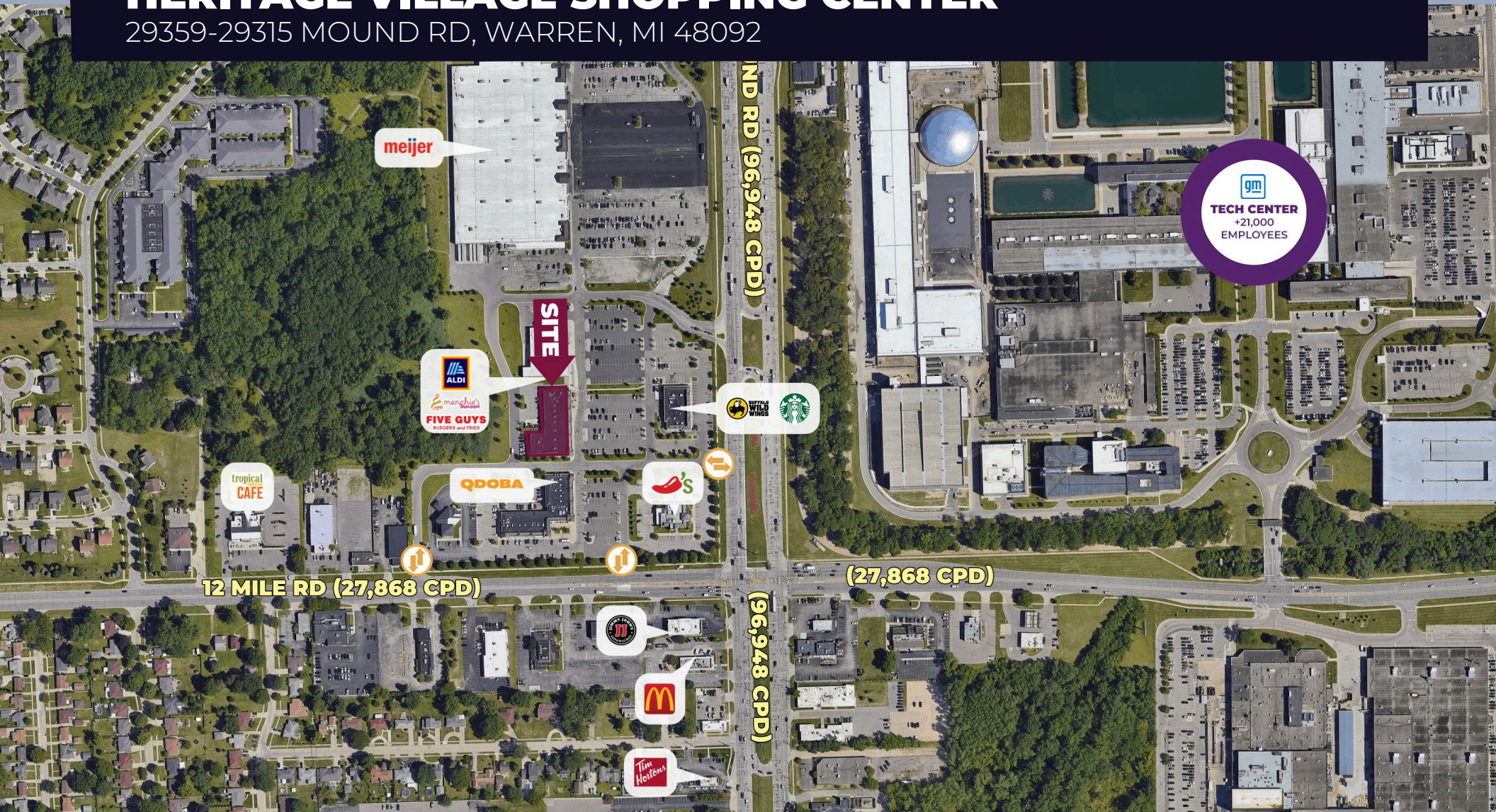


FOR LEASE  
**HERITAGE VILLAGE SHOPPING CENTER**

29359-29315 MOUND RD, WARREN, MI 48092



# PROPERTY DETAILS

\$24.00/SF

\$5.99/SF

**RENT**

**NNN**

**LOCATION:** 29359-29315 Mound Rd,  
Warren, MI 48092

**PROPERTY TYPE:** Shopping Center

**DATE AVAILABLE:** Immediately

**RENT:** \$24.00/SF NNN

**NNN EXPENSE:** \$5.99/SF

**AVAILABLE SPACE:** 2,000 SF and 2,950 SF

**TRAFFIC COUNT:** 12 Mile (27,868 CPD)  
Mound Rd (96,948 CPD)

EXCLUSIVELY LISTED BY:



**ANDREW C. LUCKOFF**

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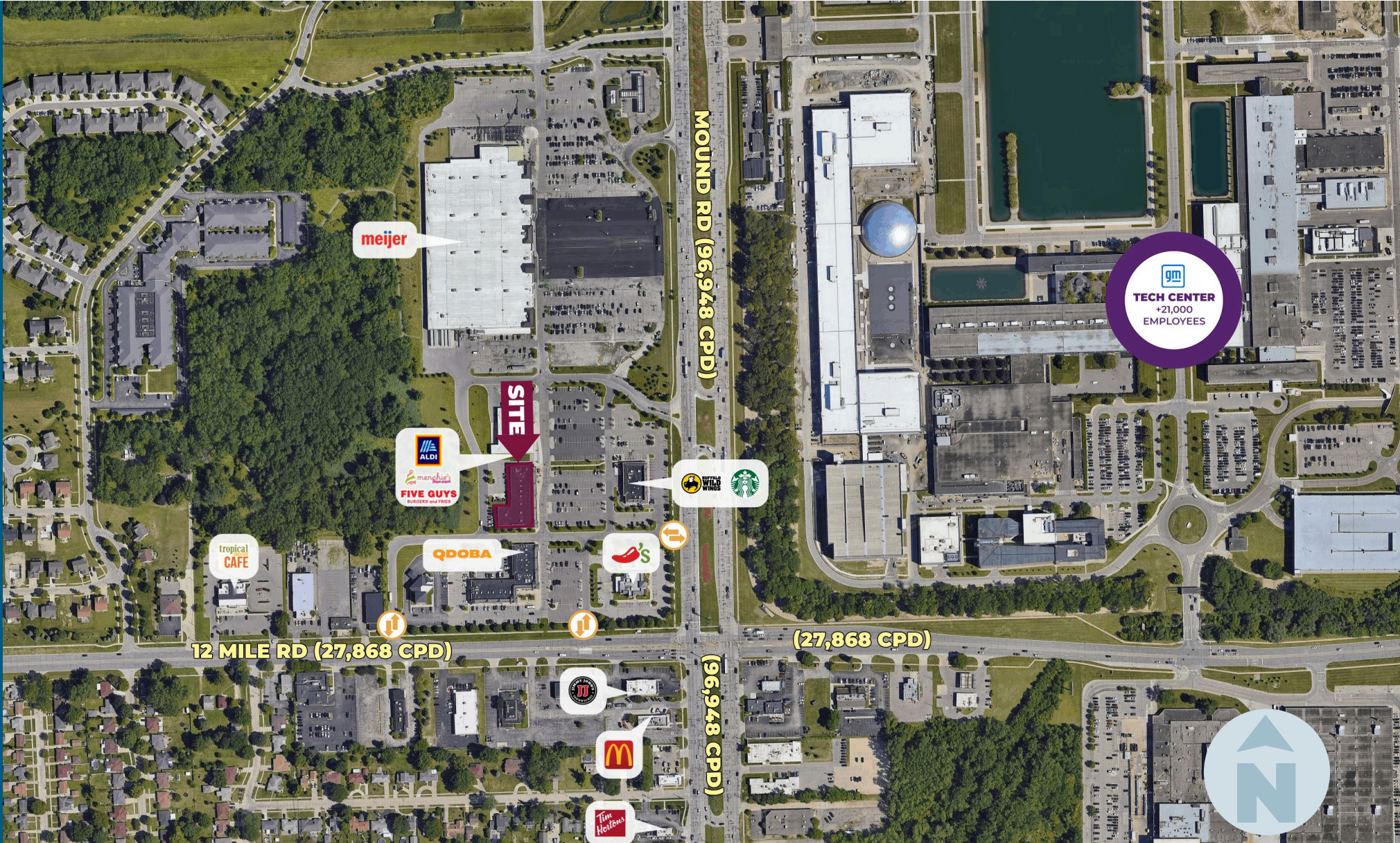
## TENANT ROSTER



## HIGHLIGHTS

- Highly visible and accessible from both 12 Mile & Mound Roads .
- Surrounded by several synergistic Retail & Service uses fueled by both strong daytime traffic and surrounding residential community.
- Across the street from GM Warren Technical Center with easy access to the site, which employs over 21,000 people who report daily.
- Adjacent to Aldi, and shadowed by one of the largest Meijer stores in Metro Detroit, and a strong performing LA Fitness.
- 2,000 & 2,950 SF opportunities with synergistic retail and service uses that see regular traffic.
- Join the 312 AC mixed use development that synergizes and offers access between robust Retail and Residential.

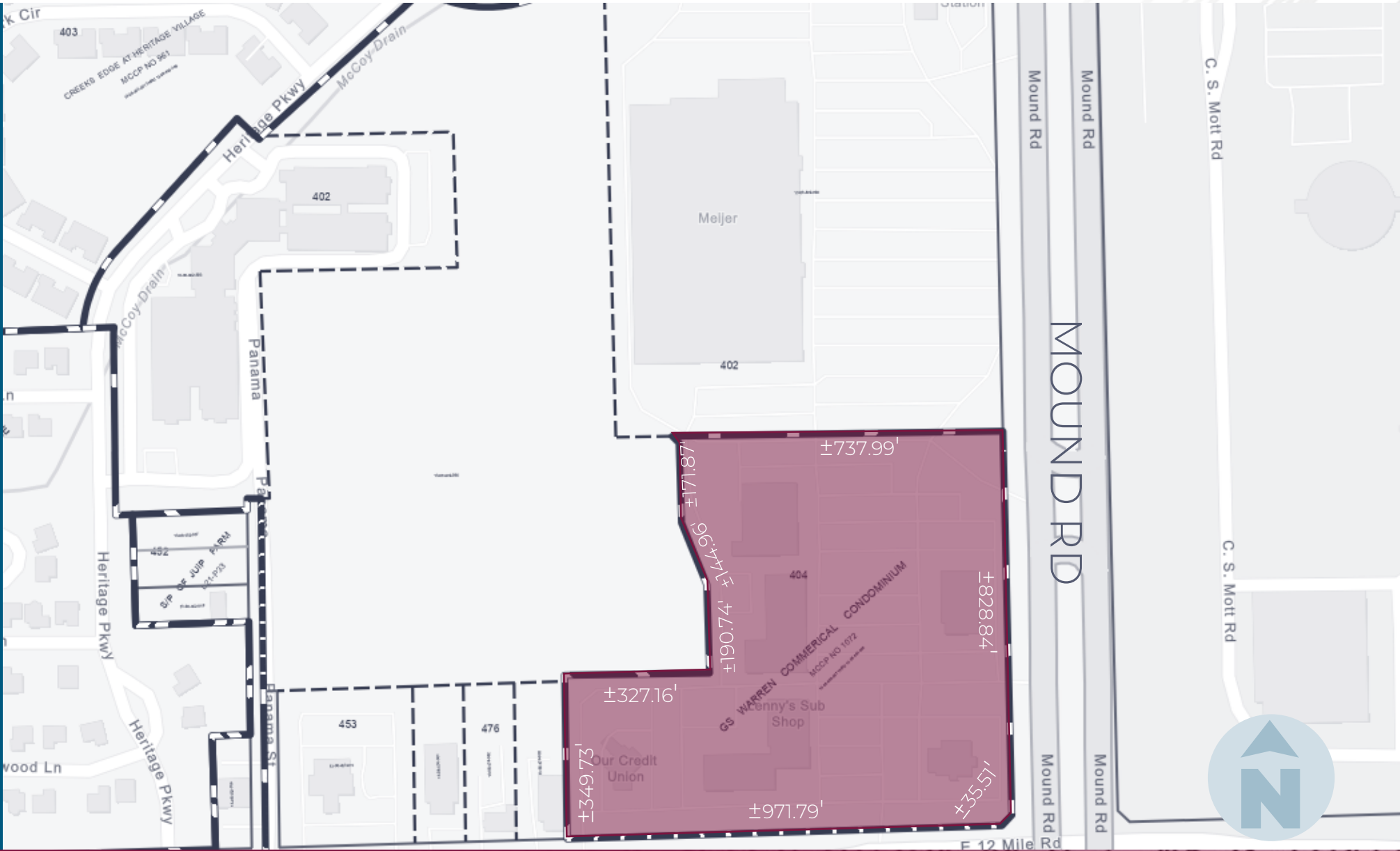
# MICRO AERIAL



# MACRO AERIAL



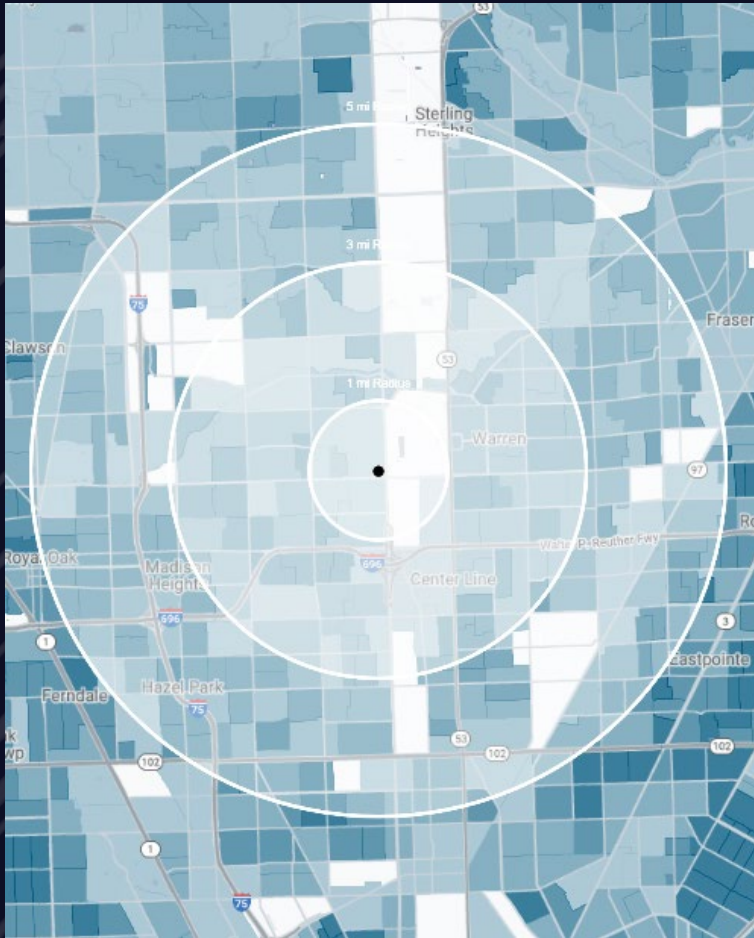
# PLAT



# SITE PHOTOS



# DEMOGRAPHICS



## HERITAGE VILLAGE SHOPPING CENTER

29359-29315 Mound Rd, Warren, MI 48092

# DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	7,922	108,474	324,321
2028 Projected Population	7,906	107,324	321,791
2020 Census Population	7,895	109,256	325,721
2010 Census Population	6,964	105,906	321,917
Projected Annual Growth 2023 to 2028	-	-0.2%	-0.2%
Historical Annual Growth 2010 to 2023	1.1%	0.2%	-

### HOUSEHOLDS

2023 Estimated Households	3,186	45,776	135,560
2028 Projected Households	3,227	45,855	135,772
2020 Census Households	3,135	45,581	134,580
2010 Census Households	2,796	43,985	130,575
Projected Annual Growth 2023 to 2028	0.3%	-	-
Historical Annual Growth 2010 to 2023	1.1%	0.3%	0.3%

### RACE

2023 Est. White	65.9%	69.5%	68.8%
2023 Est. Black	12.4%	14.4%	18.3%
2023 Est. Asian or Pacific Islander	18.1%	12.0%	8.3%
2023 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2023 Est. Other Races	3.4%	3.9%	4.4%

### INCOME

2023 Est. Average Household Income	\$103,889	\$85,908	\$88,626
2023 Est. Median Household Income	\$79,675	\$66,169	\$68,536
2023 Est. Per Capita Income	\$41,776	\$36,336	\$37,106

### BUSINESS

2023 Est. Total Businesses	313	4,153	12,441
2023 Est. Total Employees	6,359	58,408	164,987

## CONTACT US



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