

FOR LEASE

WARREN – 10,000 SF ENDCAP OPPORTUNITY

29359-29315 MOUND RD, WARREN, MI 48092



PROPERTY DETAILS

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

PROPERTY TYPE: Shopping Center

DATE AVAILABLE: Immediately

RENT: TBD

NNN EXPENSE: \$5.99/SF

AVAILABLE SPACE: 9,157 SF

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

EXCLUSIVELY LISTED BY:



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TBD

\$5.99/SF

RENT

NNN

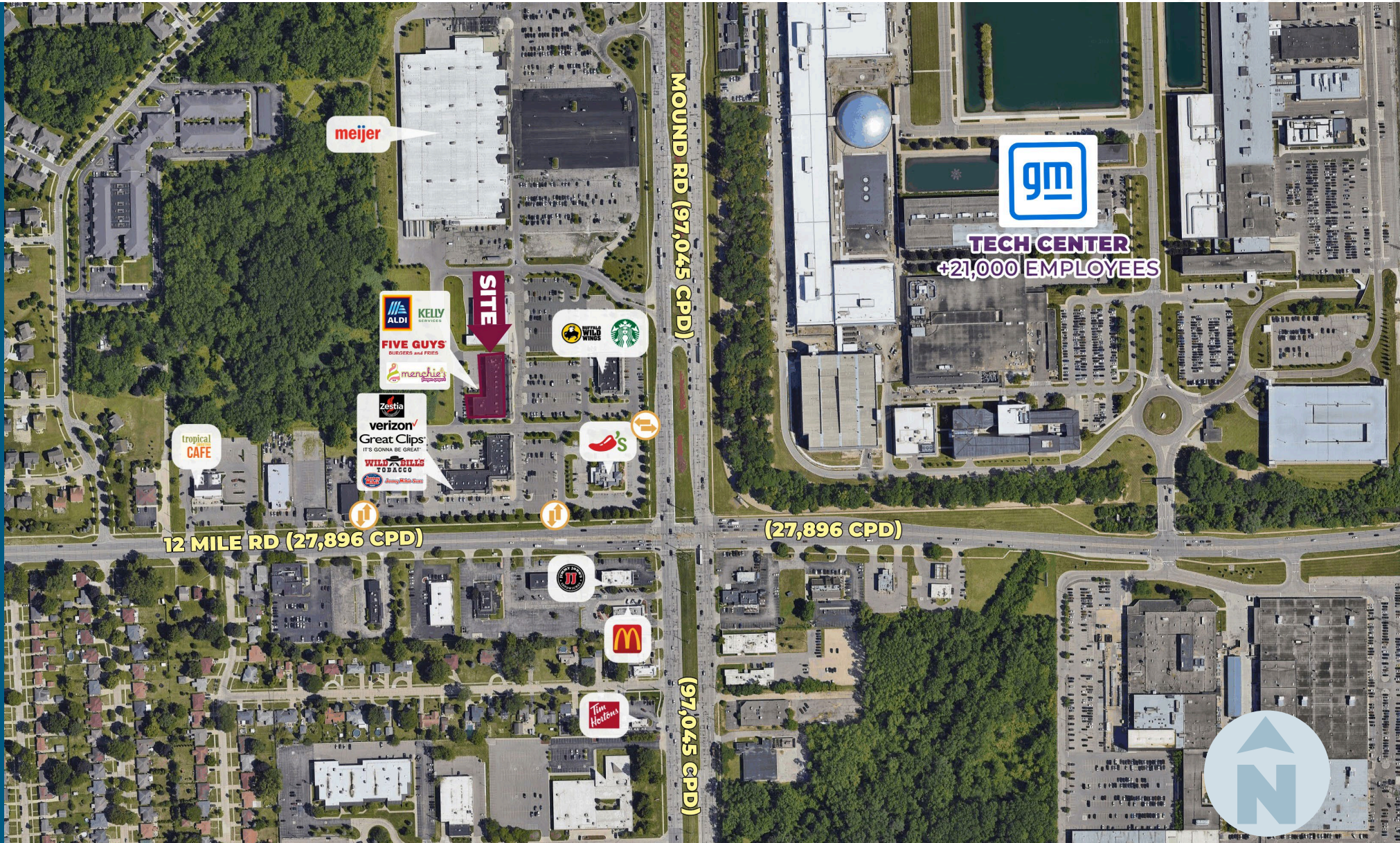
TENANT ROSTER



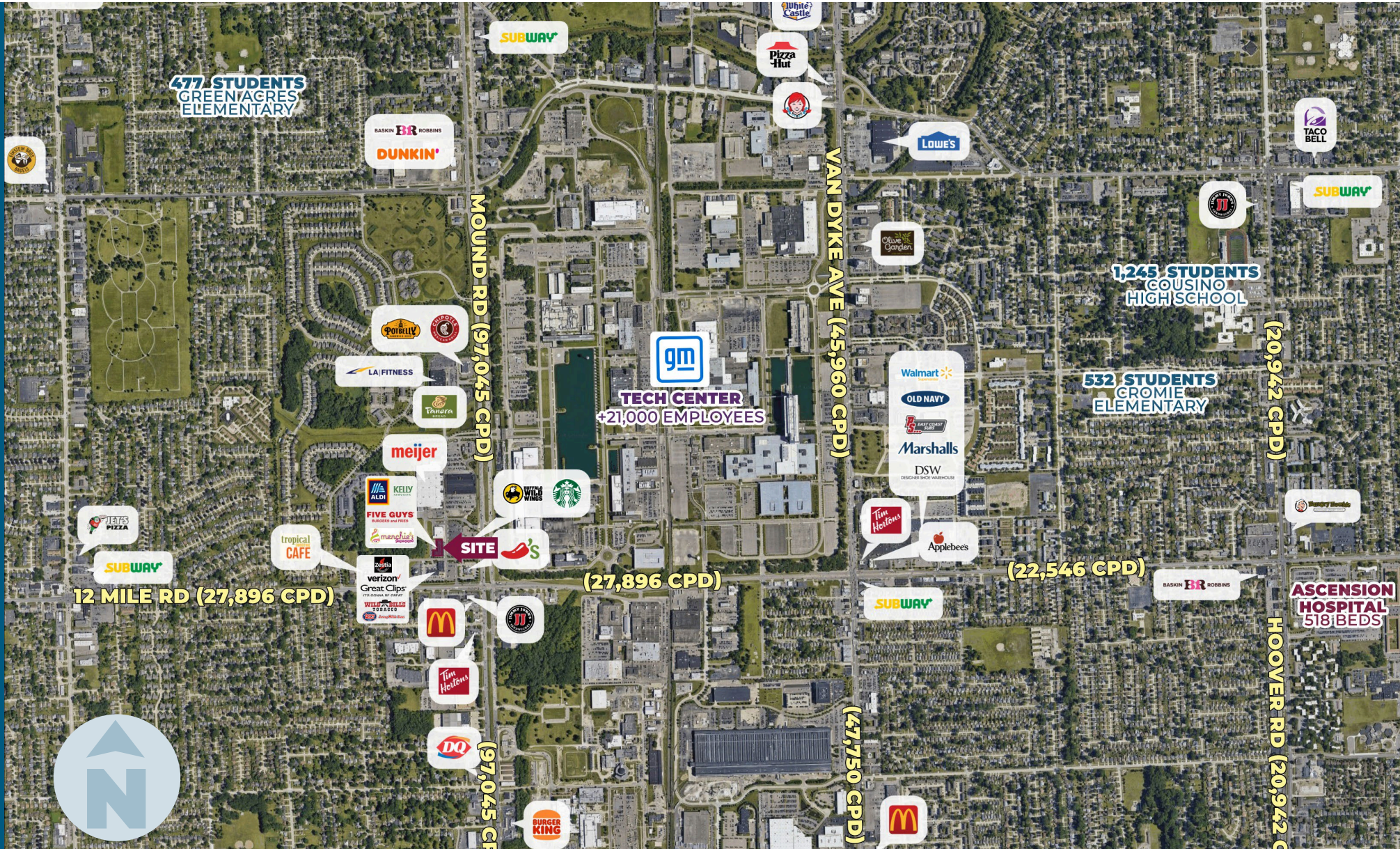
HIGHLIGHTS

- Highly visible and accessible from both 12 Mile & Mound Roads.
- Surrounded by several synergistic Retail & Service uses fueled by both strong daytime traffic and the 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.
- 9,157 SF Endcap opportunity 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.

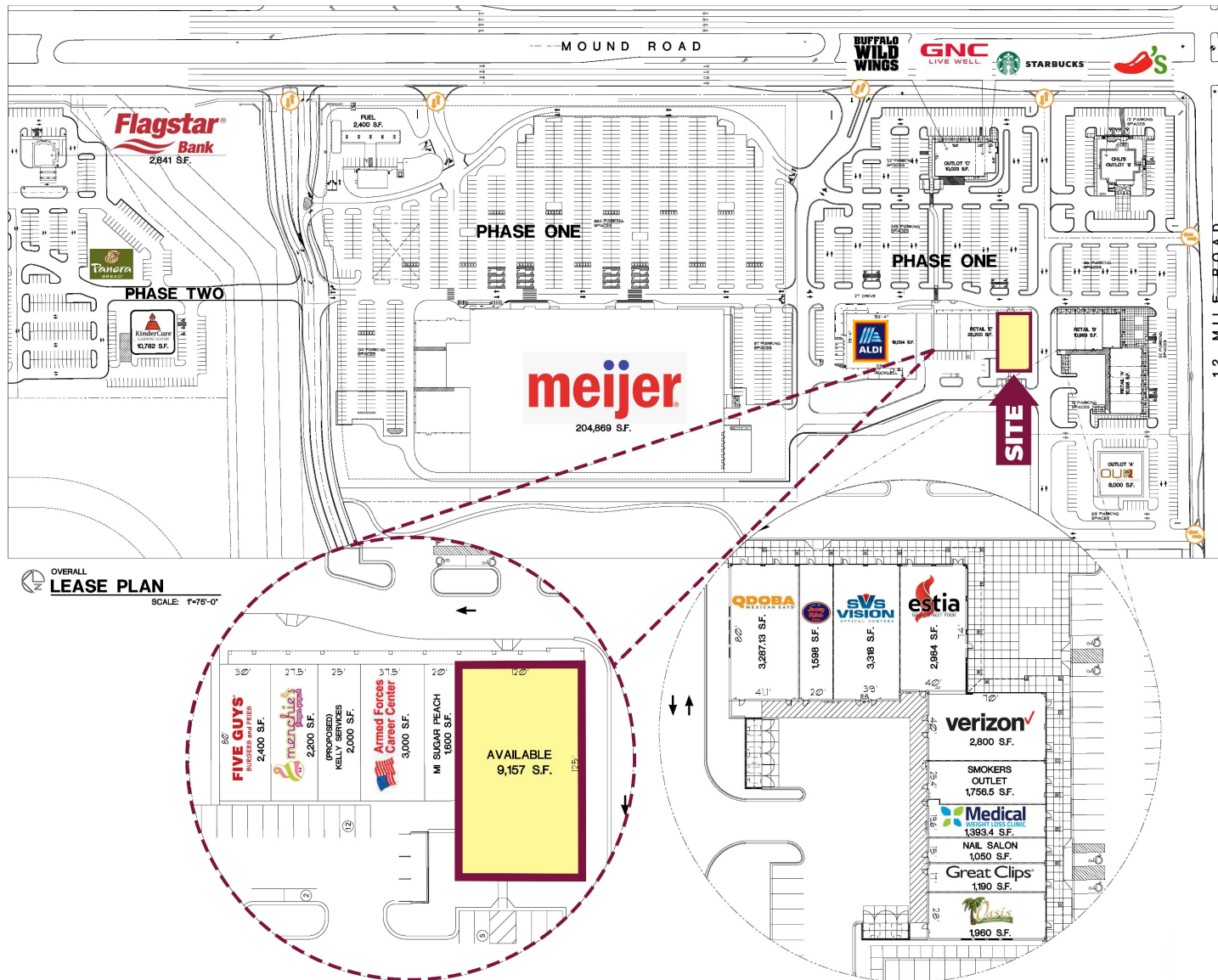
MICRO AERIAL



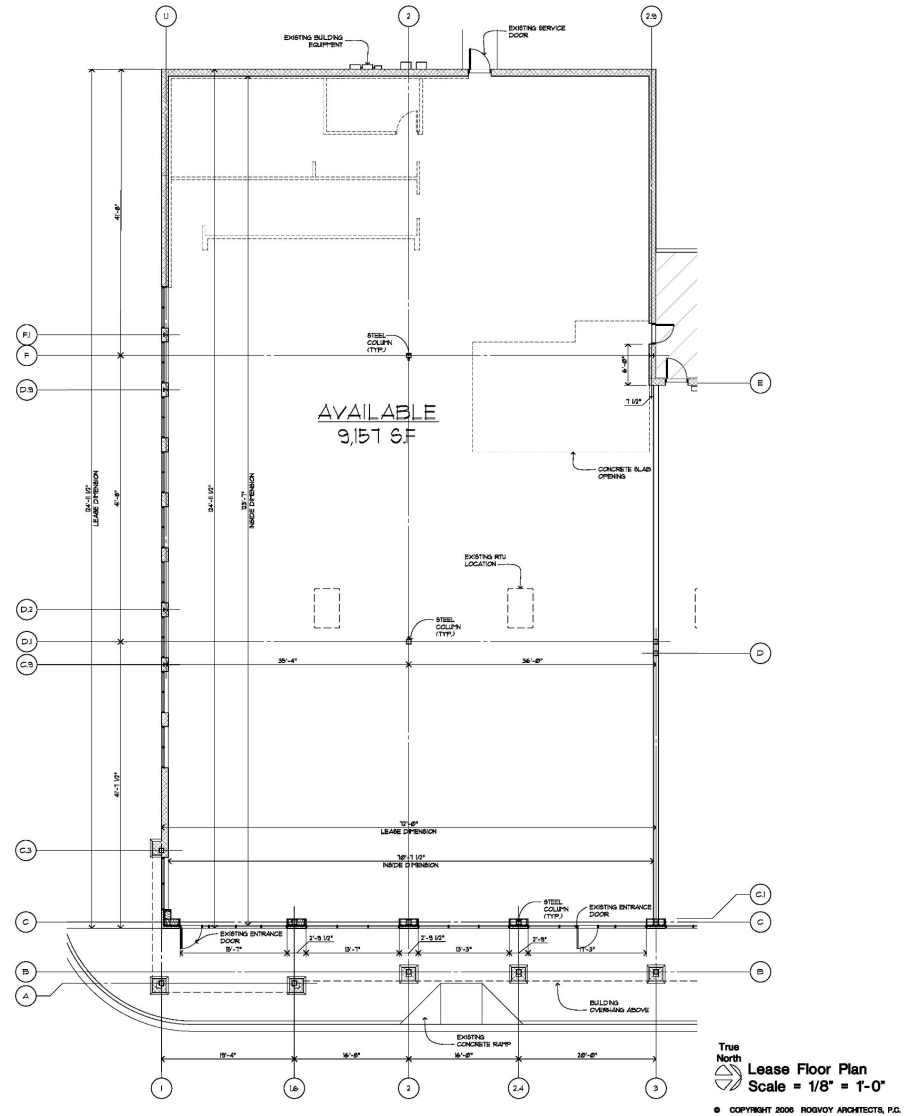
MACRO AERIAL



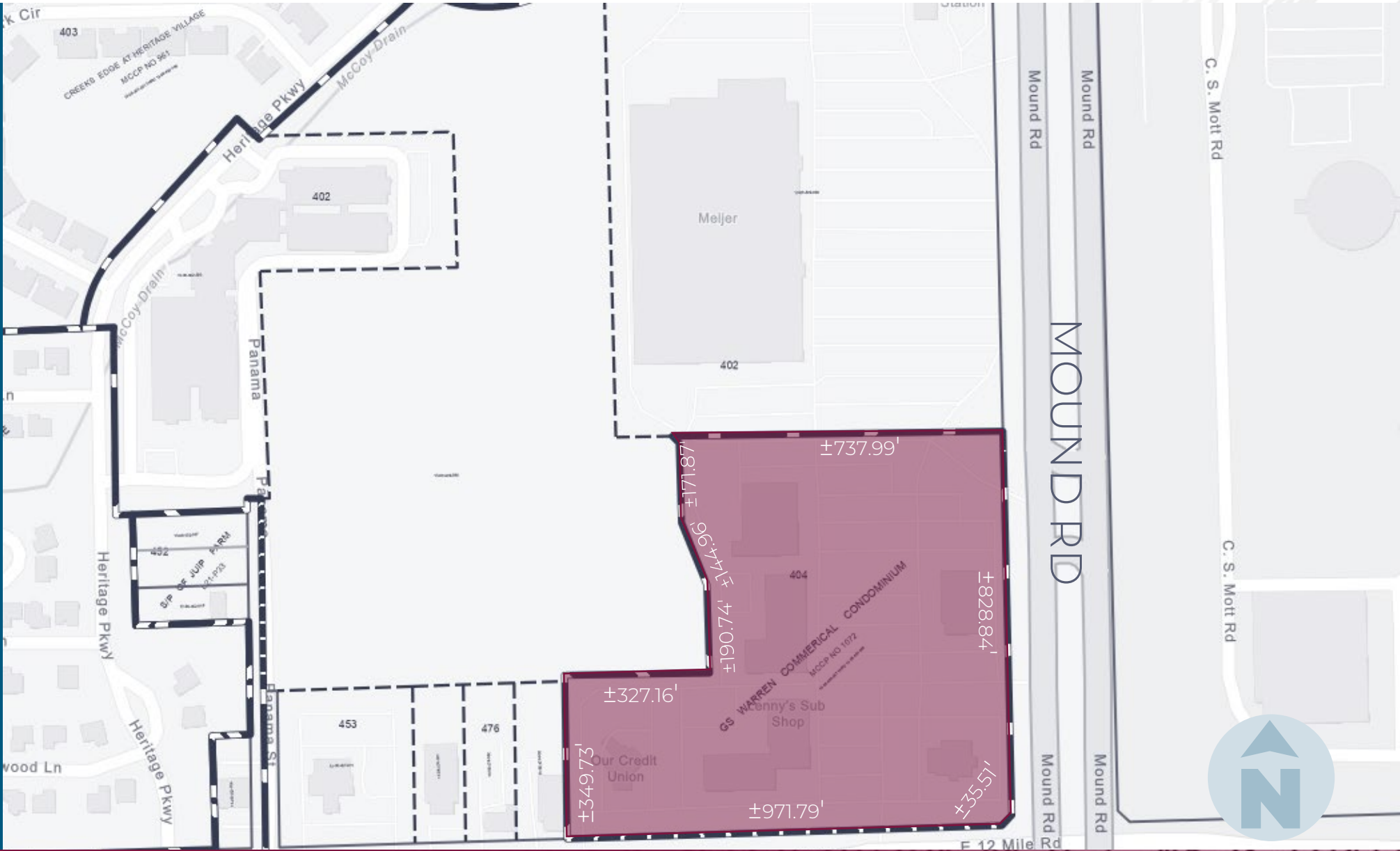
SITE PLAN



SITE PLAN



PLAT



SITE PHOTOS



9,157 SF
ENDCAP
AVAILABLE

SUGARING NYC
ORGANIC WAXING & LASH STUDIO

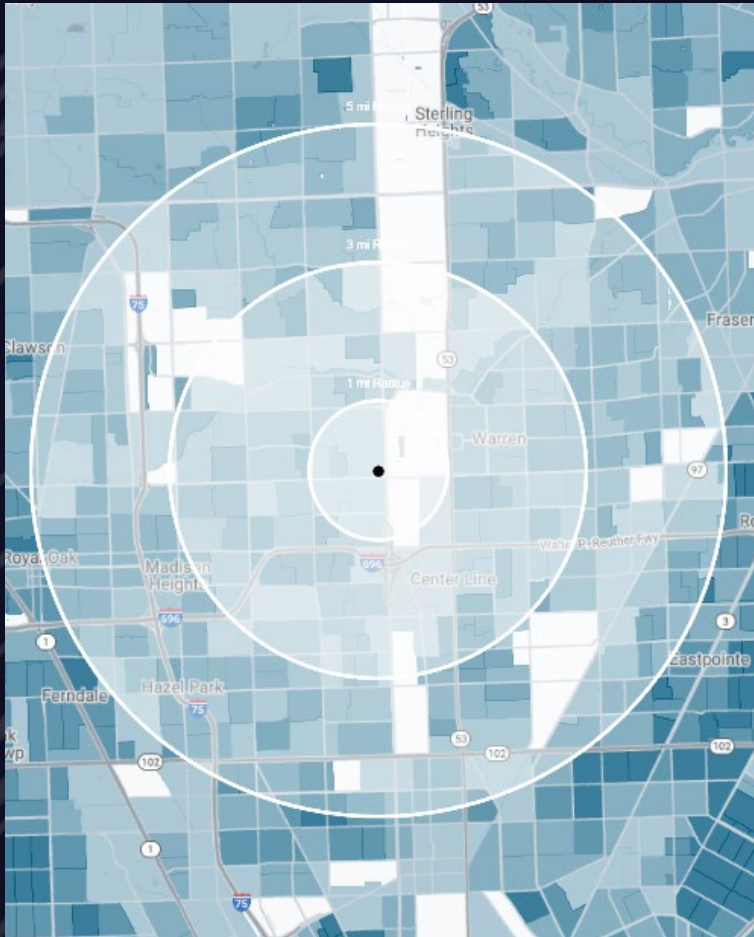
ARMED FORCES
CAREER CENTER

KELLY
SERVICES

mandi's
frozen yogurt

FIVE GUYS

DEMOGRAPHICS



HERITAGE VILLAGE SHOPPING CENTER

29359-29315 Mound Rd, Warren, MI 48092

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	7,747	109,720	323,660
2029 Projected Population	7,744	108,536	320,676
2020 Census Population	7,895	109,256	325,721
2010 Census Population	6,964	105,906	321,917
Projected Annual Growth 2024 to 2029	-	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	0.8%	0.3%	-

HOUSEHOLDS

2024 Estimated Households	3,157	45,859	136,461
2029 Projected Households	3,186	45,646	135,640
2020 Census Households	3,135	45,581	134,580
2010 Census Households	2,796	43,985	130,575
Projected Annual Growth 2024 to 2029	0.2%	-	-0.1%
Historical Annual Growth 2010 to 2024	0.9%	0.3%	0.3%

RACE

2024 Est. White	63.9%	68.1%	68.1%
2024 Est. Black	13.5%	15.1%	18.6%
2024 Est. Asian or Pacific Islander	18.9%	12.6%	8.7%
2024 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2024 Est. Other Races	3.5%	4.0%	4.4%

INCOME

2024 Est. Average Household Income	\$103,023	\$88,430	\$90,659
2024 Est. Median Household Income	\$86,314	\$71,300	\$72,895
2024 Est. Per Capita Income	\$41,987	\$37,046	\$38,289

BUSINESS

2024 Est. Total Businesses	314	4,153	12,456
2024 Est. Total Employees	6,396	58,418	165,017

CONTACT US



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