

FOR LEASE

# FREESTANDING BUILDING W/TWO OVERHEAD DOORS

19690 E 9 MILE RD, ST CLAIR SHORES, MI 48080



# PROPERTY DETAILS

\$18.00/SF NNN

Contact Broker

**RENT**

**NNN**

<b>LOCATION:</b>	19690 E 9 Mile Rd St Clair Shores, MI 48080
<b>PROPERTY TYPE:</b>	Freestanding
<b>DATE AVAILABLE:</b>	Immediately
<b>RENT:</b>	\$18.00/SF NNN
<b>NNN EXPENSE:</b>	Contact Broker
<b>BUILDING SIZE:</b>	3,284 SF
<b>LOT SIZE:</b>	0.35 AC
<b>AVAILABLE SPACE:</b>	3,284 SF
<b>ZONING:</b>	L-1 (Light Industrial)
<b>TRAFFIC COUNT:</b>	9 Mile Rd (23,256 CPD) I-94 (124,668 CPD)

## HIGHLIGHTS

- Highly Visible Freestanding Location
- Large Pylon Signage
- Two Overhead Doors
- Onsite Parking (West & East of Building)
- Close Access to I-94 & I-696

EXCLUSIVELY LISTED BY:



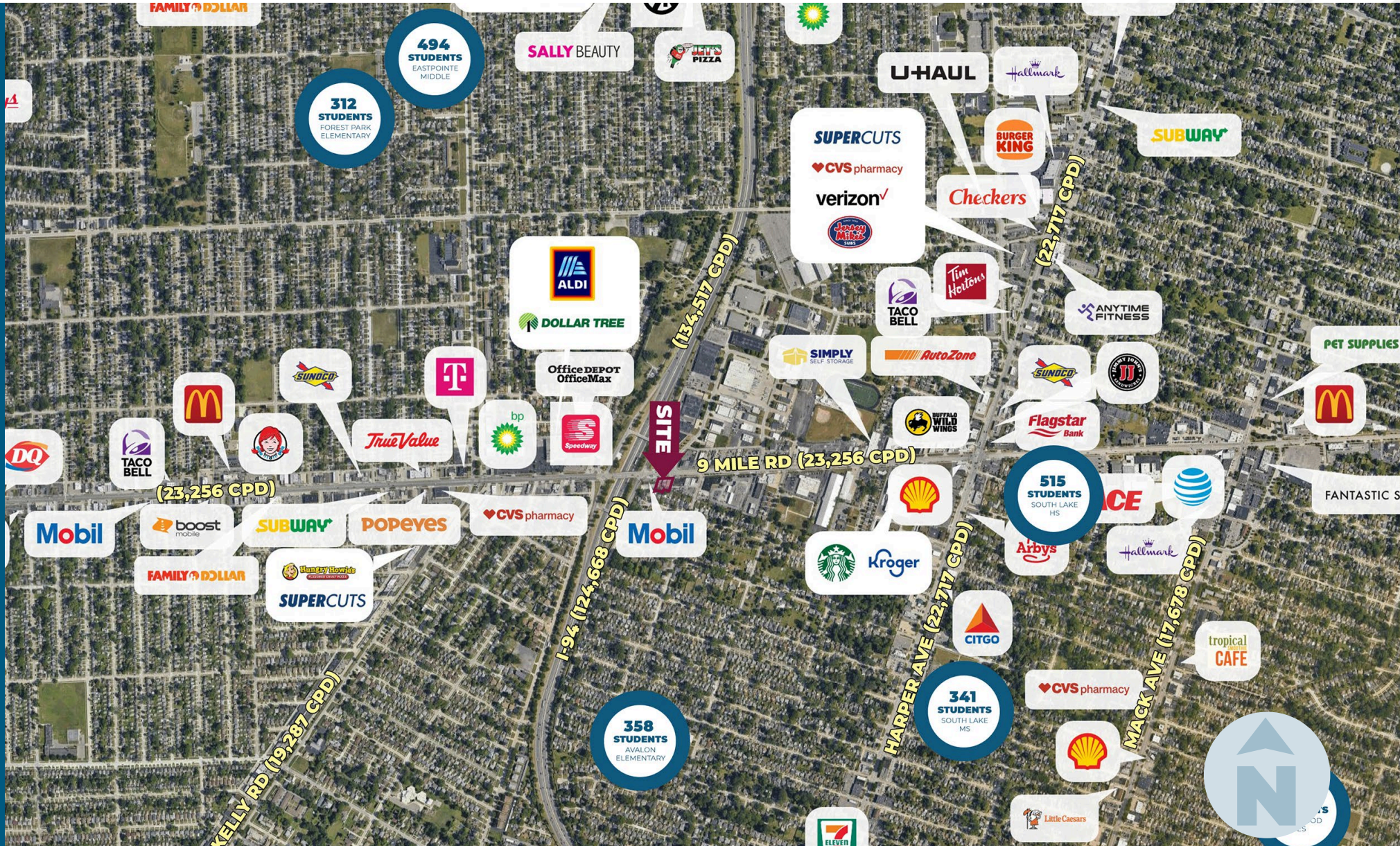
**ANTHONY J.  
VITALE**

Director  
[avitale@landmarkcres.com](mailto:avitale@landmarkcres.com)  
248 488 2620

# MICRO AERIAL



# MACRO AERIAL



# SITE PHOTOS



# SITE PHOTOS



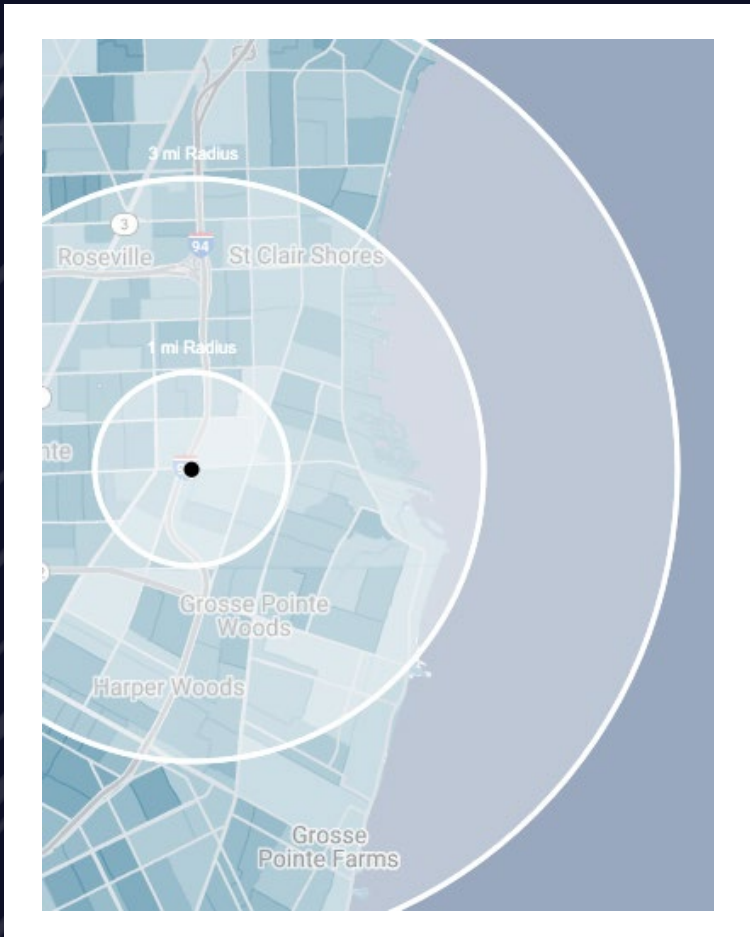
# SITE PHOTOS







# DEMOGRAPHICS



## FREESTANDING BUILDING

19690 E 9 Mile Rd, St Clair Shores, MI 48080

# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Estimated Population	17,443	149,787	303,866
2028 Projected Population	17,281	148,180	301,546
2020 Census Population	17,609	151,139	305,136
2010 Census Population	17,241	150,095	314,342
Projected Annual Growth 2023 to 2028	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2023	-	-	-0.3%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	7,426	61,850	122,204
2028 Projected Households	7,457	61,672	121,952
2020 Census Households	7,411	61,709	121,405
2010 Census Households	7,168	60,475	122,418
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	0.3%	0.2%	-
<b>RACE</b>			
2023 Est. White	59.3%	59.4%	54.2%
2023 Est. Black	34.9%	34.6%	39.5%
2023 Est. Asian or Pacific Islander	1.1%	1.6%	2.0%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	4.5%	4.4%	4.2%
<b>INCOME</b>			
2023 Est. Average Household Income	\$86,497	\$89,356	\$89,305
2023 Est. Median Household Income	\$67,234	\$67,242	\$65,467
2023 Est. Per Capita Income	\$36,839	\$36,949	\$35,989
<b>BUSINESS</b>			
2023 Est. Total Businesses	761	4,407	9,397
2023 Est. Total Employees	6,032	31,454	84,297

## CONTACT US



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