

FOR LEASE

20010-20012 E 9 MILE RD

20010-20012 E 9 MILE RD, ST CLAIR SHORES, MI 48080

5,637 SF
AVAILABLE

PROPERTY DETAILS

LOCATION:	20010-20012 E 9 Mile Rd, St Clair Shores, MI 48080
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
RENT:	Contact Broker
NNN EXPENSE:	\$3.00/SF
PROPERTY TAXES:	\$6,638.95
LOT SIZE:	0.55 AC
LOT DIMENSIONS:	145' on E 9 Mile Rd (With 1 Curb Cut) 228' on Pallister St (With 1 Curb Cut)
AVAILABLE SPACE:	5,637 SF 3,837 SF Unit A (Includes Overhead Door) 1,800 SF Unit B
ZONING:	LI
TRAFFIC COUNT:	9 Mile Rd (23,791 CPD) Harper Ave (23,240 CPD)

CONTACT BROKER

\$3.00/SF

RENT

NNN

HIGHLIGHTS

- Highly Visible Freestanding Signalized Corner Location with Unmatched Exposure.
- Total Building SF is 5,637 SF and can be Demised (Contact Broker).
- Rare Ample Parking and 0.55 AC Parcel for the Trade Area.
- Large Pylon Sign.
- Overhead Door.
- Two Curb Cuts.
- Densely Populated Area with 260,000+ Residents within a 5- Mile Radius.
- Close Access to I-94 & I-696.

EXCLUSIVELY LISTED BY:



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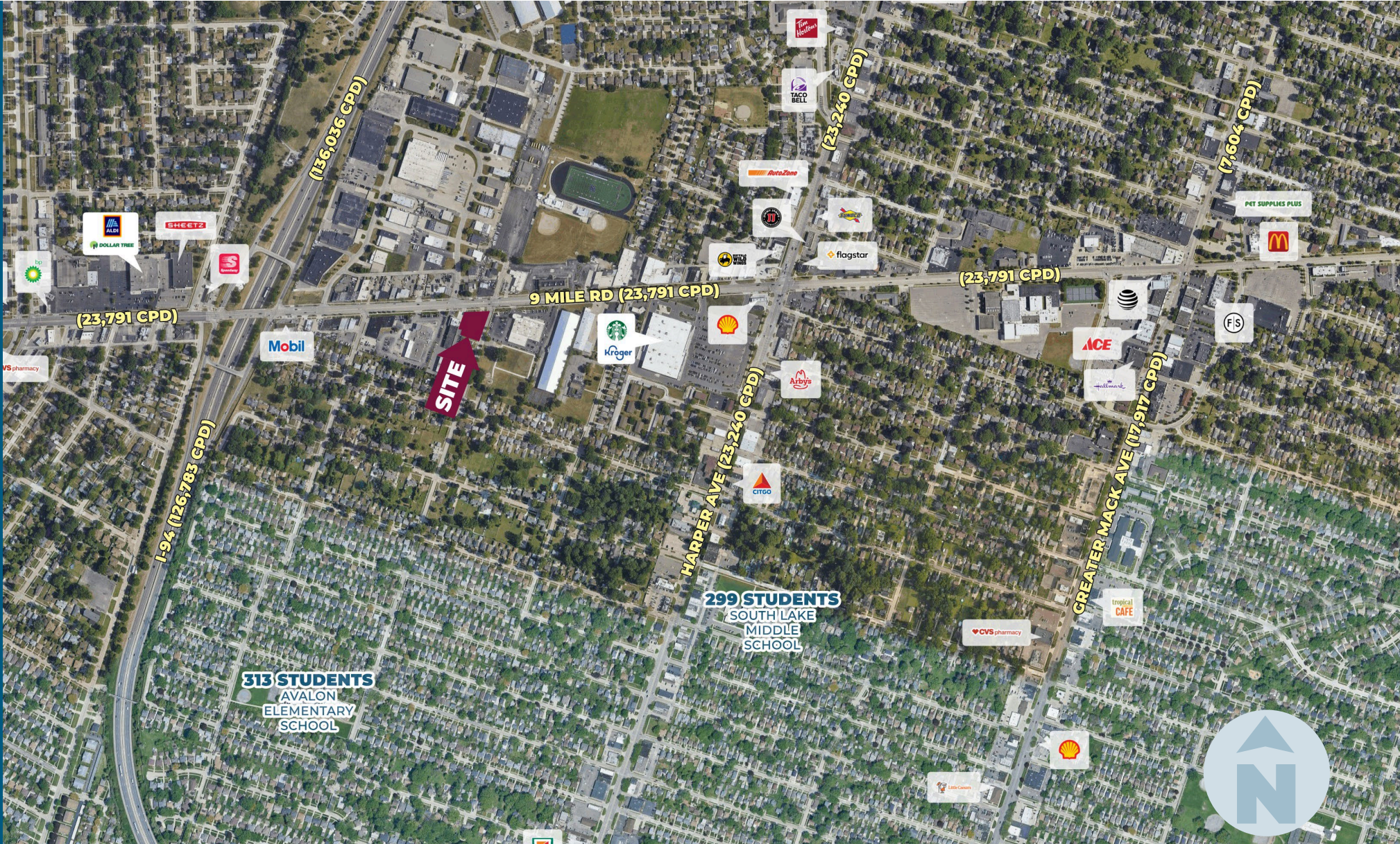


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MICRO AERIAL



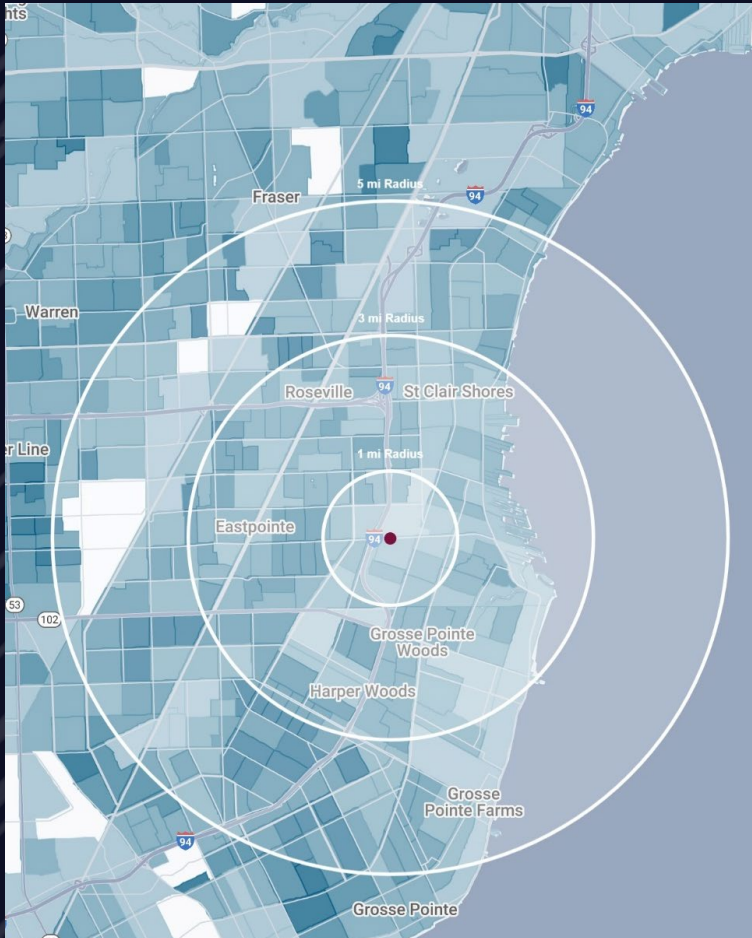
MACRO AERIAL



SITE PHOTOS



DEMOGRAPHICS



20010-20012 E 9 MILE RD

20010-20012 E 9 Mile Rd, St Clair Shores, MI 48080

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimated Population	16,426	142,606	294,755
2029 Projected Population	16,283	140,111	290,640
2020 Census Population	16,843	144,576	296,057
2010 Census Population	16,745	143,298	304,243
Projected Annual Growth 2024 to 2029	-0.2%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	-0.1%	-	-0.2%
HOUSEHOLDS			
2024 Estimated Households	7,247	59,289	120,087
2029 Projected Households	7,251	58,715	119,252
2020 Census Households	7,254	59,272	117,972
2010 Census Households	7,081	57,988	118,678
Projected Annual Growth 2024 to 2029	-	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	0.2%	0.2%	-
RACE			
2024 Est. White	67.6%	65.7%	65.8%
2024 Est. Black	12.3%	12.6%	12.6%
2024 Est. Asian or Pacific Islander	12.1%	13.7%	13.9%
2024 Est. American Indian or Alaska Native	0.3%	0.2%	0.2%
2024 Est. Other Races	7.6%	7.9%	7.6%
INCOME			
2024 Est. Average Household Income	\$125,656	\$103,192	\$111,333
2024 Est. Median Household Income	\$77,102	\$73,528	\$79,170
2024 Est. Per Capita Income	\$57,862	\$42,931	\$48,342
BUSINESS			
2024 Est. Total Businesses	558	3,672	8,405
2024 Est. Total Employees	5,045	51,874	108,884

CONTACT US



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