

FOR LEASE

MADISON CENTER – PAD SITE W/ DRIVE-THRU

29101 JOHN R RD, MADISON HEIGHTS, MI 48071



GROUND-LEASE OPPORTUNITY

PROPERTY DETAILS

LOCATION: 29101 John R. Rd
Madison Heights, MI 48071

PROPERTY TYPE: Vacant Land

RENT: \$95,000/YR (Ground-Lease)

AVAILABLE SPACE: Pad Site
w/Drive-Thru: 1 AC

Building Size: Up to 3,600 SF Building

TRAFFIC COUNT: John R. RD (19,861 CPD)
12 Mile Rd (27,559 CDP)

EXCLUSIVELY LISTED BY:



DANIEL H. KUKES
Principal
dkukes@landmarkcres.com
248 488 2620

1 AC

UP TO 3,600 SF

\$95,000/YR

PAD SITE
(W/DRIVE-THRU)

BLDG SIZE

RENT
(GROUND LEASE)

TENANT ROSTER



LEASE PLAN

MADISON CENTER

29101 John R. Rd, Madison Heights, MI



VIEW WEST



BJ'S WHOLESALE CLUB



VIEW SOUTHWEST



12 MILE RD
(27,559 CPD)



I-75
(84,893 CPD)



NATIONAL
GROCER



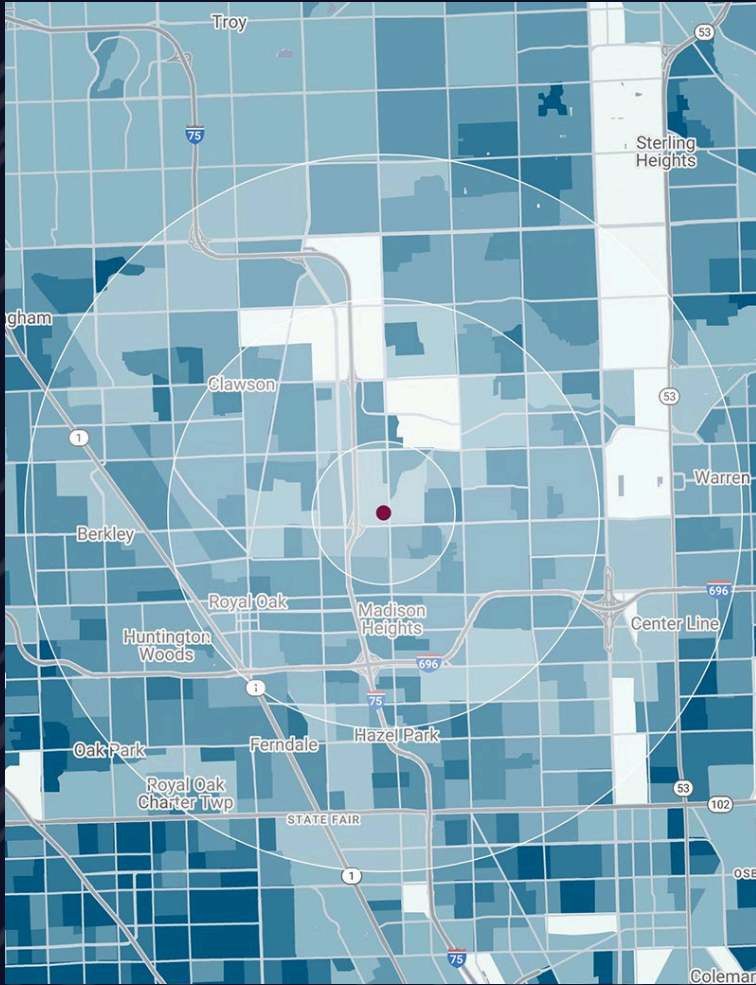
PAD SITE
W/DRIVE-THRU
UP TO 3,600 SF
BUILDING

JOHN R RD
(19,861 CPD)

MARKET AERIAL



DEMOGRAPHICS



MADISON CENTER

29101 John R. Rd
Madison Heights, MI

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	13,811	124,154	327,998
2028 Projected Population	13,686	124,424	328,621
2020 Census Population	13,873	124,118	328,266
2010 Census Population	14,620	122,901	325,010
Projected Annual Growth 2023 to 2028	-0.2%	-	-
Historical Annual Growth 2010 to 2023	-0.4%	-	-

HOUSEHOLDS

2023 Estimated Households	6,246	57,758	145,583
2028 Projected Households	6,190	58,202	146,807
2020 Census Households	6,195	57,063	143,862
2010 Census Households	6,035	54,603	138,568
Projected Annual Growth 2023 to 2028	-0.2%	0.2%	0.2%
Historical Annual Growth 2010 to 2023	0.3%	0.4%	0.4%

RACE

2023 Est. White	84.1%	79.3%	72.1%
2023 Est. Black	5.1%	7.6%	14.4%
2023 Est. Asian or Pacific Islander	5.9%	8.5%	8.8%
2023 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2023 Est. Other Races	4.8%	4.6%	4.5%

INCOME

2023 Est. Average Household Income	\$106,009	\$105,274	\$102,746
2023 Est. Median Household Income	\$83,346	\$82,990	\$81,139
2023 Est. Per Capita Income	\$47,956	\$49,023	\$45,656

BUSINESS

2023 Est. Total Businesses	633	6,387	16,867
2023 Est. Total Employees	6,801	75,762	214,646

CONTACT US



**DANIEL H.
KUKES**
Principal

dkukes@landmarkcres.com
248 488 2620

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.