

FOR LEASE/SALE
PAD SITE

37217 UTICA RD, STERLING HEIGHTS, MI 48312



BRUCE COLLINS ELEMENTARY SCHOOL
437 STUDENTS

TOENHERR RD (38,255 CPD)

(45,147 CPD)

DOLLAR TREE

16 MILE RD (47,198 CPD)

MICHIGAN LOTTERY AMPHITHEATRE AT FREEDOM HILL

HURON ACADEMY UTICA CAMPUS
794 STUDENTS

(47,198 CPD)

(17,418 CPD)

(32,356 CPD)

UTICA RD (17,418 CPD)

HAYES RD (36,714 CPD)

SITE

PROPERTY DETAILS

\$500,000/AC

\$50,000/YR
GROUND LEASE

SALES PRICE

RENT

LOCATION:	37217 Utica Rd, Sterling Heights, MI 48312
PROPERTY TYPE:	Vacant Land
SALES PRICE:	\$500,000/AC
RENT:	\$50,000/YR (Ground Lease)
LOT SIZE:	1.34 AC
LOT DIMENSIONS:	145' X 300'
ZONING:	C-3
TRAFFIC COUNT:	Utica Rd (17,418 CPD) 16 Mile Rd (47,198 CPD)

HIGHLIGHTS

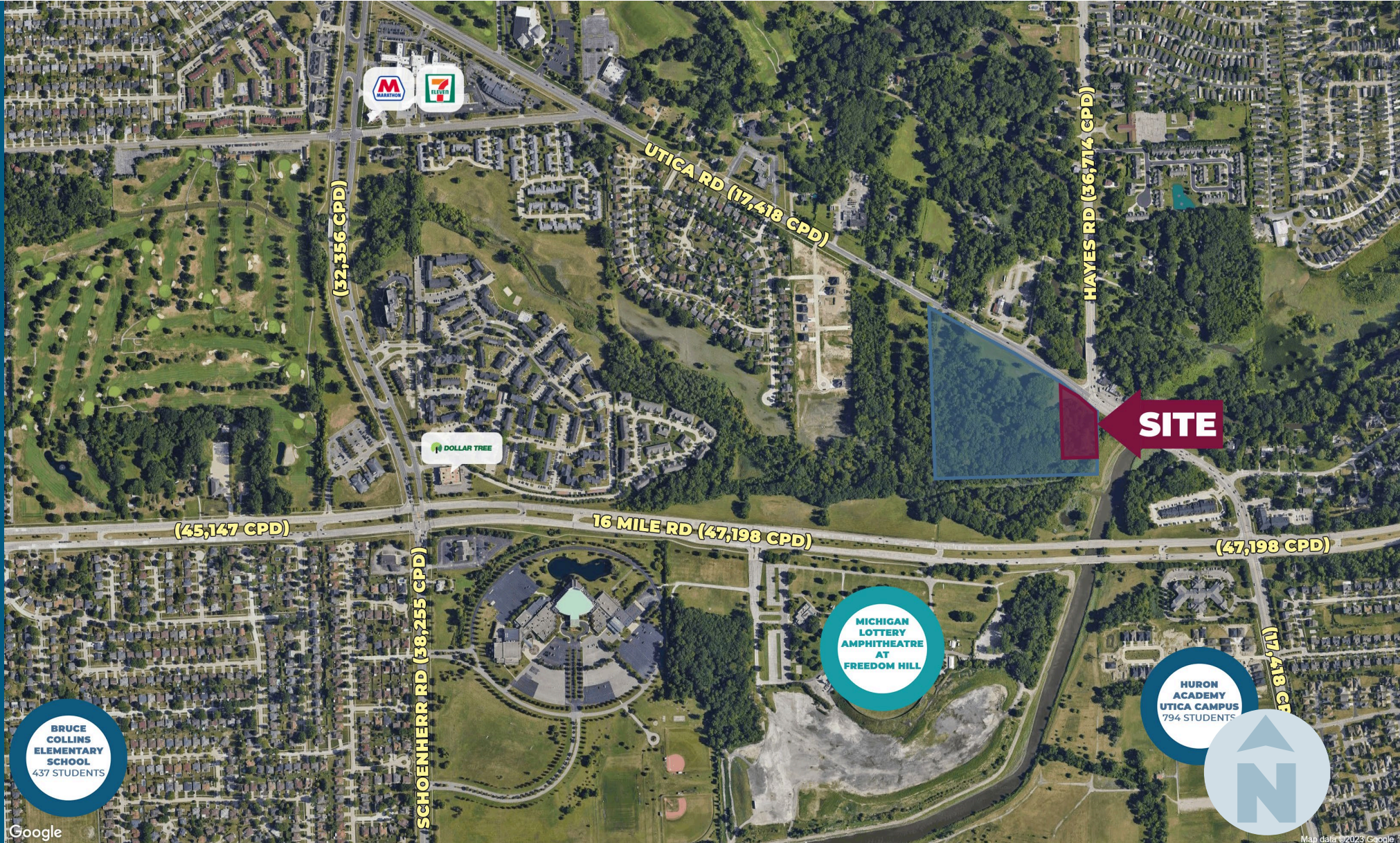
- Pad Site Available.
- Drive- Thru Restaurant Opportunity.
- Join the 93- Unit Apartment Complex Development that will be Developed in the Rear.
- Main Road Frontage.
- Heavy Traffic.

EXCLUSIVELY LISTED BY:



**LOUIS J.
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Managing Director
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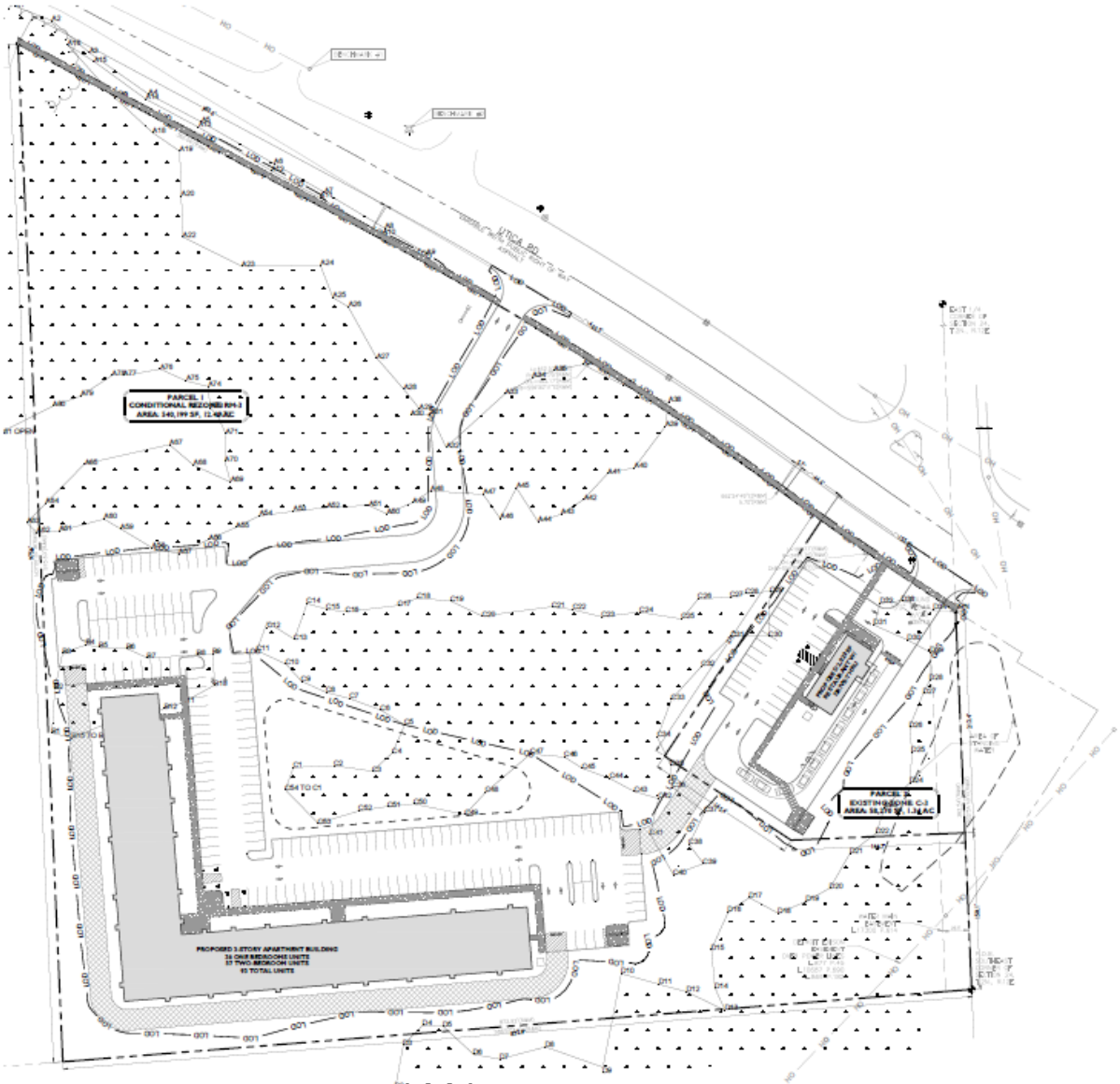
MICRO AERIAL



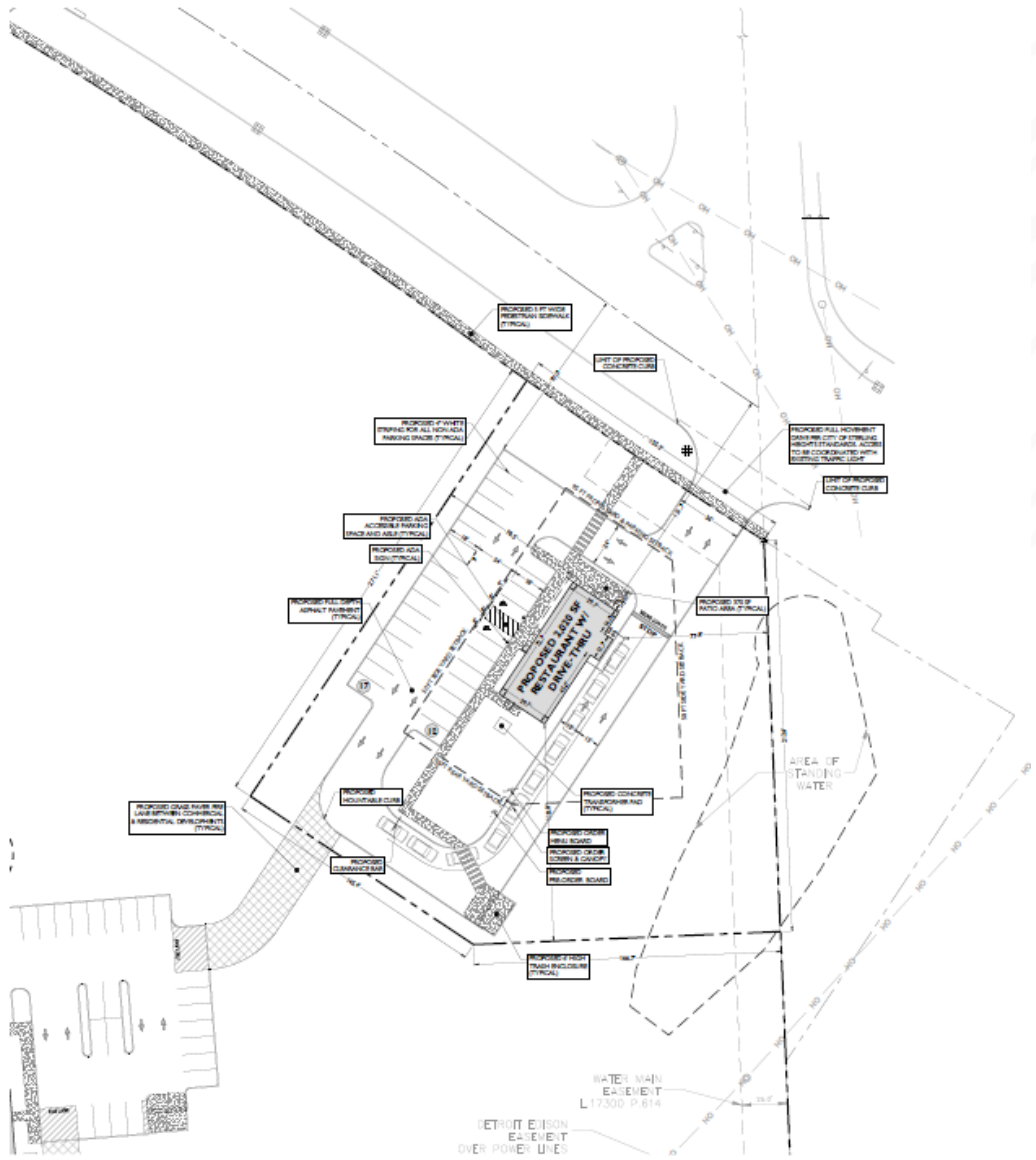
MACRO AERIAL



CONCEPTUAL PLANS



CONCEPTUAL PLANS



PLAT MAP



DEMOGRAPHICS



PAD SITE

37217 Utica Rd, Sterling Heights, MI 48312

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	8,738	107,169	288,085
2028 Projected Population	9,405	106,941	286,031
2020 Census Population	8,641	108,026	290,399
2010 Census Population	8,570	106,327	282,621
Projected Annual Growth 2023 to 2028	1.5%	-	-0.1%
Historical Annual Growth 2010 to 2023	0.2%	-	0.1%
HOUSEHOLDS			
2023 Estimated Households	4,011	45,482	123,075
2028 Projected Households	4,375	46,107	124,078
2020 Census Households	3,915	45,258	122,521
2010 Census Households	3,761	43,916	117,508
Projected Annual Growth 2023 to 2028	1.8%	0.3%	0.2%
Historical Annual Growth 2010 to 2023	0.5%	0.3%	0.4%
RACE			
2023 Est. White	77.6%	80.9%	78.0%
2023 Est. Black	13.9%	10.4%	12.9%
2023 Est. Asian or Pacific Islander	4.0%	4.4%	4.6%
2023 Est. American Indian or Alaska Native	0.2%	0.1%	0.2%
2023 Est. Other Races	4.3%	4.1%	4.4%
INCOME			
2023 Est. Average Household Income	\$92,247	\$101,535	\$96,222
2023 Est. Median Household Income	\$66,883	\$76,394	\$71,606
2023 Est. Per Capita Income	\$42,484	\$43,173	\$41,218
BUSINESS			
2023 Est. Total Businesses	201	2,920	9,873
2023 Est. Total Employees	2,253	29,929	119,936

CONTACT US



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