

FOR LEASE  
**HOOVER ELEVEN SHOPPING CENTER**  
26013 HOOVER RD, WARREN, MI





# PROPERTY DETAILS

**LOCATION:** 26013 Hoover Rd, Warren, MI

**PROPERTY TYPE:** Power Center

**GROSS LEASABLE AREA:** 280,719

**AVAILABLE SPACE:** 1,000 – 17,000 SF

- Former CVS: 10,680 SF
- Former Boston Market: 3,130 SF

(Approximate/Divisible)

Office Space Available

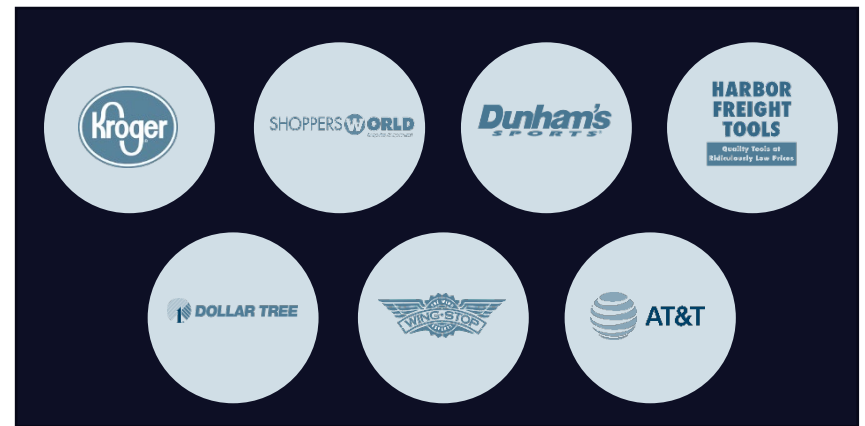
**TRAFFIC COUNT:** Hoover Rd (18,834 CPD)  
I-696 (133,625 CPD)

EXCLUSIVELY LISTED BY:



**DAVID M. WARD**  
Director  
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248 488 2620

## TENANT ROSTER



## DESCRIPTION

High volume Kroger anchored power center located on Hoover Road (26,300 CPD) just south of I-696 (102,308 CPD) and north of 10 Mile Road. The center benefits from high population density, stable household incomes, and close proximity to major employers (GM Tech Center and FCA (Chrysler)).



# MICRO AERIAL





# SITE PLAN



## HOOPER ELEVEN

26013 Hoover Rd, Warren, MI

UNIT	TENANT	SIZE (SF)
A100	Advance Auto Parts	6,295 SF
<b>A104</b>	<b>AVAILABLE</b>	<b>3,130 SF</b>
A108	Royal Bengal Restaurant	4,230 SF
<b>A110</b>	<b>AVAILABLE</b>	<b>1,420 SF</b>
A112	City Nails & Spa	2,800 SF
A114	H&R Block	1,130 SF
<b>A116</b>	<b>AVAILABLE</b>	<b>1,675 SF</b>
A118	Eternal Games	5,917 SF
<b>A120</b>	<b>AVAILABLE</b>	<b>5,980 SF</b>
<b>A122</b>	<b>AVAILABLE</b>	<b>10,680 SF</b>
A124	Destiny Dental	3,220 SF
A126	Rainbow	7,074 SF
A128	Leased	2,028 SF
A130	T-Mobile	1,826 SF
Major A	Kroger Foods	56,590 SF
B100	NT'S Menswear Taylor	3,600 SF
B102	Rue 21	4,918 SF
B104	GNC	1,288 SF
B106	Borics	1,320 SF
Major B	Dunham's Sporting Goods	40,461 SF
B124	Brow VibeZ	2,615 SF
B126	Bath & Body Works	4,000 SF
B132	Dollar Tree	11,600 SF
<b>B134</b>	<b>AVAILABLE- RESTAURANT SPACE</b>	<b>2,520 SF</b>
B136	Famous Hair & Beauty	11,031 SF
B138	Famous Hair & Beauty	6,750 SF
B140	Harbor Freight Tools	17,000 SF
Major D	Shoppers World	36,038 SF
D100	AT&T	1,875 SF
D102	Chiropractor	708 SF
<b>D104</b>	<b>OFFICE SPACE AVAILABLE</b>	<b>700 SF</b>
D106	Daycare	1,528 SF
<b>D108</b>	<b>OFFICE SPACE AVAILABLE</b>	<b>1,170 SF</b>
<b>D110</b>	<b>OFFICE SPACE AVAILABLE</b>	<b>1,169 SF</b>
E110	Global Education Excellence	1,470 SF
E108	GameStop	1,512 SF
E106	Bella's Event Center	1,584 SF
E104	Crazy Crab	3,430 SF
E102	Subway	1,116 SF
E100D	Dairy Queen	1,340 SF
E100C	Kit Chen Thai	1,311 SF
E100B	WingStop	1,228 SF
E100A	WingStop	1,058 SF

# TOP EMPLOYERS

COMPANY	# EMPLOYEES
General Motors Co.	19,000
Chrysler Group LLC	±35,00
U.S. Government	5,000
Ford Motor Co.	4,900
St. John Providence Health System	2,033
Henry Ford Health System	3,100
Utica Community Schools	±2,300
Macomb County	3,000
McLaren Hospital Macomb	±2,000
General Dynamics Land Systems	1,460

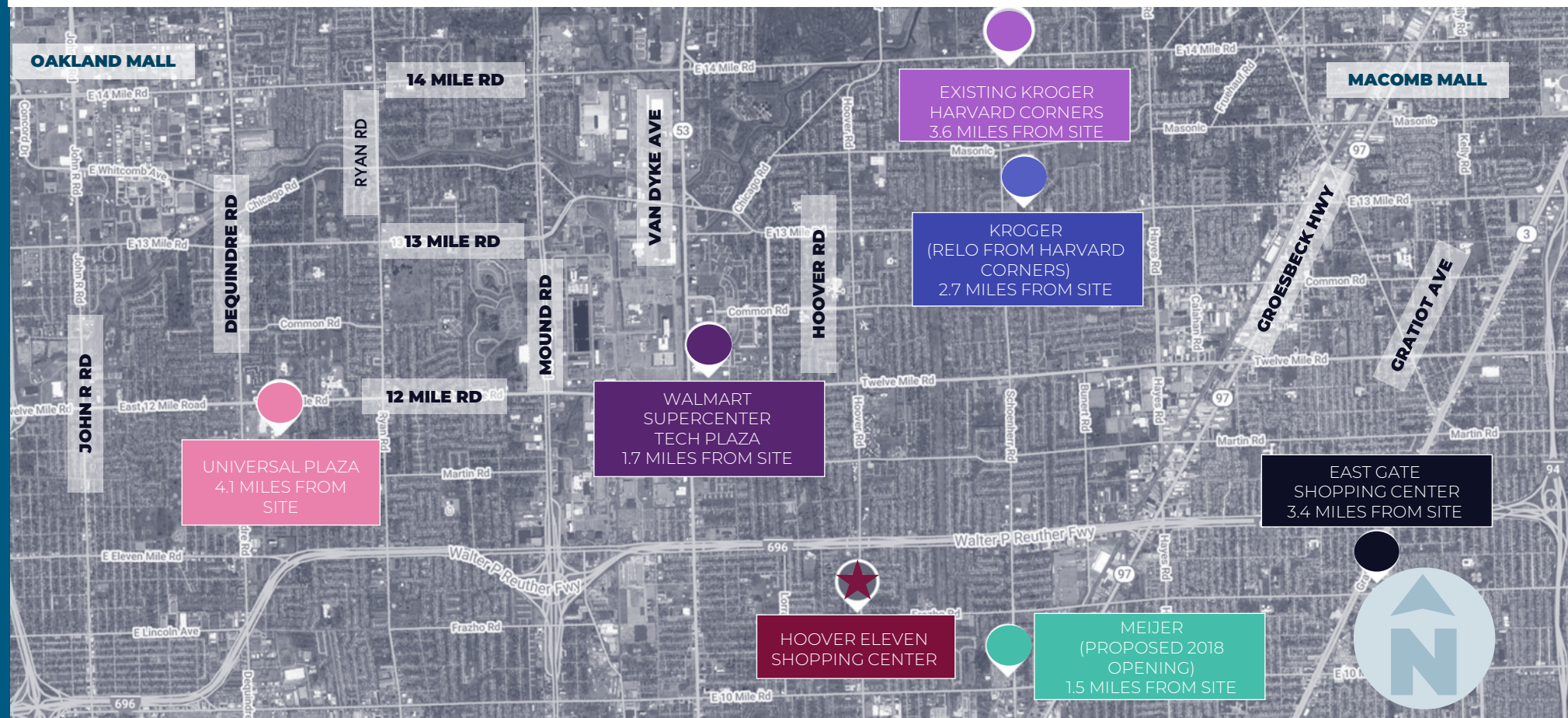
## MACOMB COUNTY





# RETAIL COMPETITION

TECH PLAZA	HARVARD CORNERS	MEIJER	UNIVERSAL PLAZA	EASTGATE SHOPPING CENTER	KROGER
<p><b>ANCHORS:</b> Walmart, Five Below, Marshalls, ULTA, DSW  <b>TOTAL SF:</b> 301,963 SF  <b>ASKING RENT:</b> \$18-26/SF</p>	<p><b>ANCHORS:</b> Kroger (former Kmart), Sherwin Williams, Advance Auto  <b>TOTAL SF:</b> 100,865 SF  <b>ASKING RENT:</b> \$7-12/SF</p>	<p><b>ANCHOR:</b> Meijer  <b>TOTAL SF:</b> 200,000 SF  <b>ASKING RENT:</b> N/A  <b>OPENING:</b> Proj. 2018</p>	<p><b>ANCHORS:</b> Kroger, Marshalls, Petco, Target, Cinemark, Burlington  <b>TOTAL SF:</b> 167,910 SF  <b>ASKING RENT:</b> \$6-30/SF</p>	<p><b>ANCHORS:</b> Kroger, TJ Maxx, CitiTrends, Family Dollar  <b>TOTAL SF:</b> 129,104 SF  <b>ASKING RENT:</b> \$8-14/SF</p>	<p><b>ANCHOR:</b> Kroger  <b>TOTAL SF:</b> 115,068 SF  <b>ASKING RENT:</b> \$6/SF</p>





# DEMOGRAPHICS



## HOOVER ELEVEN

26013 Hoover Rd, Warren, MI

# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Estimated Population	16,152	118,548	356,912
2028 Projected Population	15,863	117,998	354,763
2020 Census Population	16,122	119,099	357,793
2010 Census Population	15,674	116,482	364,381
Projected Annual Growth 2023 to 2028	-0.4%	-	-0.1%
Historical Annual Growth 2010 to 2023	0.2%	0.1%	-0.2%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	6,903	47,533	143,002
2028 Projected Households	6,881	47,964	143,361
2020 Census Households	6,808	47,194	141,775
2010 Census Households	6,633	46,260	141,543
Projected Annual Growth 2023 to 2028	-	0.2%	-
Historical Annual Growth 2010 to 2023	0.3%	0.2%	-
<b>RACE</b>			
2023 Est. White	66.4%	61.0%	54.0%
2023 Est. Black	20.6%	27.3%	36.0%
2023 Est. Asian or Pacific Islander	8.5%	7.1%	5.6%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	4.3%	4.5%	4.2%
<b>INCOME</b>			
2023 Est. Average Household Income	\$77,999	\$79,820	\$77,369
2023 Est. Median Household Income	\$61,070	\$60,298	\$58,537
2023 Est. Per Capita Income	\$33,488	\$32,065	\$31,065
<b>BUSINESS</b>			
2023 Est. Total Businesses	488	4,043	10,957
2023 Est. Total Employees	9,212	55,899	123,213

## CONTACT US



**DAVID M.  
WARD**

*Director*

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