Employees	4,192	50,839	127,647

CONTACT US



**LOUIS J.
CIOTTI**

Managing Director

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