

FOR LEASE

# NEW DEVELOPMENT SHOPPING CENTER

34255-34300 SCHOENHERR RD, STERLING HEIGHTS, MI

**1,400 SF  
AVAILABLE**



# PROPERTY DETAILS

<b>LOCATION:</b>	34255-34300 Schoenherr Rd Sterling Heights, MI 48312
<b>PROPERTY TYPE:</b>	Shopping Center
<b>RENT:</b>	\$25.00/SF
<b>NNN EXPENSE:</b>	\$6.00/SF
<b>BUILDING SIZE:</b>	5,000 SF
<b>BUILDING DIMENSIONS:</b>	20' x 70' Units
<b>LOT SIZE:</b>	1.5 AC
<b>AVAILABLE SPACE:</b>	1,400 SF
<b>ZONING:</b>	Commercial-Retail
<b>GLA:</b>	7,750 SF
<b>TRAFFIC COUNT:</b>	Schoenherr Rd (38,974 CPD) 14 Mile Rd (23,504 CPD)

EXCLUSIVELY LISTED BY:



**LOUIS J.  
CIOTTI**  
Managing Director  
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248 488 2620

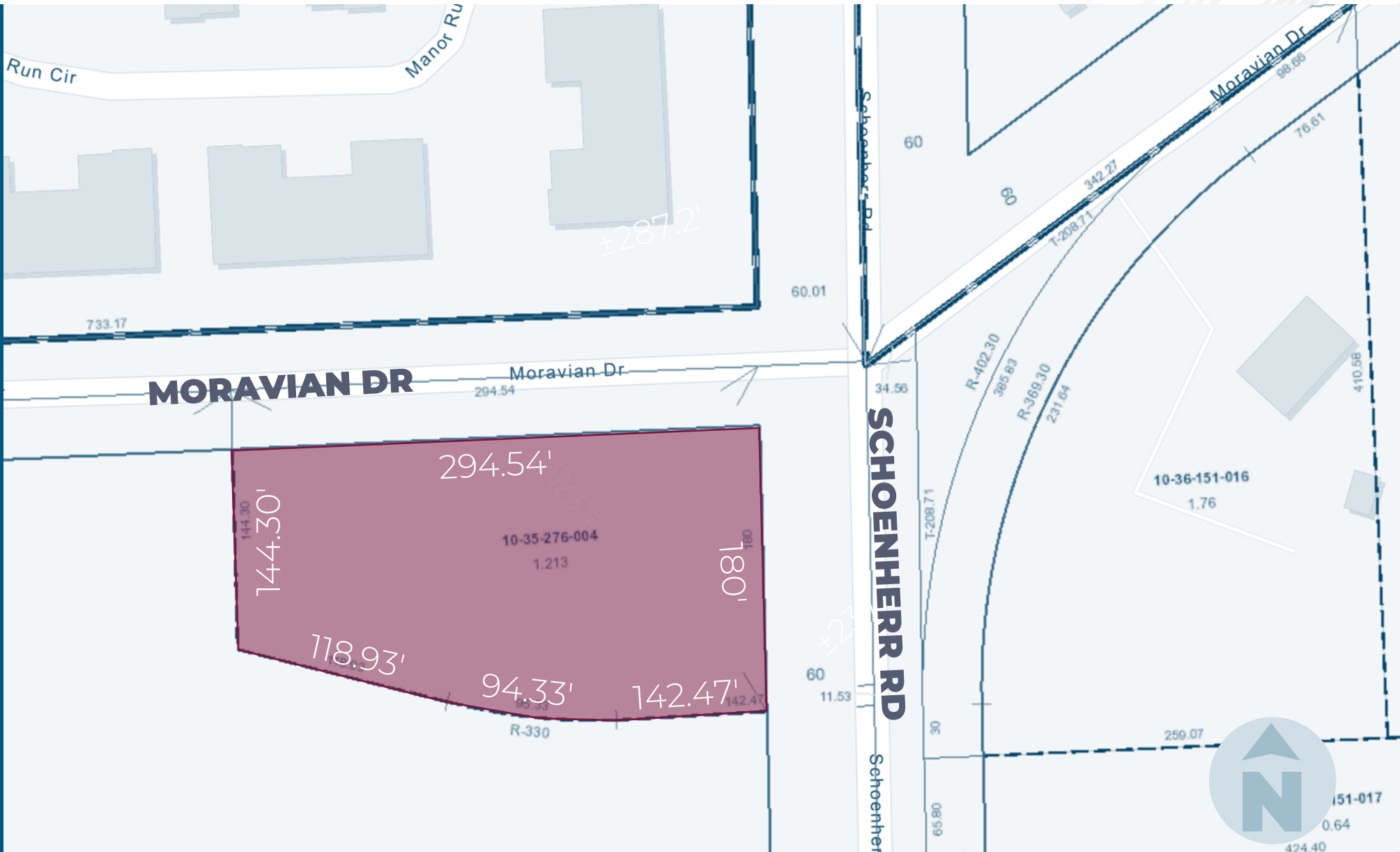
## TENANT ROSTER



## HIGHLIGHTS

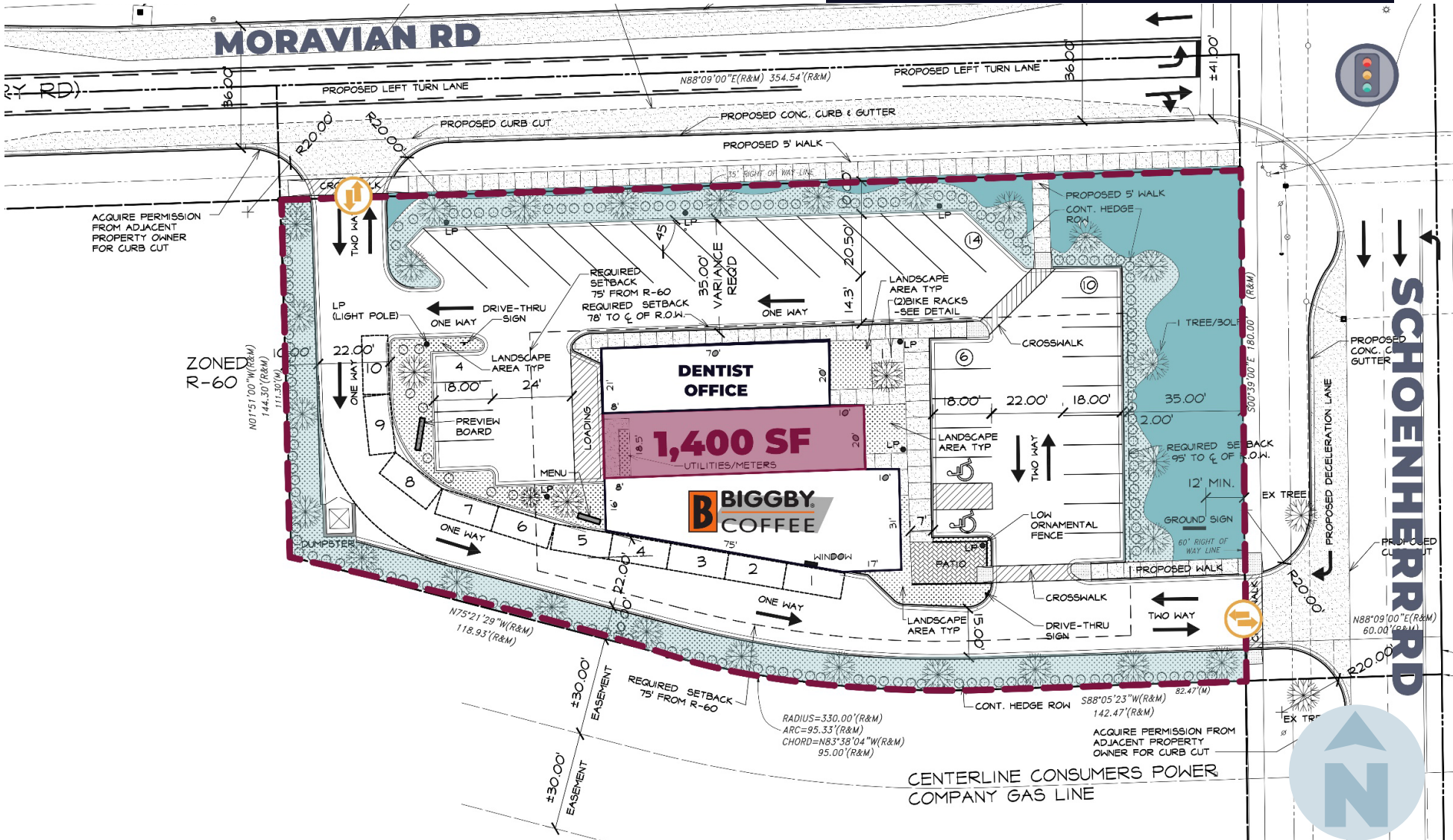
- 1 Spaces Left to Lease in Newer Development Strip Center
- Located on the corner of Schoenherr Rd & Moravian Dr
- Great Visibility on the Heavily Trafficked Schoenherr Rd

# PLAT

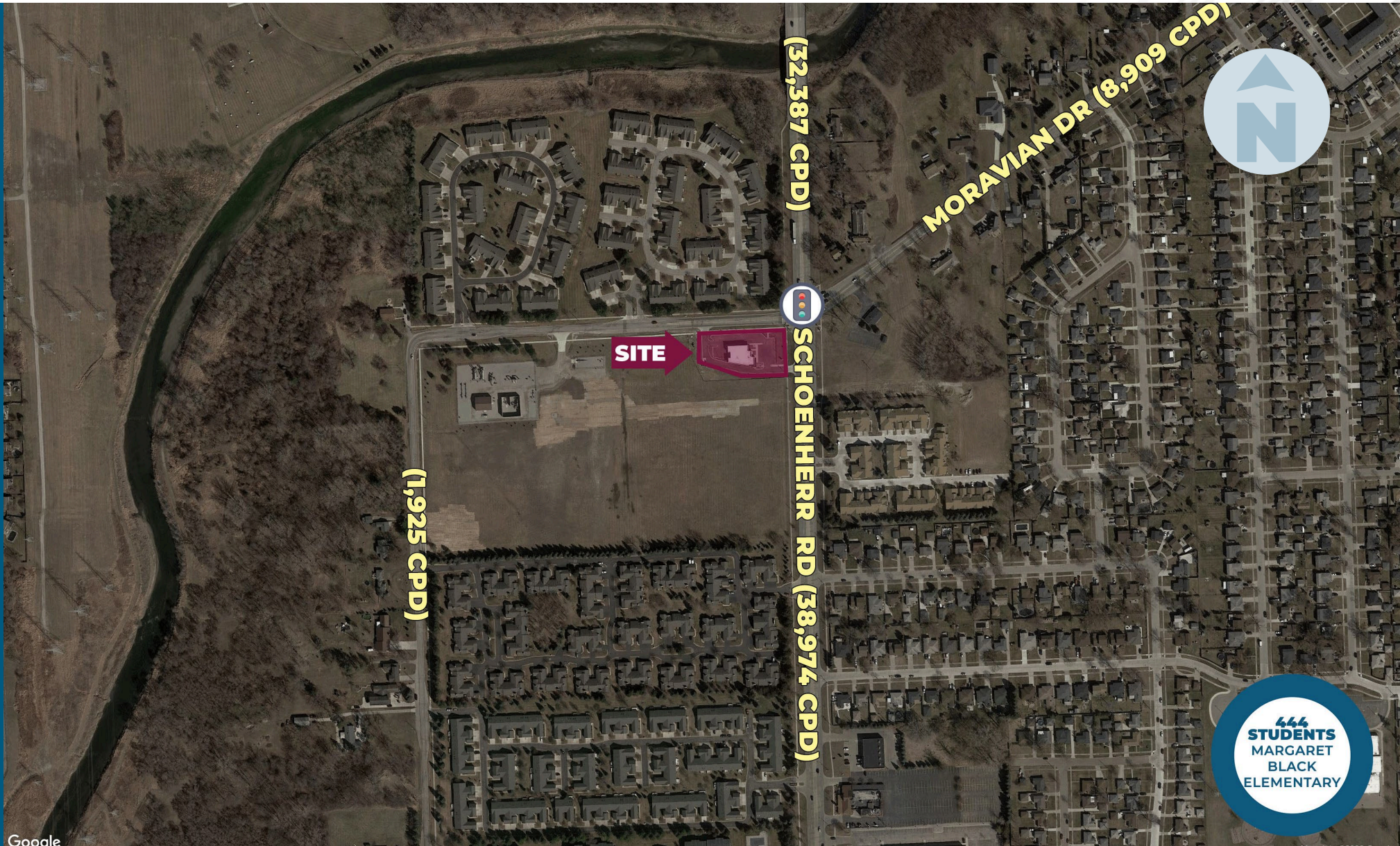


# SITE PLAN

## NEW DEVELOPMENT SHOPPING CENTER 34255-34300 Schoenherr Rd, Sterling Heights, MI 48312



# MICRO AERIAL



**444**  
STUDENTS  
MARGARET  
BLACK  
ELEMENTARY

Google

# MACRO AERIAL



## SITE PHOTOS



SIGNAGE | SCHOENHERR RD

# SITE PHOTOS

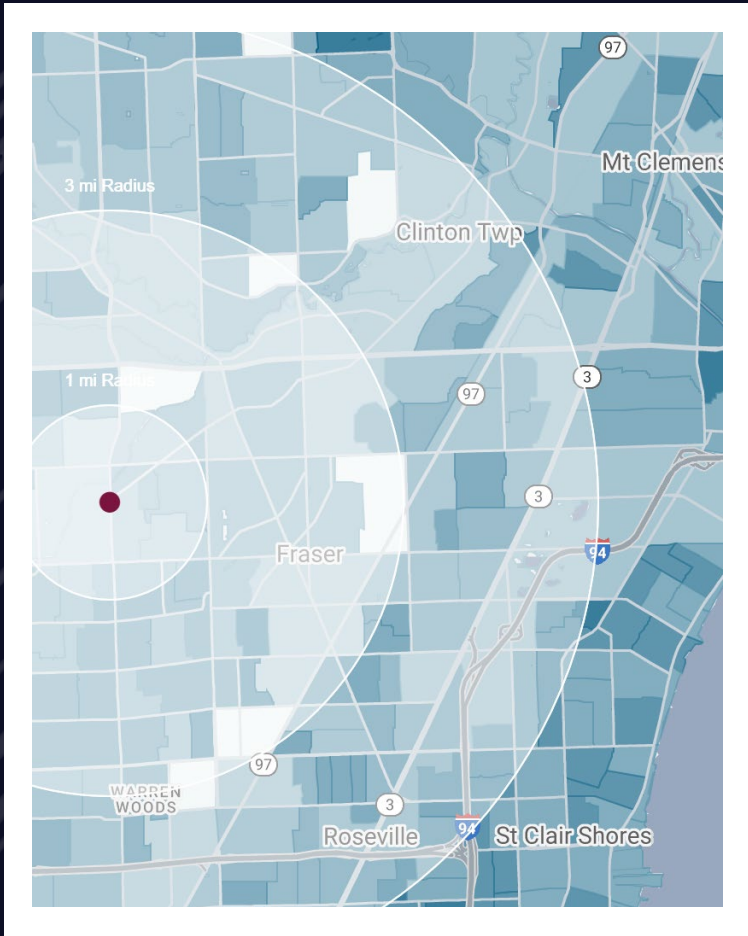




# SITE PHOTOS



# DEMOGRAPHICS



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# DEMOGRAPHICS

## POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	12,804	98,293	304,248
2028 Projected Population	12,503	98,487	302,592
2020 Census Population	12,950	99,089	306,736
2010 Census Population	12,714	96,139	299,528
Projected Annual Growth 2022 to 2028	-0.5%	-	-0.1%
Historical Annual Growth 2010 to 2023	-	0.2%	0.1%

## HOUSEHOLDS

2023 Estimated Households	5,306	41,516	126,666
2028 Projected Households	5,254	42,222	127,918
2020 Census Households	5,300	41,330	126,129
2010 Census Households	5,150	39,885	122,112
Projected Annual Growth 2022 to 2028	-0.2%	0.3%	0.2%
Historical Annual Growth 2010 to 2023	0.2%	0.3%	0.3%

## RACE

2023 Est. White	75.7%	78.4%	76.3%
2023 Est. Black	12.9%	11.7%	13.2%
2023 Est. Asian or Pacific Islander	7.4%	5.5%	6.0%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	3.8%	4.2%	4.3%

## INCOME

2023 Est. Average Household Income	\$105,904	\$99,091	\$92,594
2023 Est. Median Household Income	\$80,137	\$73,382	\$69,679
2023 Est. Per Capita Income	\$44,062	\$42,003	\$38,629

## BUSINESS

2023 Est. Total Businesses	265	3,219	9,603
2023 Est. Total Employees	3,885	43,853	115,570

## CONTACT US



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CIOTTI**

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