

FOR LEASE

FORMER UNO PIZZERIA & GRILL RESTAURANT

44805 MOUND RD, STERLING HEIGHTS, MI



PROPERTY DETAILS

6,544 SF

\$250,000.00/YR
(Absolute Net)

BUILDING SIZE

RENT

LOCATION:	44805 Mound Rd, Sterling Heights, MI
PROPERTY TYPE:	Restaurant
DATE AVAILABLE:	Immediately
RENT:	\$250,000.00/YR
NNN EXPENSE:	Absolute Net
PROPERTY TAXES:	\$34,941.29
BUILDING SIZE:	6,544 SF
LOT SIZE:	1.53 AC
LOT DIMENSIONS:	254' X 242'
AVAILABLE SPACE:	6,544 SF
ZONING:	C-4
TRAFFIC COUNT:	Mound Rd (46,796 CPD) Hall Rd (M-59) (95,964 CPD)

ANCHORS



TENANT ROSTER



HIGHLIGHTS

- Freestanding Turn-Key Restaurant
- Liquor License and Equipment can be made Available to Tenant
- Hall Rd & Mound Rd Access

EXCLUSIVELY LISTED BY:



LOUIS J. CIOTTI
Managing Director
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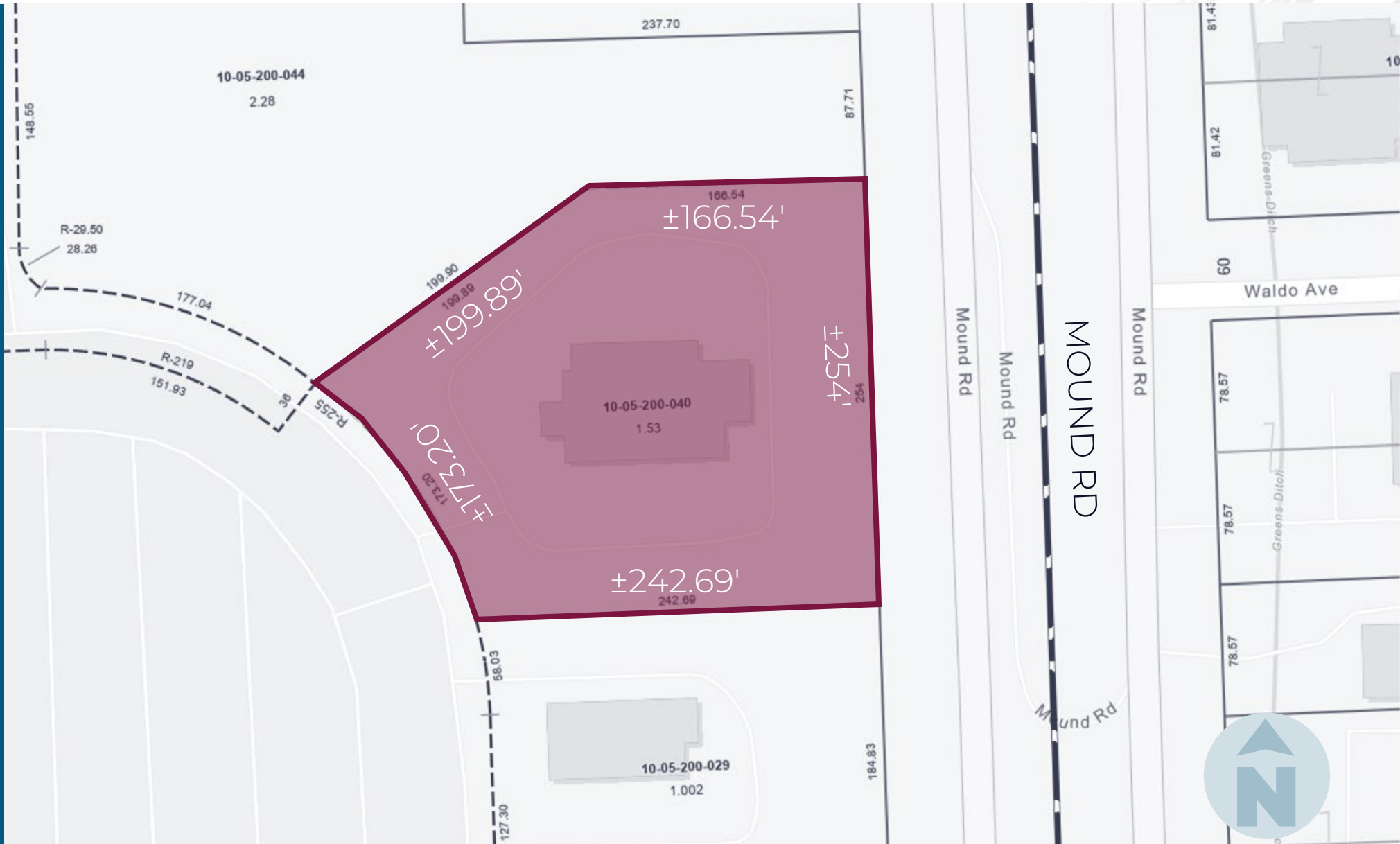
MICRO AERIAL



MACRO AERIAL



PLAT



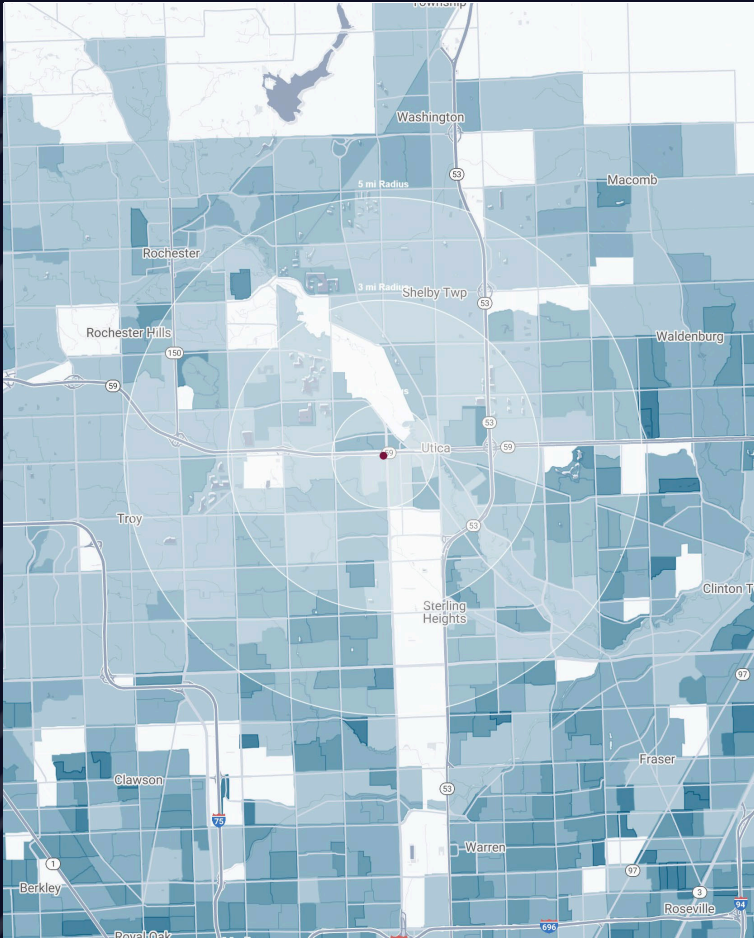
SITE PHOTOS



PYLON SIGN



DEMOGRAPHICS



FORMER UNO PIZZERIA & GRILL RESTAURANT

44805 Mound Rd, Sterling Heights, MI

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	10,492	80,232	239,397
2028 Projected Population	10,228	79,696	238,435
2020 Census Population	10,292	80,706	240,979
2010 Census Population	9,997	76,161	228,344
Projected Annual Growth 2023 to 2028	-0.5%	-0.1%	-
Historical Annual Growth 2010 to 2023	0.4%	0.4%	0.4%
HOUSEHOLDS			
2023 Estimated Households	4,895	32,323	94,740
2028 Projected Households	4,751	32,040	94,083
2020 Census Households	4,657	31,937	93,703
2010 Census Households	4,367	29,765	87,996
Projected Annual Growth 2023 to 2028	-0.6%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2023	0.9%	0.7%	0.6%
RACE			
2023 Est. White	72.3%	78.4%	77.4%
2023 Est. Black	12.9%	7.9%	7.6%
2023 Est. Asian or Pacific Islander	8.5%	8.4%	10.2%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	6.1%	5.0%	4.7%
INCOME			
2023 Est. Average Household Income	\$98,010	\$113,259	\$121,168
2023 Est. Median Household Income	\$66,557	\$83,009	\$91,028
2023 Est. Per Capita Income	\$45,735	\$45,677	\$48,017
BUSINESS			
2023 Est. Total Businesses	462	2,804	8,536
2023 Est. Total Employees	5,177	28,343	88,527

CONTACT US



**LOUIS J.
CIOTTI**

Managing Director

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