

FOR LEASE

FREESTANDING BUILDING W/TWO OVERHEAD DOORS

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



PROPERTY DETAILS

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

PROPERTY TYPE: Freestanding

DATE AVAILABLE: Immediately

RENT: \$18.00/SF NNN

NNN EXPENSE: Contact Broker

BUILDING SIZE: 3,284 SF

LOT SIZE: 0.35 AC

AVAILABLE SPACE: 1,214 SF – 3,284 SF

ZONING: L-1 (Light Industrial)

TRAFFIC COUNT: 9 Mile Rd (23,256 CPD)
I-94 (124,668 CPD)

\$18.00/SF NNN

Contact Broker

RENT

NNN

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:



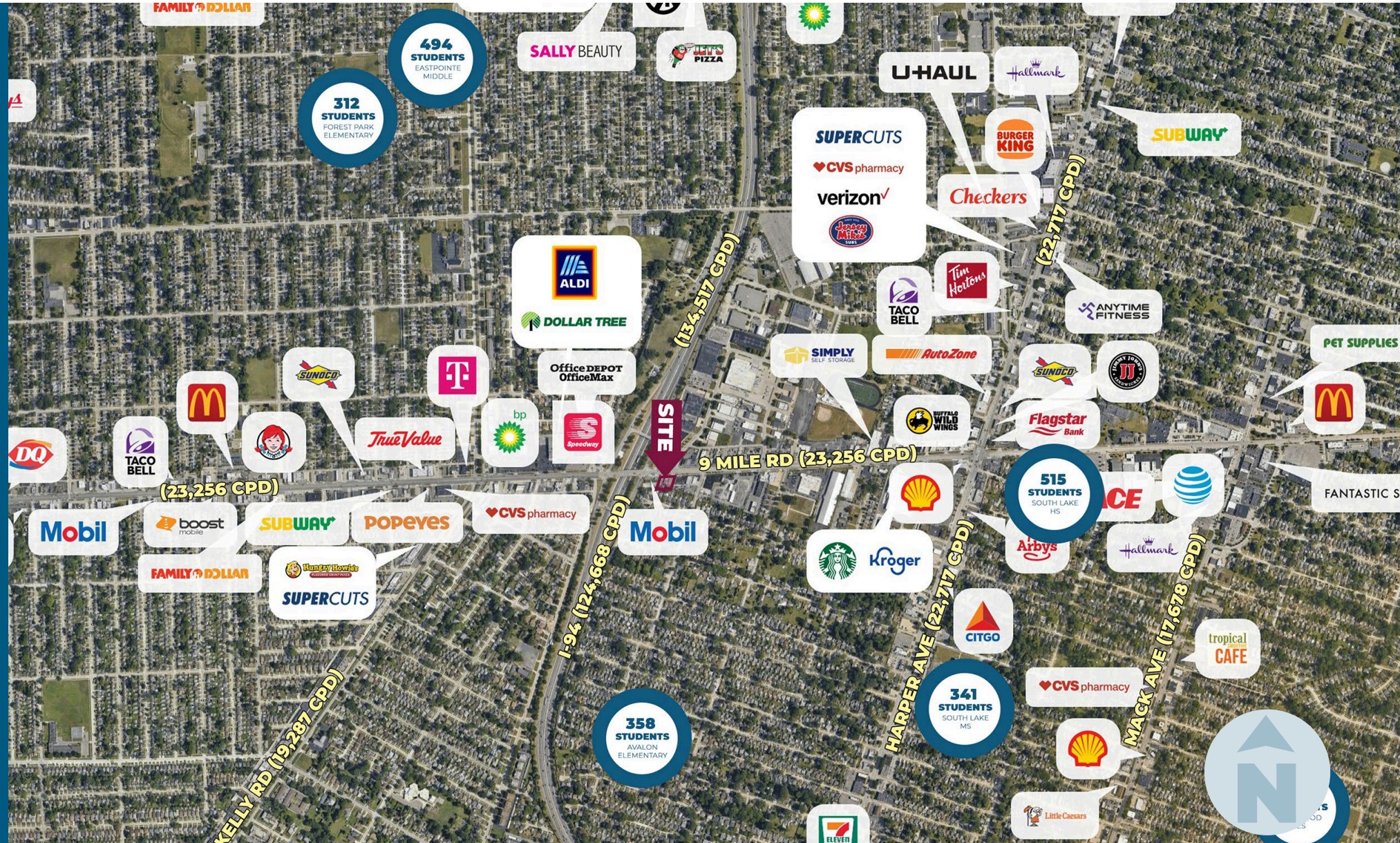
**ANTHONY J.
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MICRO AERIAL



MACRO AERIAL



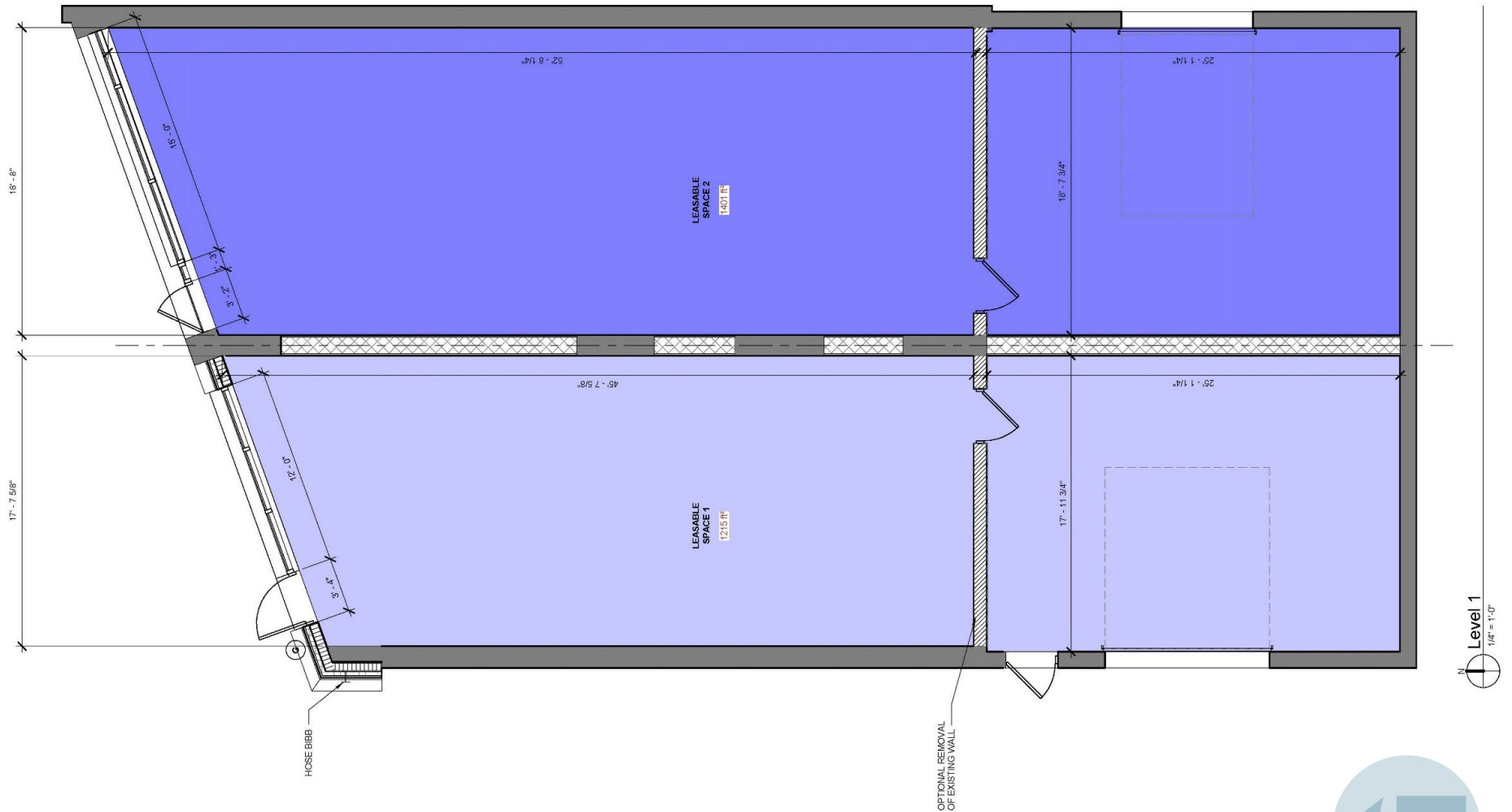
SITE PHOTOS



SITE PHOTOS



Floor plan



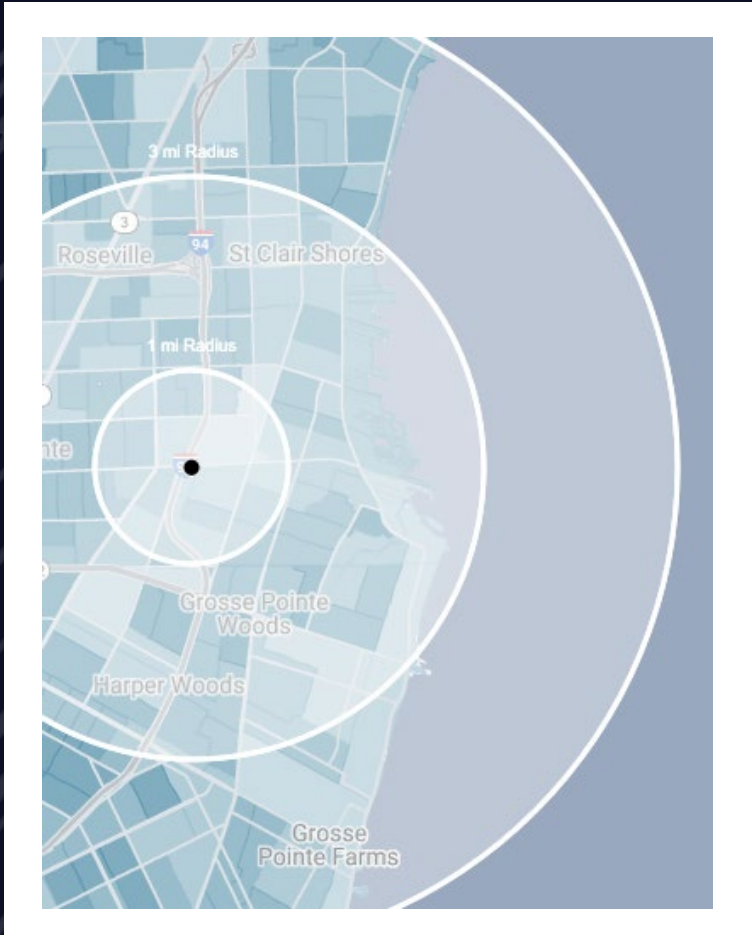
Level 1
1/4" = 1'-0"



SURVEY



DEMOGRAPHICS



FREESTANDING BUILDING

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

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
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%
HOUSEHOLDS			
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%	-
RACE			
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%
INCOME			
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
BUSINESS			
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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