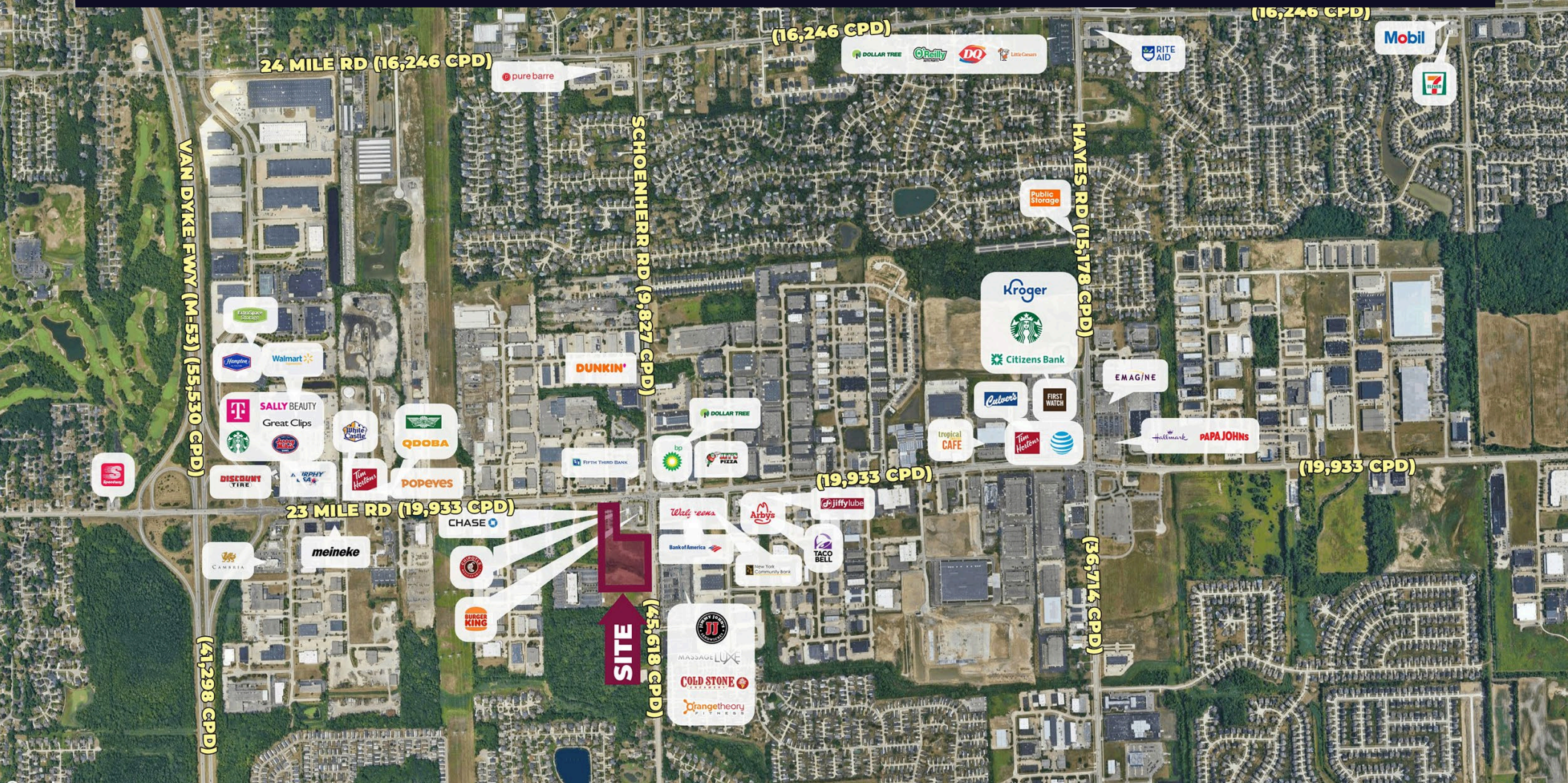


FOR LEASE

# NEW RETAIL DEVELOPMENT

13436 23 MILE RD, SHELBY TWP, MI 48315



# PROPERTY DETAILS

**LOCATION:** 13436 23 Mile Rd, Shelby Twp, MI 48315

**PROPERTY TYPE:** Vacant Land

**DATE AVAILABLE:** Q4 2024

**RENT:** Contact Broker

**NNN EXPENSE:** Contact Broker

**PROPERTY TAXES:**

A:	\$1,600.00
B:	\$1,500.00
C:	\$18,000.00

**LOT SIZE:**

A:	1.58 AC
B:	1.52 AC
C:	9.13 AC
TOTAL:	12.23 AC

**LOT DIMENSIONS:** ±250' Frontage (23 Mile Rd)  
±400' Frontage (Schoenherr Rd)

**ZONING:** C-2 & C-3

**TRAFFIC COUNT:** Schoenherr Rd (45,618 CPD)  
23 Mile Rd (19,933 CPD)

EXCLUSIVELY LISTED BY:



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

CONTACT BROKER

12.23 AC

**RENT**

**TOTAL AC**

## TENANT ROSTER



## HIGHLIGHTS

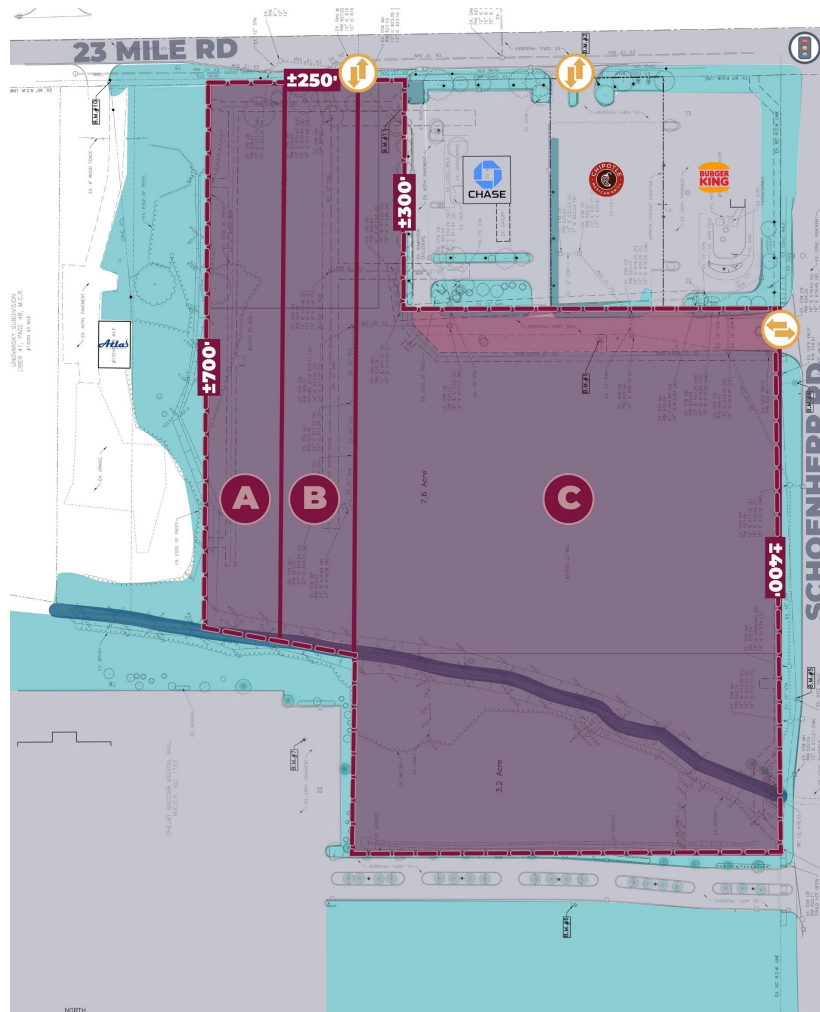
- New Development Proposed on the SWC of Schoenherr Rd & 23 Mile Rd
- Pad Sites Available along Schoenherr Rd & 23 Mile Rd
- Rear Land Great for Grocer, Medical, or Junior-Box
- Building Sizes & Dimensions TBD
- Multiple Pad Sites Available
- One-Mile East of Van Dyke Fwy (M-53)(55,530 CPD)

# MICRO AERIAL





# SURVEY



## NEW RETAIL DEVELOPMENT

45147-45231 Market St, Shelby Twp, MI 48315

**LOT SIZE:**

A:	1.58 AC
B:	1.52 AC
C:	9.13 AC
TOTAL:	12.23 AC

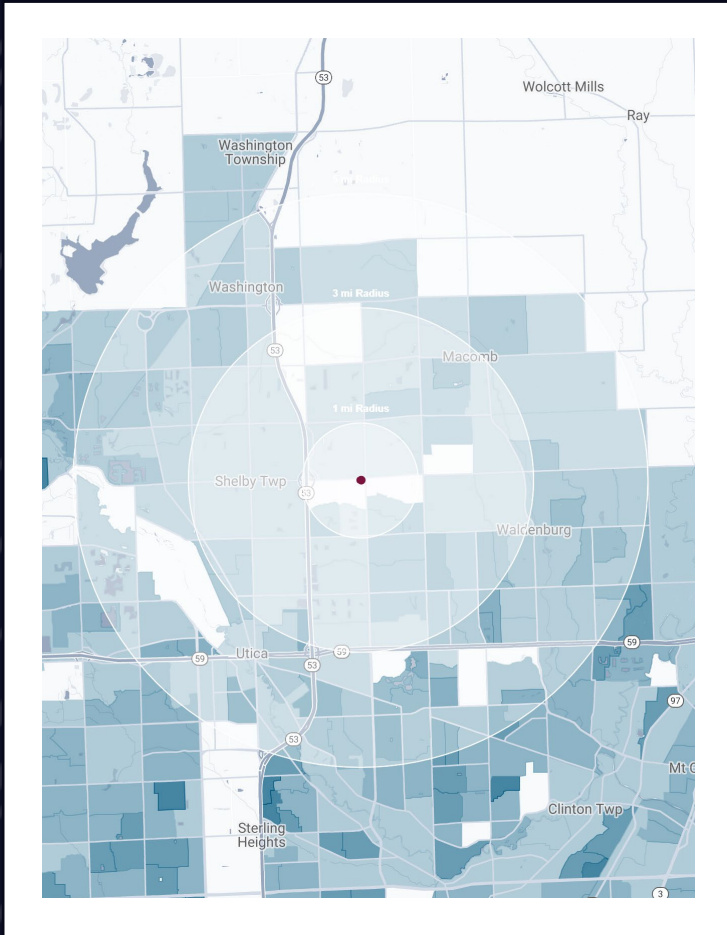
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**TRAFFIC COUNT:** Schoenherr Rd (45,618 CPD)  
23 Mile Rd (19,933 CPD)

# DEMOGRAPHICS



## NEW RETAIL DEVELOPMENT

13436 23 Mile Rd, Shelby Twp, MI 48315

# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Estimated Population	6,257	74,374	209,442
2028 Projected Population	6,735	77,230	217,284
2020 Census Population	5,762	73,650	208,194
2010 Census Population	5,243	67,368	191,298
Projected Annual Growth 2023 to 2028	1.5%	0.8%	0.7%
Historical Annual Growth 2010 to 2023	1.5%	0.8%	0.7%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	2,548	28,450	83,196
2028 Projected Households	2,662	29,346	85,540
2020 Census Households	2,401	27,694	80,836
2010 Census Households	2,127	24,672	72,634
Projected Annual Growth 2023 to 2028	0.9%	0.6%	0.6%
Historical Annual Growth 2010 to 2023	1.5%	1.2%	1.1%
<b>RACE</b>			
2023 Est. White	83.6%	84.2%	82.2%
2023 Est. Black	6.4%	6.2%	7.8%
2023 Est. Asian or Pacific Islander	5.2%	5.5%	5.1%
2023 Est. American Indian or Alaska Native	0.2%	0.1%	0.2%
2023 Est. Other Races	4.7%	3.9%	4.7%
<b>INCOME</b>			
2023 Est. Average Household Income	\$121,418	\$130,528	\$122,832
2023 Est. Median Household Income	\$96,066	\$102,558	\$96,111
2023 Est. Per Capita Income	\$49,436	\$50,004	\$48,839
<b>BUSINESS</b>			
2023 Est. Total Businesses	700	2,816	6,885
2023 Est. Total Employees	10,888	28,878	69,014

## CONTACT US



**LOUIS J.  
CIOTTI**

*Managing Director*

[lciotti@landmarkcres.com](mailto:lciotti@landmarkcres.com)

**248 488 2620**

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