

FOR SALE

# FREESTANDING BANK BRANCH WITH DRIVE-THRU

44547 MOUND RD, STERLING HEIGHTS, MI 48314

**3,315 SF  
AVAILABLE**



# PROPERTY DETAILS

**LOCATION:** 44547 Mound Rd,  
Sterling Heights, MI 48314

**PROPERTY TYPE:** Freestanding

**DATE AVAILABLE:** Immediately

**SALES PRICE:** \$1,499,000.00

**PROPERTY TAXES:** \$20,759.19

**BUILDING SIZE:** 3,315 SF

**LOT SIZE:** 1 AC

**LOT DIMENSIONS:** ±156' X ±236'

**AVAILABLE SPACE:** 3,315 SF

**ZONING:** C-4

**TRAFFIC COUNT:** Mound Rd (47,798 CPD)  
M-59 (99,889 CPD)

EXCLUSIVELY LISTED BY:



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

3,315 SF

\$1,499,000.00

## BUILDING SIZE

## SALES PRICE

### ANCHORS



### TENANT ROSTER



### HIGHLIGHTS

- Former Bank Branch with Drive-Thru, available for sale
- Outlot to the “Forum at Gateways” Power Center
- Neighboring tenants such as Walmart, Dollar Tree, AMC, Buffalo Wild Wings, and many more.
- Site offers over 150' of frontage on Mound Rd
- Located right off of M-59/Mound Rd highway exit and also has close proximity to the M-53 highway and the Hall Rd “Golden Corridor”.

# MICRO AERIAL



# MACRO AERIAL



# AERIAL



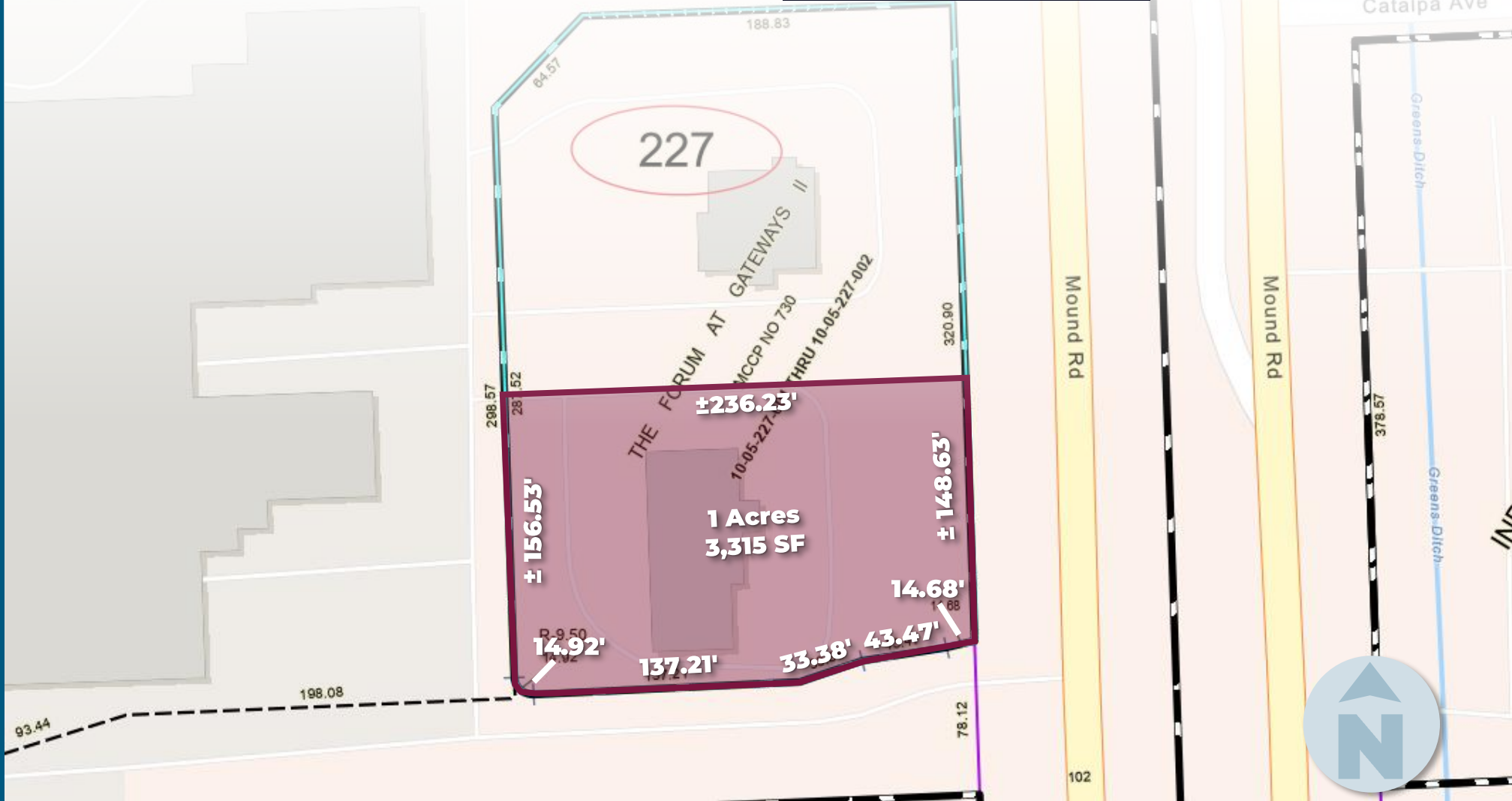
# PLAT

1 AC

3,315 SF

**ACRES**

**BUILDING SIZE**



# PLAT

1 AC

3,315 SF

**ACRES**

**BUILDING SIZE**



# SITE PHOTO

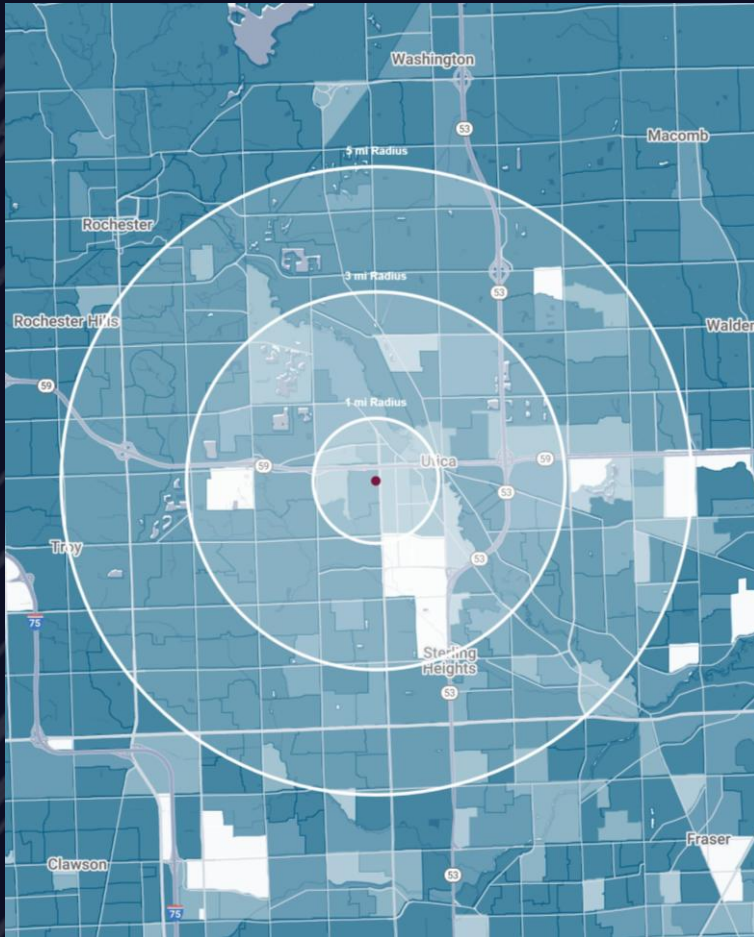




# SITE PHOTO



# DEMOGRAPHICS



## FREESTANDING BANK BRANCH WITH DRIVE-THRU

44547 Mound Rd, Sterling Heights, MI 48314

# DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	9,707	81,498	241,156
2029 Projected Population	9,700	82,058	240,620
2020 Census Population	9,208	82,515	243,437
2010 Census Population	8,891	78,110	230,950
Projected Annual Growth 2024 to 2029	-	0.1%	-
Historical Annual Growth 2010 to 2024	0.7%	0.3%	0.3%

### HOUSEHOLDS

2024 Estimated Households	4,668	33,449	96,261
2029 Projected Households	4,689	33,859	96,573
2020 Census Households	4,193	32,476	94,996
2010 Census Households	3,954	30,387	89,327
Projected Annual Growth 2024 to 2029	-	0.2%	-
Historical Annual Growth 2010 to 2024	1.3%	0.7%	0.6%

### RACE

2024 Est. White	75.3%	78.9%	77.3%
2024 Est. Black	10.6%	7.1%	7.0%
2024 Est. Asian or Pacific Islander	8.0%	9.0%	11.0%
2024 Est. American Indian or Alaska Native	0.3%	0.2%	0.2%
2024 Est. Other Races	5.8%	4.9%	4.6%

### INCOME

2024 Est. Average Household Income	\$84,079	\$105,094	\$113,573
2024 Est. Median Household Income	\$63,967	\$84,139	\$91,399
2024 Est. Per Capita Income	\$40,444	\$43,180	\$45,409

### BUSINESS

2024 Est. Total Businesses	493	2,844	8,814
2024 Est. Total Employees	5,463	28,508	91,871

## CONTACT US



**LOUIS J.  
CIOTTI**

*Managing Director*

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