

FOR LEASE

FORMER URGENT CARE

31200 MOUND RD, WARREN, MI 48092



PROPERTY DETAILS

\$18.00/SF NNN

\$5.00/SF

RENT

NNN

LOCATION: 31200 Mound Rd,
Warren, MI 48092

PROPERTY TYPE: Freestanding

DATE AVAILABLE: Immediately

RENT: \$18.00/SF NNN

NNN EXPENSE: \$5.00/SF

PROPERTY TAXES: \$40,124.19

BUILDING SIZE: 14,403 SF

LOT DIMENSIONS: Irregular

AVAILABLE SPACE: Urgent Care 2,332 SF
Office Space 3,154 SF
Total Space 5,486 SF

ZONING: M-2

TRAFFIC COUNT: Mound Rd (48,073 CPD)
13 Mile Rd (21,957 CPD)

HIGHLIGHTS

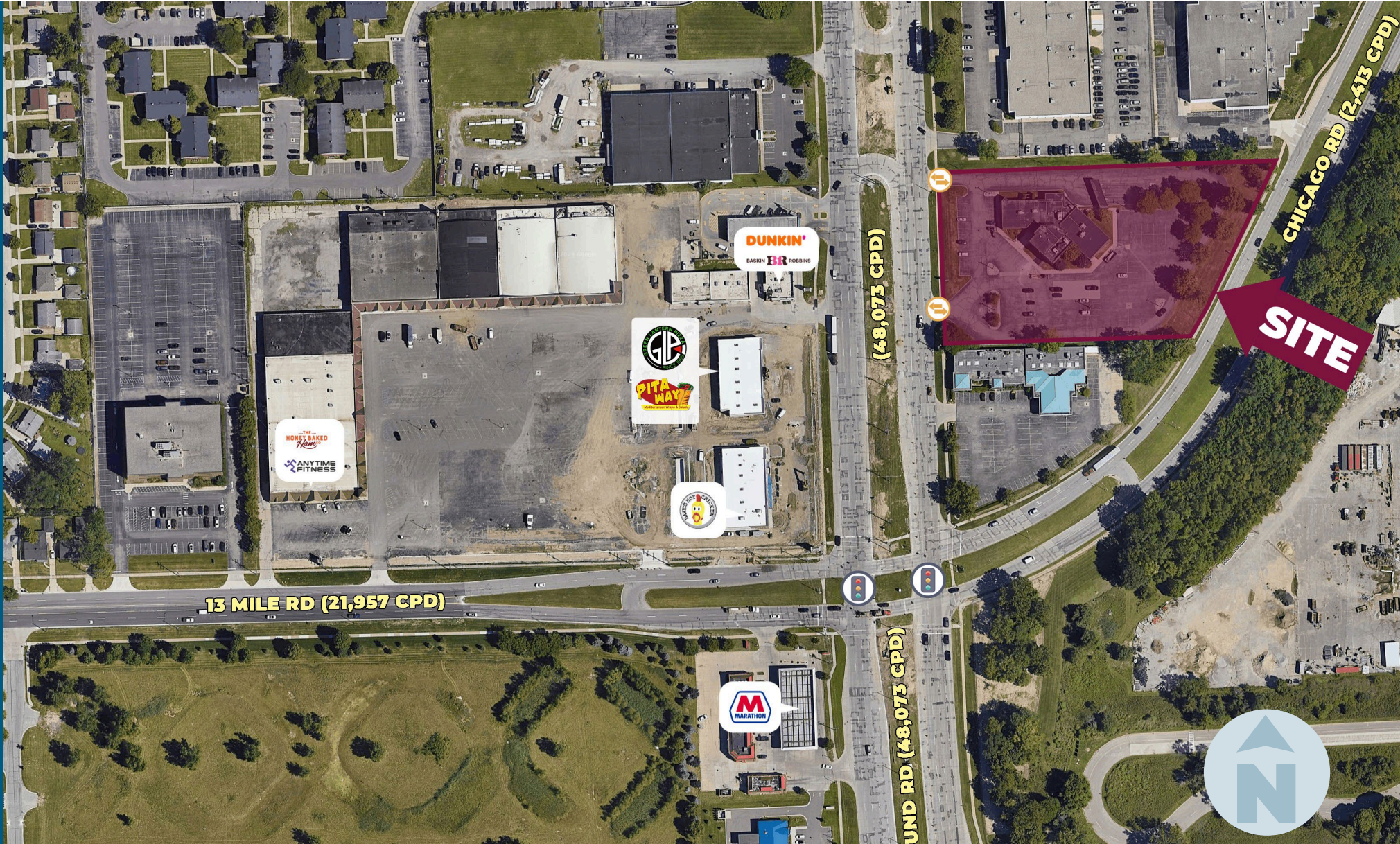
- Former Urgent Care Space Available
- 5 Exam Rooms
- Immediate Occupancy
- Co-Tenant is PNC Bank
- 85 Parking Spaces
- Public Amenities also Accessible
- Rear Office Space Available
 - 9 Private Offices

EXCLUSIVELY LISTED BY:



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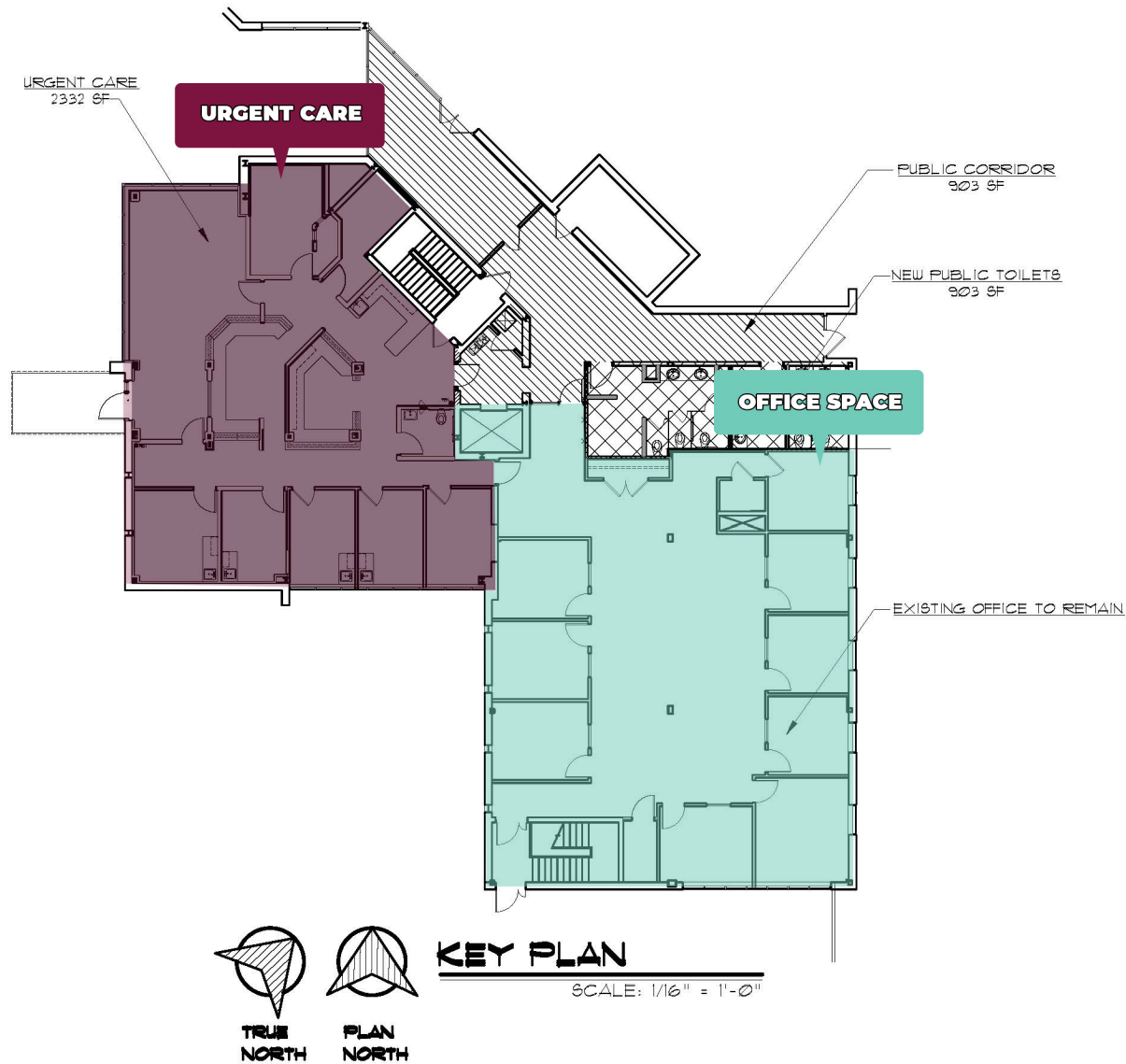
MICRO AERIAL



MACRO AERIAL



FLOOR PLAN



2,332 SF (Urgent Care)

AVAILABLE SPACE

3,154 SF (Office Space)

AVAILABLE SPACE

5,486 SF

TOTAL AVAILABLE SPACE

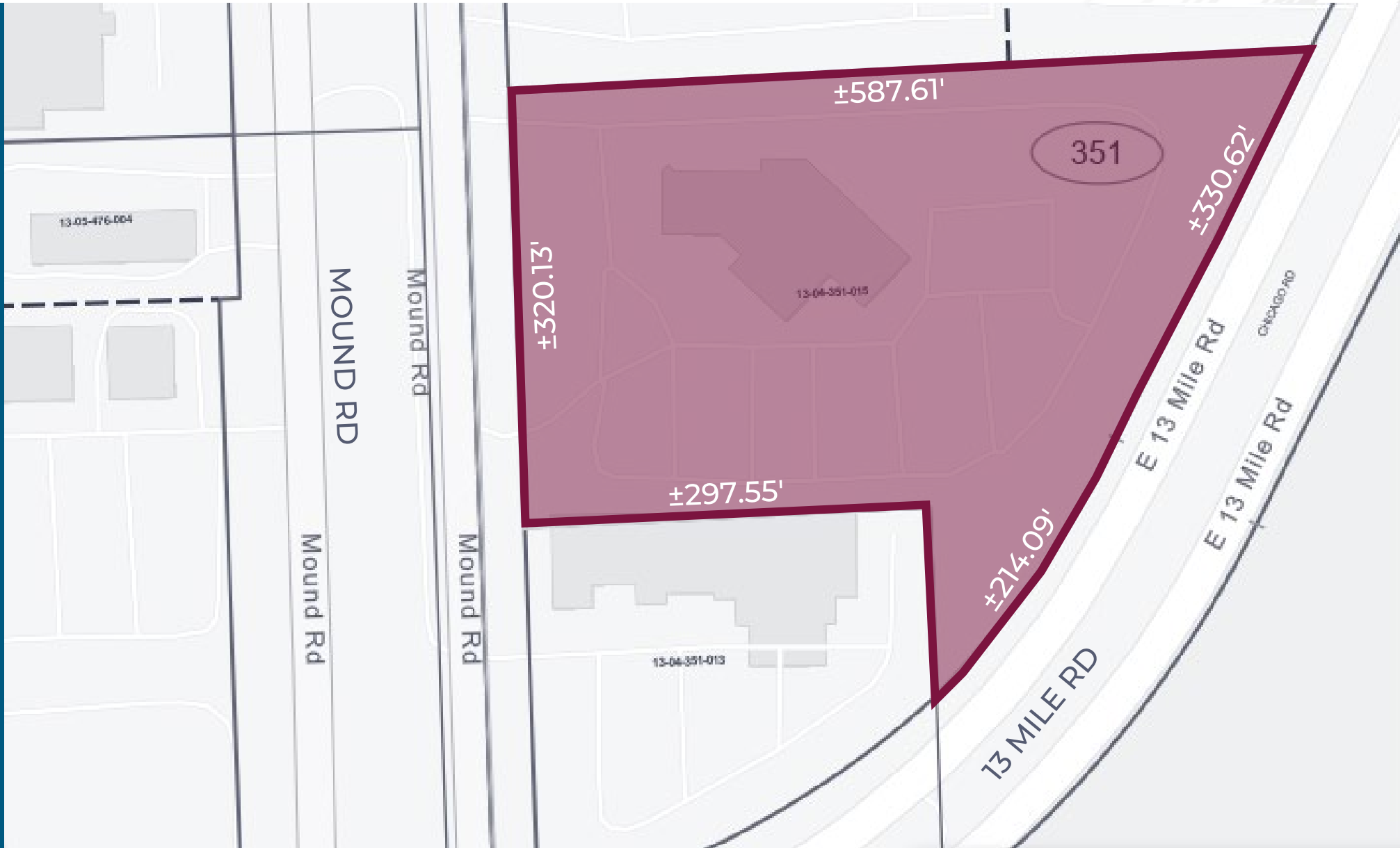
INTERIOR PHOTOS



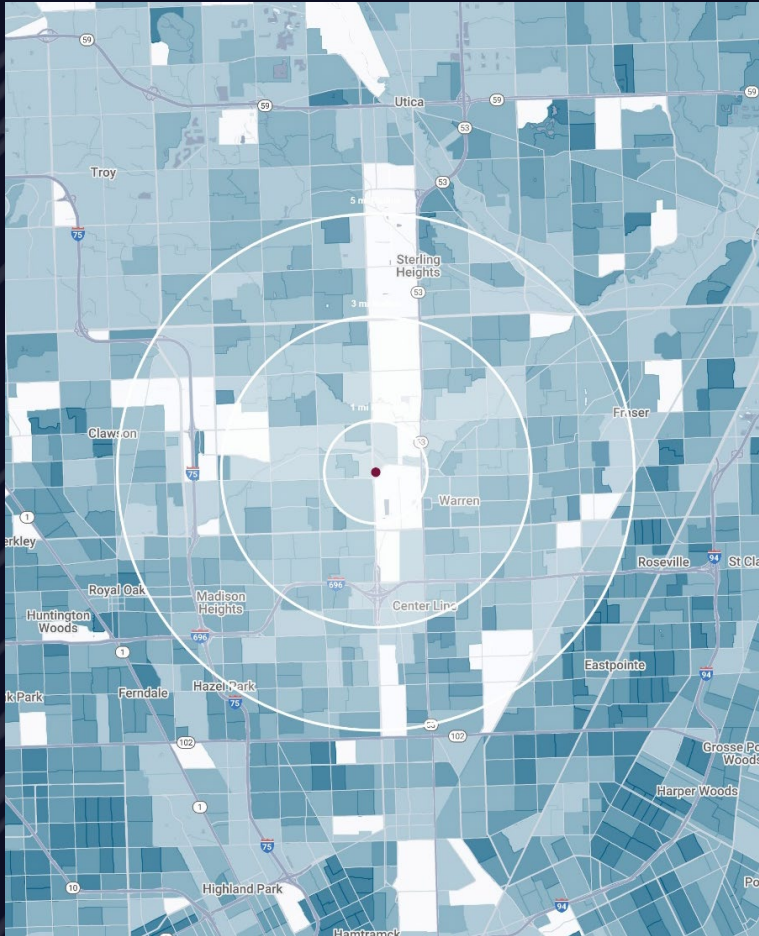
INTERIOR PHOTOS



PLAT



DEMOGRAPHICS



FORMER URGENT CARE

31200 Mound Rd, Warren, MI 48092

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	7,400	103,974	306,895
2029 Projected Population	7,358	102,916	304,473
2020 Census Population	7,500	103,520	309,955
2010 Census Population	6,523	100,483	302,549
Projected Annual Growth 2024 to 2029	-0.1%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	1.0%	0.2%	0.1%

HOUSEHOLDS

2024 Estimated Households	3,140	42,608	128,107
2029 Projected Households	3,150	42,514	127,585
2020 Census Households	3,104	42,403	126,936
2010 Census Households	2,707	41,072	122,166
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	1.1%	0.3%	0.3%

RACE

2024 Est. White	69.1%	70.7%	72.4%
2024 Est. Black	15.0%	13.0%	13.2%
2024 Est. Asian or Pacific Islander	12.1%	12.5%	9.9%
2024 Est. American Indian or Alaska Native	0.1%	0.1%	0.2%
2024 Est. Other Races	3.7%	3.7%	4.3%

INCOME

2024 Est. Average Household Income	\$86,461	\$90,628	\$93,776
2024 Est. Median Household Income	\$67,716	\$73,525	\$76,051
2024 Est. Per Capita Income	\$36,802	\$37,226	\$39,212

BUSINESS

2024 Est. Total Businesses	351	4,107	11,840
2024 Est. Total Employees	4,187	57,121	164,317

CONTACT US



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