

FOR LEASE

NEW DEVELOPMENT RETAIL CENTER

47250 HAYES RD, MACOMB TWP, MI 48044



PROPERTY DETAILS

\$40.00/SF NNN

\$6.00/SF (Estimated)

RENT

NNN

LOCATION: 47250 Hayes Rd
Macomb Twp, MI 48044

PROPERTY TYPE: Shopping Center

DATE AVAILABLE: Immediately

RENT: \$40.00/SF NNN

NNN EXPENSE: \$5.00/SF (Estimated)

PROPERTY TAXES: \$45,935.99

LOT SIZE: 0.55 AC

LOT DIMENSIONS: ±150' X ±160'

ZONING: C-2

GROSS LEASABLE AREA: 4,650 SF

TRAFFIC COUNT: Hayes Rd (36,714 CPD)
21 Mile Rd (18,822 CPD)

TENANT ROSTER



HIGHLIGHTS

- New Construction
- Excellent Visibility
- New LED Message Boards
- Center in Rear Built in 2005
- Build to Suit
- Drive-Thru
- Future Apartment Development in Rear of Building

EXCLUSIVELY LISTED BY:

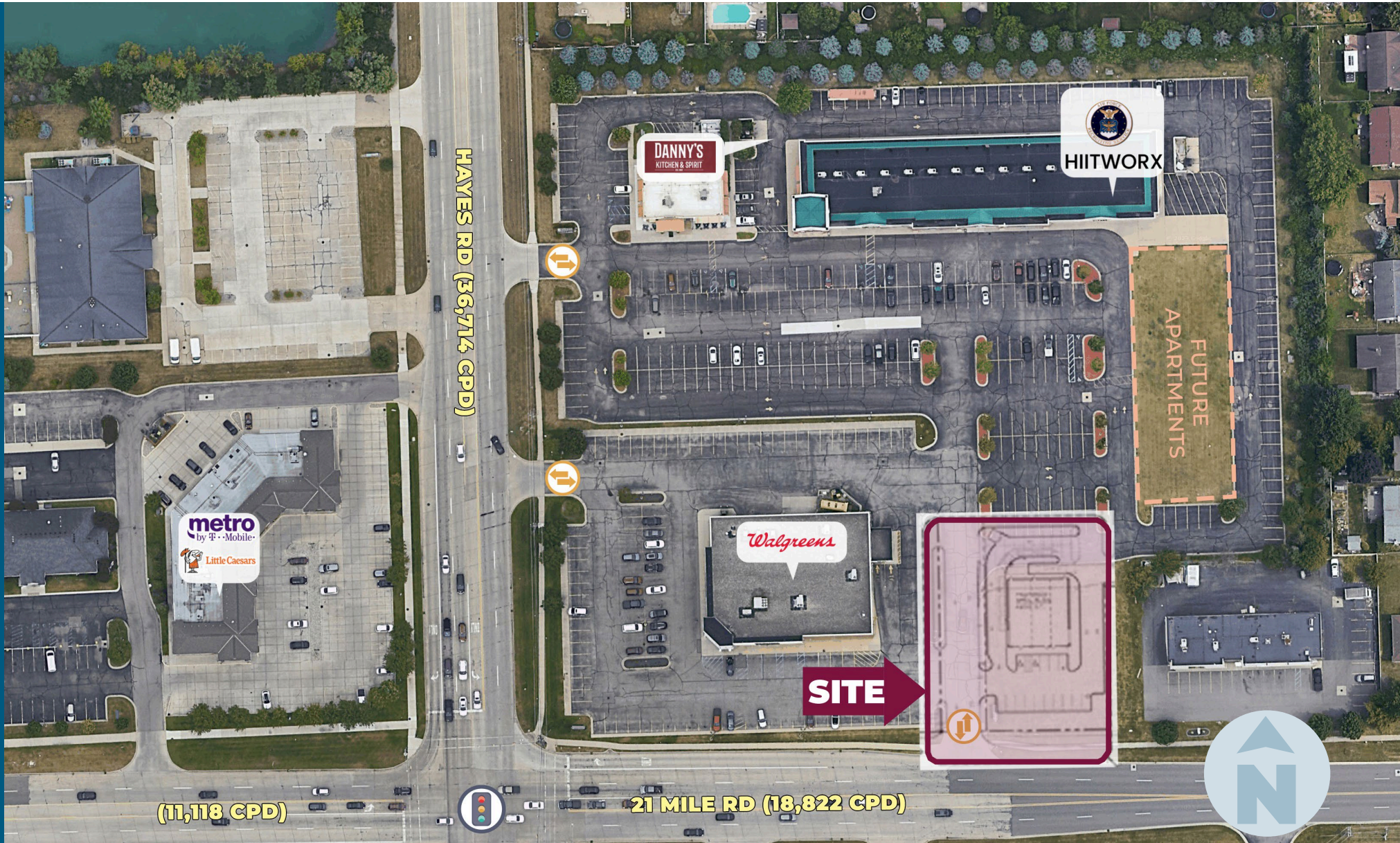


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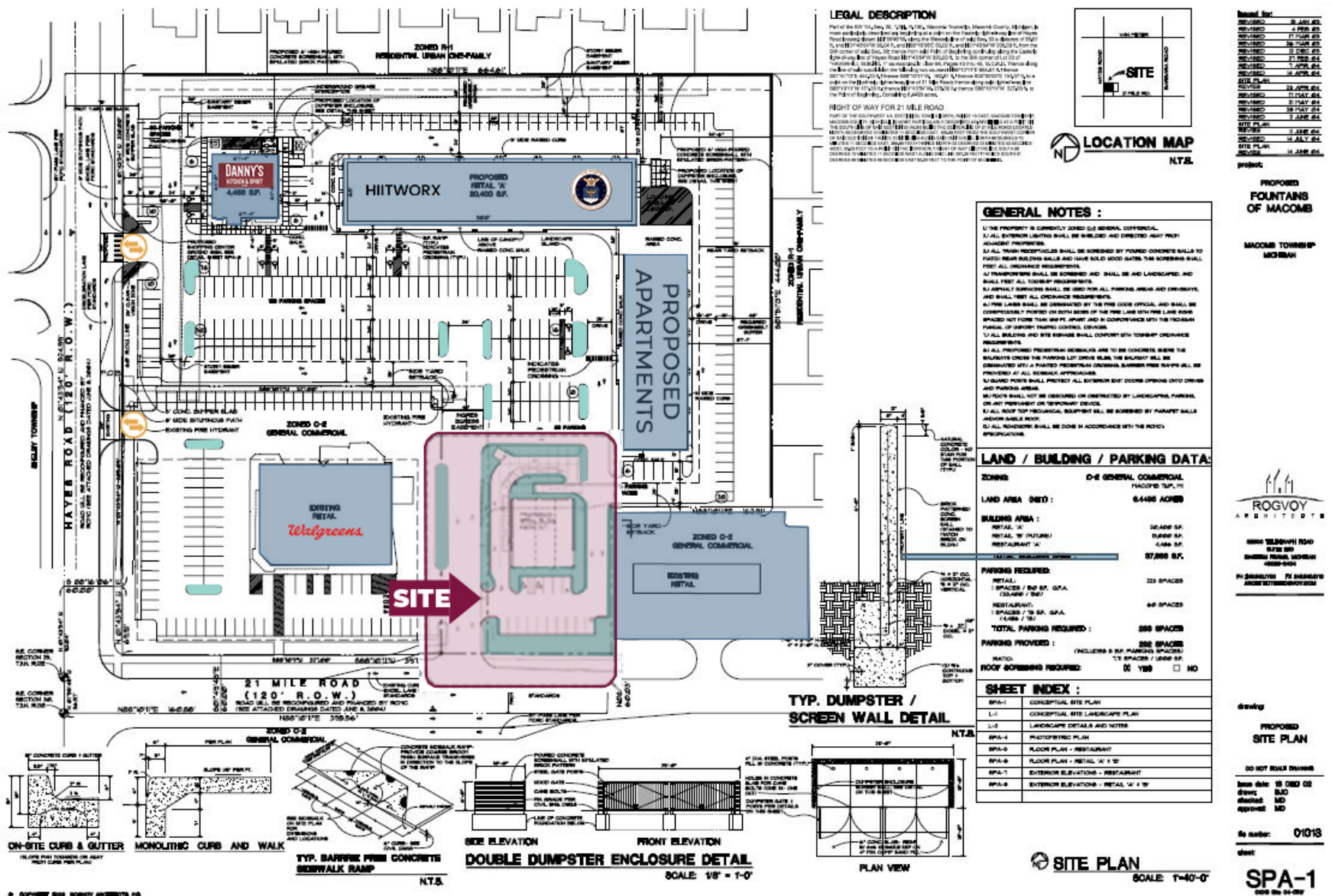
MICRO AERIAL



MACRO AERIAL



SITE PLAN



LEGAL DESCRIPTION

Part of the 20170, 20171, 20172, 20173, 20174, 20175, 20176, 20177, 20178, 20179, 20180, 20181, 20182, 20183, 20184, 20185, 20186, 20187, 20188, 20189, 20190, 20191, 20192, 20193, 20194, 20195, 20196, 20197, 20198, 20199, 20200, 20201, 20202, 20203, 20204, 20205, 20206, 20207, 20208, 20209, 20210, 20211, 20212, 20213, 20214, 20215, 20216, 20217, 20218, 20219, 20220, 20221, 20222, 20223, 20224, 20225, 20226, 20227, 20228, 20229, 20230, 20231, 20232, 20233, 20234, 20235, 20236, 20237, 20238, 20239, 20240, 20241, 20242, 20243, 20244, 20245, 20246, 20247, 20248, 20249, 20250, 20251, 20252, 20253, 20254, 20255, 20256, 20257, 20258, 20259, 20260, 20261, 20262, 20263, 20264, 20265, 20266, 20267, 20268, 20269, 20270, 20271, 20272, 20273, 20274, 20275, 20276, 20277, 20278, 20279, 20280, 20281, 20282, 20283, 20284, 20285, 20286, 20287, 20288, 20289, 20290, 20291, 20292, 20293, 20294, 20295, 20296, 20297, 20298, 20299, 20300, 20301, 20302, 20303, 20304, 20305, 20306, 20307, 20308, 20309, 20310, 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LOCATION MAP
N.T.S.

Revised By:

REVISION	8 JAN 21
REVISION	1 FEB 23
REVISION	17 FEB 23
REVISION	28 FEB 23
REVISION	27 FEB 24
REVISION	11 APR 24
REVISION	11 MAY 24
REVISION	27 MAY 24
REVISION	28 JUN 24
REVISION	2 JUL 24
REVISION	22 JUL 24
REVISION	21 JAN 24
REVISION	11 JAN 24

GENERAL NOTES :

- 1. THE PROPERTY IS CURRENTLY ZONED D2 GENERAL COMMERCIAL.
- 2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED FROM ANY ADJACENT PROPERTIES.
- 3. ALL TRASH RECEPTACLES SHALL BE SCREENED BY PAINTED CONCRETE WALLS TO MATCH EXISTING BUILDING WALLS AND HAVE SOLID WOOD GATES. THE SCREENING SHALL MEET ALL ORDINANCE REQUIREMENTS.
- 4. TRANSFORMERS SHALL BE SCREENED AND MAINTAINED. ALL SHALL MEET ALL TRANSFORMER REQUIREMENTS.
- 5. ALL APPROVAL SERVICES SHALL BE USED FOR ALL PARKING AREAS AND DRIVEWAYS AND SHALL MEET ALL ORDINANCE REQUIREMENTS.
- 6. THE LAWS SHALL BE OBSERVED BY THE FIRE CODE OFFICIAL AND SHALL BE COMPLIANT. FIREWORKS OR OTHER FLAMMABLE LIQUIDS SHALL NOT BE STORED IN ANY BUILDING OR ON THE PROPERTY.
- 7. ALL GUARD POSTS SHALL PROTECT ALL EXTERIOR ENTRY DOORS OPENING ONTO DRIVEWAYS AND PARKING AREAS.
- 8. ALL ROOF TOPS SHALL NOT BE OCCUPIED OR COVERED BY LANDSCAPING, PARKING, OR ANY PERMANENT OR TEMPORARY DEVICES.
- 9. ALL ROOF TOPS SHALL BE SCREENED BY PAINTED CONCRETE WALLS TO MATCH EXISTING BUILDING WALLS.
- 10. ALL ROADWAYS SHALL BE DONE IN ACCORDANCE WITH THE POLICE DEPARTMENT'S REQUIREMENTS.

LAND / BUILDING / PARKING DATA:

ZONING	D-2 GENERAL COMMERCIAL
LAND AREA (NET):	6.448 ACRES
BUILDING AREA:	38,488 SF
RETAIL 'A'	8,000 SF
RESTAURANT 'A'	4,688 SF
TOTAL BUILDING AREA:	57,888 SF
PARKING REQUIRED:	
RETAIL	223 SPACES
RESTAURANT	60 SPACES
TOTAL PARKING REQUIRED:	283 SPACES
PARKING PROVIDED:	282 SPACES
ROOF SCREENING REQUIRED:	YES NO

SHEET INDEX :

SP1-A	CONCEPTUAL SITE PLAN
SP1-B	CONCEPTUAL SITE LANDSCAPE PLAN
SP1-C	LANDSCAPE DETAILS AND NOTES
SP1-D	PHOTOMETRIC PLAN
SP1-E	FLOOR PLAN - RESTAURANT
SP1-F	FLOOR PLAN - RETAIL 'A' 1' 10"
SP1-G	EXTERIOR ELEVATIONS - RESTAURANT
SP1-H	EXTERIOR ELEVATIONS - RETAIL 'A' 1' 10"

PROPOSED FOUNTAINS OF MACOMB

MACOMB TOWNSHIP
MICHIGAN



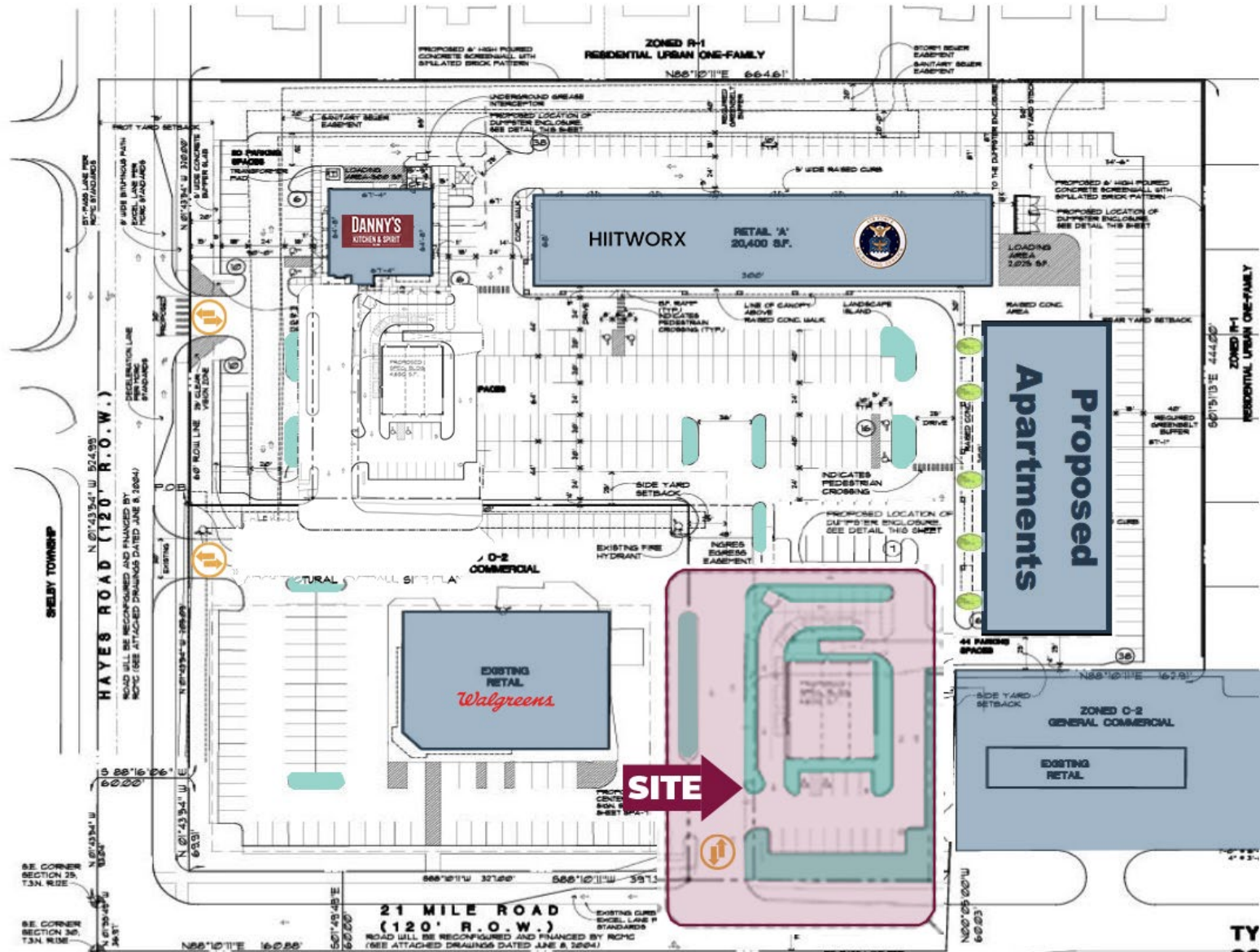
drawing
PROPOSED
SITE PLAN

DO NOT SCALE DRAWING

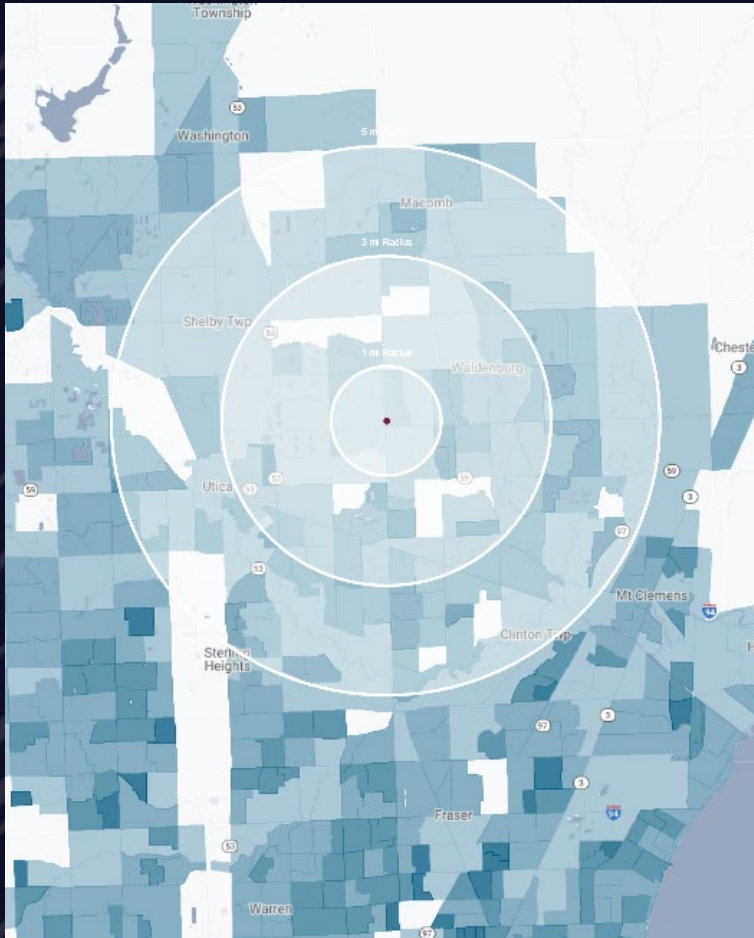
Issue date: 15 FEB 23
Drawn: BLD
Checked: MD
Approved: MD

File number: 01013
date:
SPA-1
008 IN 1/4" = 1'-0"

PROPOSED SITE PLAN



DEMOGRAPHICS



NEW DEVELOPMENT RETAIL CENTER

47250 Hayes Rd, Macomb, MI

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	14,580	101,898	239,688
2028 Projected Population	14,565	103,709	247,408
2020 Census Population	14,830	102,541	239,268
2010 Census Population	14,412	96,345	222,576
Projected Annual Growth 2023 to 2028	-	0.4%	0.6%
Historical Annual Growth 2010 to 2023	-	0.4%	0.6%
HOUSEHOLDS			
2023 Estimated Households	5,533	42,253	95,699
2028 Projected Households	5,523	42,651	97,872
2020 Census Households	5,576	41,639	93,457
2010 Census Households	5,427	38,424	85,026
Projected Annual Growth 2023 to 2028	-	0.2%	0.5%
Historical Annual Growth 2010 to 2023	0.1%	0.8%	1.0%
RACE			
2023 Est. White	82.7%	81.4%	80.9%
2023 Est. Black	7.2%	8.9%	9.5%
2023 Est. Asian or Pacific Islander	6.5%	5.3%	5.0%
2023 Est. American Indian or Alaska Native	-	0.1%	0.1%
2023 Est. Other Races	3.5%	4.2%	4.6%
INCOME			
2023 Est. Average Household Income	\$136,339	\$117,839	\$119,197
2023 Est. Median Household Income	\$102,422	\$91,033	\$94,003
2023 Est. Per Capita Income	\$51,912	\$48,935	\$47,685
BUSINESS			
2023 Est. Total Businesses	472	4,021	7,539
2023 Est. Total Employees	3,325	44,538	80,679

CONTACT US



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