

FOR LEASE

# FORMER QSR WITH DRIVE-THRU

45101 SCHOENHERR RD, UTICA, MI 48315



# PROPERTY DETAILS

\$200,000.00/ Annual

1.09 AC

**RENT**

**LOT SIZE**

<b>LOCATION:</b>	45101 Schoenherr Rd, Utica, MI 48315
<b>PROPERTY TYPE:</b>	Freestanding
<b>DATE AVAILABLE:</b>	Q2 2024
<b>RENT:</b>	\$200,000.00/Annual
<b>NNN EXPENSE:</b>	Absolute Net
<b>BUILDING SIZE:</b>	2,080 SF
<b>LOT SIZE:</b>	1.09 AC
<b>LOT DIMENSIONS:</b>	150' X 315'
<b>AVAILABLE SPACE:</b>	2,080 SF
<b>ZONING:</b>	C-2 (General Commercial)
<b>TRAFFIC COUNT:</b>	Schoenherr Rd (47,000 CPD) Hall Rd (82,698 CPD)

## HIGHLIGHTS

- Freestanding Drive-Thru Opportunity.
- Over 150,000 Cars Daily.
- Monument Signage.
- Surrounded by many National Retailers.
- Part of the golden Corridor.

EXCLUSIVELY LISTED BY:



**LOUIS J.  
CIOTTI**  
Managing Director  
[lcotti@landmarkcres.com](mailto:lcotti@landmarkcres.com)  
248 488 2620

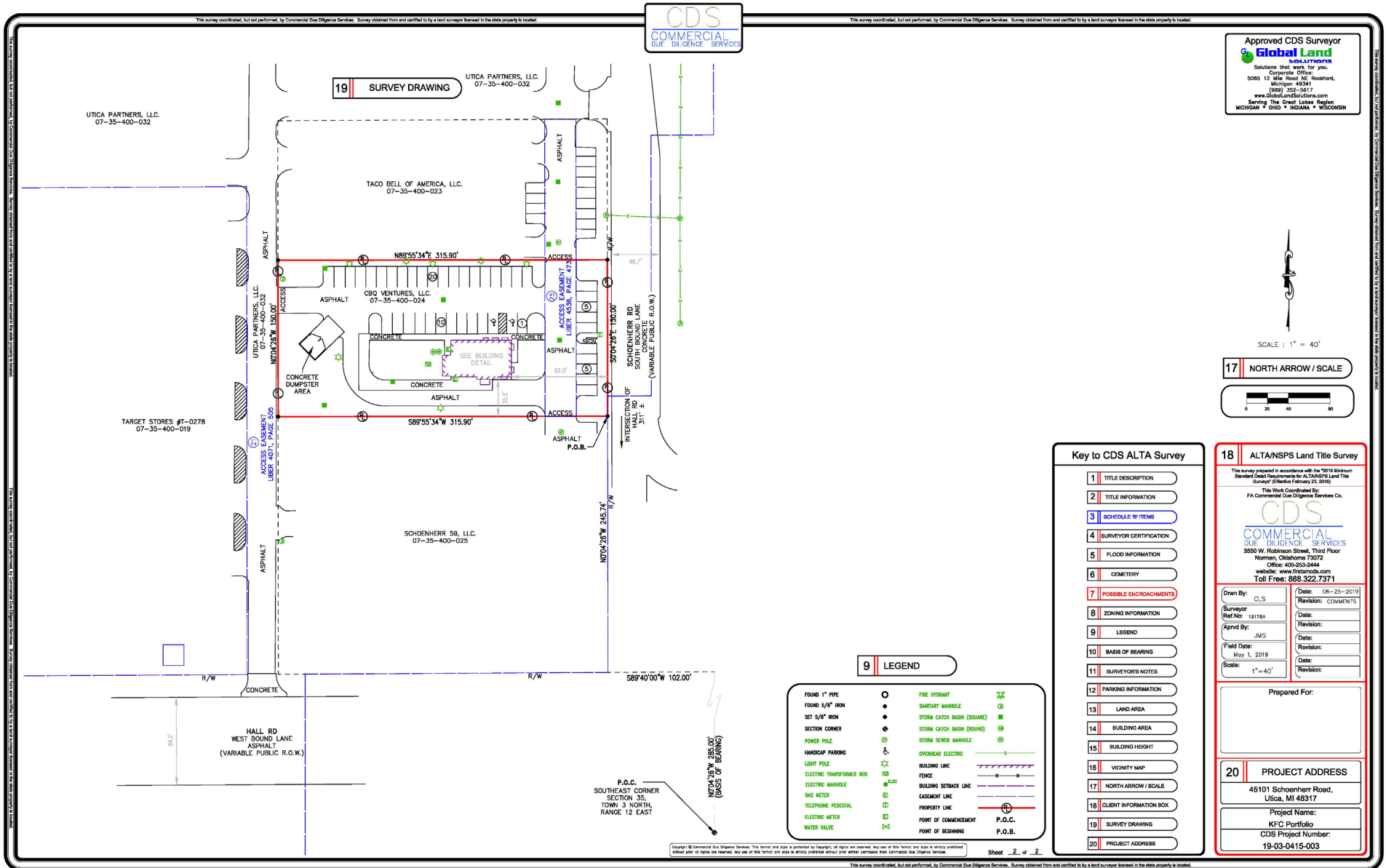


# MICRO AERIAL





# SURVEY



**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES

Approved CDS Surveyor  
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5065 1/2 Mile Road NE, Rockford,  
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SCALE : 1" = 40'

17 NORTH ARROW / SCALE



**Key to CDS ALTA Survey**

- TITLE DESCRIPTION
- TITLE INFORMATION
- SCHEDULE 'B' ITEMS
- SURVEYOR CERTIFICATION
- FLOOD INFORMATION
- CEMETERY
- POSSIBLE ENCROACHMENTS
- ZONING INFORMATION
- LEGEND
- BASIS OF BEARING
- SURVEYOR'S NOTES
- PARKING INFORMATION
- LAND AREA
- BUILDING AREA
- BUILDING HEIGHT
- VICINITY MAP
- NORTH ARROW / SCALE
- CLIENT INFORMATION BOX
- SURVEY DRAWING
- PROJECT ADDRESS

**18 ALTANSPS Land Title Survey**

This survey prepared in accordance with the 2018 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys (Effective February 23, 2018)

This Work Coordinated By  
FA Commercial Due Diligence Services Co.

**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405-253-5444  
Website: www.francois.com  
Toll Free: 888.322.7371

Drawn By: CLS	Date: 06-25-2019
Surveyor: JMS	Revision: COMMENTS
Field Date: May 1, 2019	Date: 1917BA
Scale: 1"=40'	Revision:
	Date:
	Revision:
	Date:
	Revision:

Prepared For:

**20 PROJECT ADDRESS**

45101 Schoenherr Road,  
Utica, MI 48317

Project Name:  
KFC Portfolio  
CDS Project Number:  
19-03-0415-003

**9 LEGEND**

FOUND 1" PIPE	○	PIPE INFRANT	⋈
FOUND 3/4" IRON	●	SANITARY MANHOLE	⊙
SET 5/8" IRON	●	STORM CATCH BASIN (SQUARE)	⊠
SECTION CORNER	⊕	STORM CATCH BASIN (ROUND)	⊙
POWER POLE	⊙	STORM SEWER MANHOLE	⊙
HANDICAP PARKING	♿	OVERHEAD ELECTRIC	—
LIGHT POLE	⊙	BUILDING LINE	—
ELECTRIC TRANSFORMER BOX	⊙	FENCE	—
ELECTRIC MANHOLE	⊙	BUILDING SETBACK LINE	—
ELECTRIC METER	⊙	EASEMENT LINE	—
TELEPHONE PEDESTAL	⊙	PROPERTY LINE	—
ELECTRIC METER	⊙	POINT OF COMMENCEMENT	P.O.C.
WATER VALVE	⊙	POINT OF BEGINNING	P.O.B.

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# DRONE PHOTOS









# SITE PHOTOS





# SITE PHOTOS



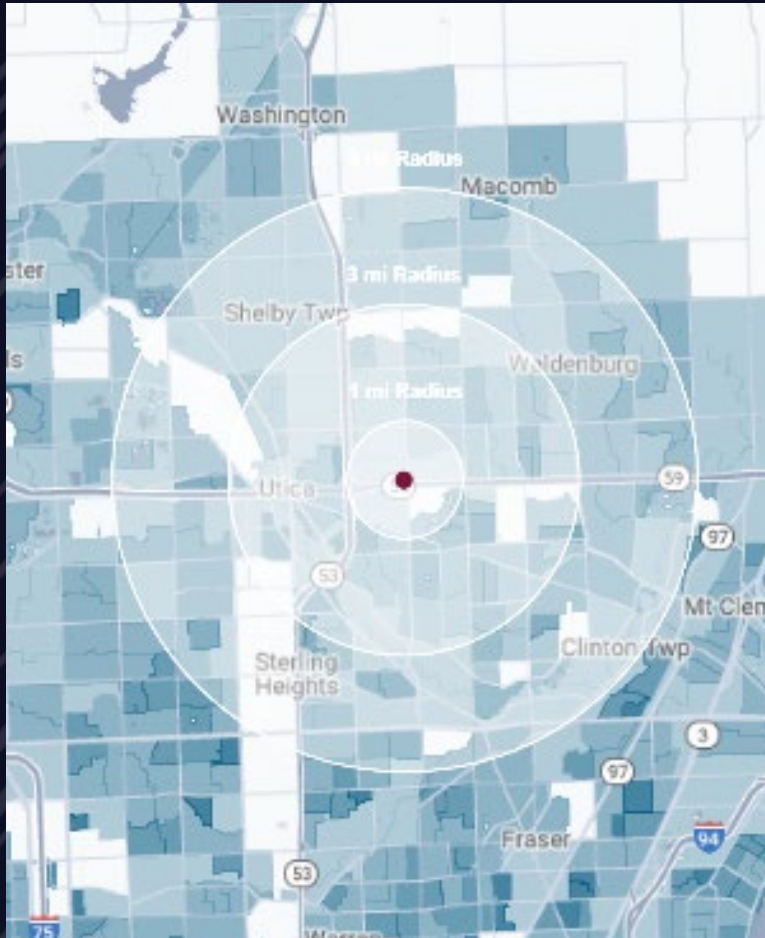


# SITE PHOTOS





# DEMOGRAPHICS



## FORMER QSR WITH DRIVE-THRU

45101 Schoenherr Rd,  
Utica, MI 48315

# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Estimated Population	8,907	101,192	250,604
2028 Projected Population	8,604	99,759	255,202
2020 Census Population	9,229	102,150	251,430
2010 Census Population	8,444	96,879	237,103
Projected Annual Growth 2023 to 2028	-0.7%	-0.3%	0.4%
Historical Annual Growth 2010 to 2023	0.4%	0.3%	0.4%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	4,132	43,026	102,051
2028 Projected Households	3,978	42,305	103,275
2020 Census Households	4,190	42,838	100,182
2010 Census Households	3,641	40,064	92,683
Projected Annual Growth 2023 to 2028	-0.7%	-0.3%	0.2%
Historical Annual Growth 2010 to 2023	1.0%	0.6%	0.8%
<b>RACE</b>			
2023 Est. White	77.7%	81.5%	80.3%
2023 Est. Black	12.8%	8.8%	9.3%
2023 Est. Asian or Pacific Islander	5.1%	5.0%	5.6%
2023 Est. American Indian or Alaska Native	0.1%	0.1%	0.2%
2023 Est. Other Races	4.2%	4.6%	4.5%
<b>INCOME</b>			
2023 Est. Average Household Income	\$92,956	\$108,954	\$115,802
2023 Est. Median Household Income	\$65,853	\$83,573	\$89,310
2023 Est. Per Capita Income	\$43,559	\$46,407	\$47,210
<b>BUSINESS</b>			
2023 Est. Total Businesses	646	4,146	8,081
2023 Est. Total Employees	7,306	42,645	88,560



# CONTACT US



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CIOTTI**

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