

FOR SALE/LEASE

FREESTANDING RETAIL BUILDING (FORMER RESTAURANT)

7750 METROPOLITAN PARKWAY, STERLING HEIGHTS, MI 48321



PROPERTY DETAILS

LOCATION:	7750 Metropolitan Parkway, Sterling Heights, MI 48312
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
SALES PRICE:	\$1,399,999.00
RENT:	Contact Broker
NNN EXPENSES:	Absolute Net
PROPERTY TAXES:	\$21,110.53
BUILDING SIZE:	7,475 SF
LOT SIZE:	1.56 AC
AVAILABLE SPACE:	7,475 SF
ZONING:	C-3
TRAFFIC COUNT:	Metropolitan Parkway (37,438 CPD) Van Dyke Ave (55,768 CPD)

EXCLUSIVELY LISTED BY:



**LOUIS J.
CIOTTI**
Managing Principal
lcioffi@landmarkcres.com
248 488 2620

\$1,399,999.00

CONTACT BROKER

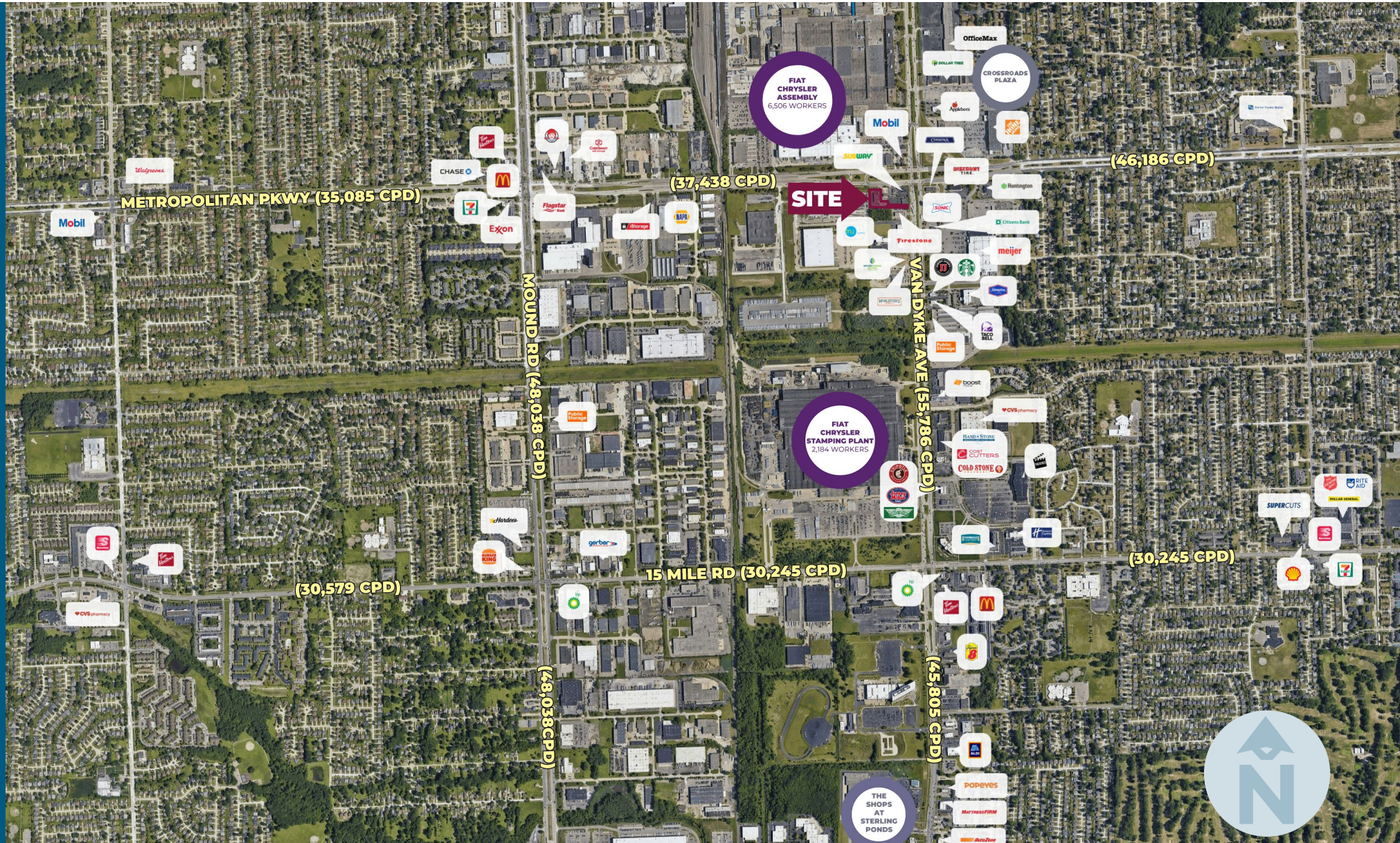
SALE PRICE

LEASE RATE

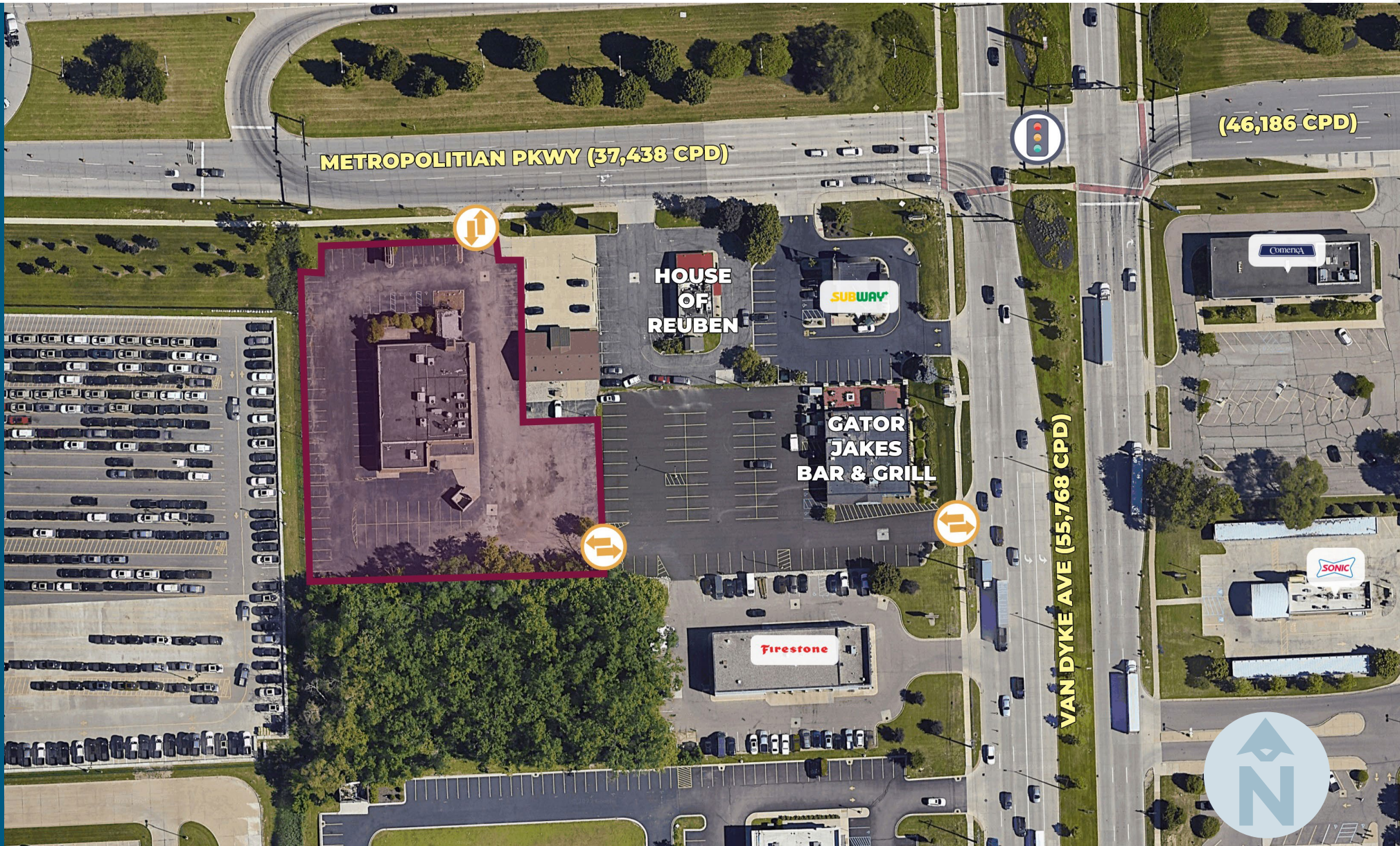
HIGHLIGHTS

- Freestanding Former Restaurant Building situated on 1.5 Acres
- Multiple Access Points from both Van Dyke Avenue and Metro Parkway
- Many New Developments in close proximity to this site
- Large Pylon Sign
- 111 Car Parking Lot

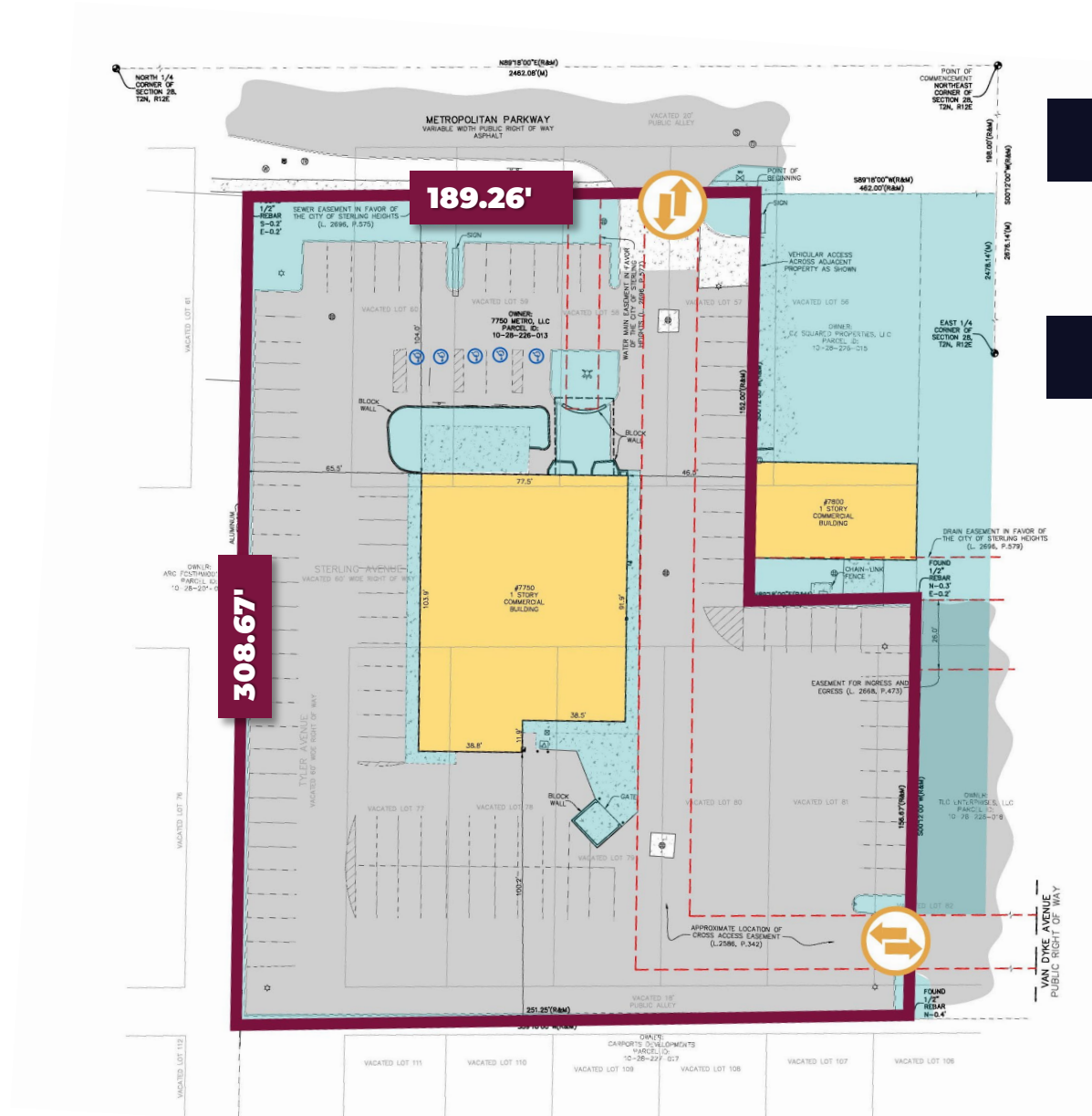
MACRO AERIAL



AERIAL



SURVEY



1.56 AC

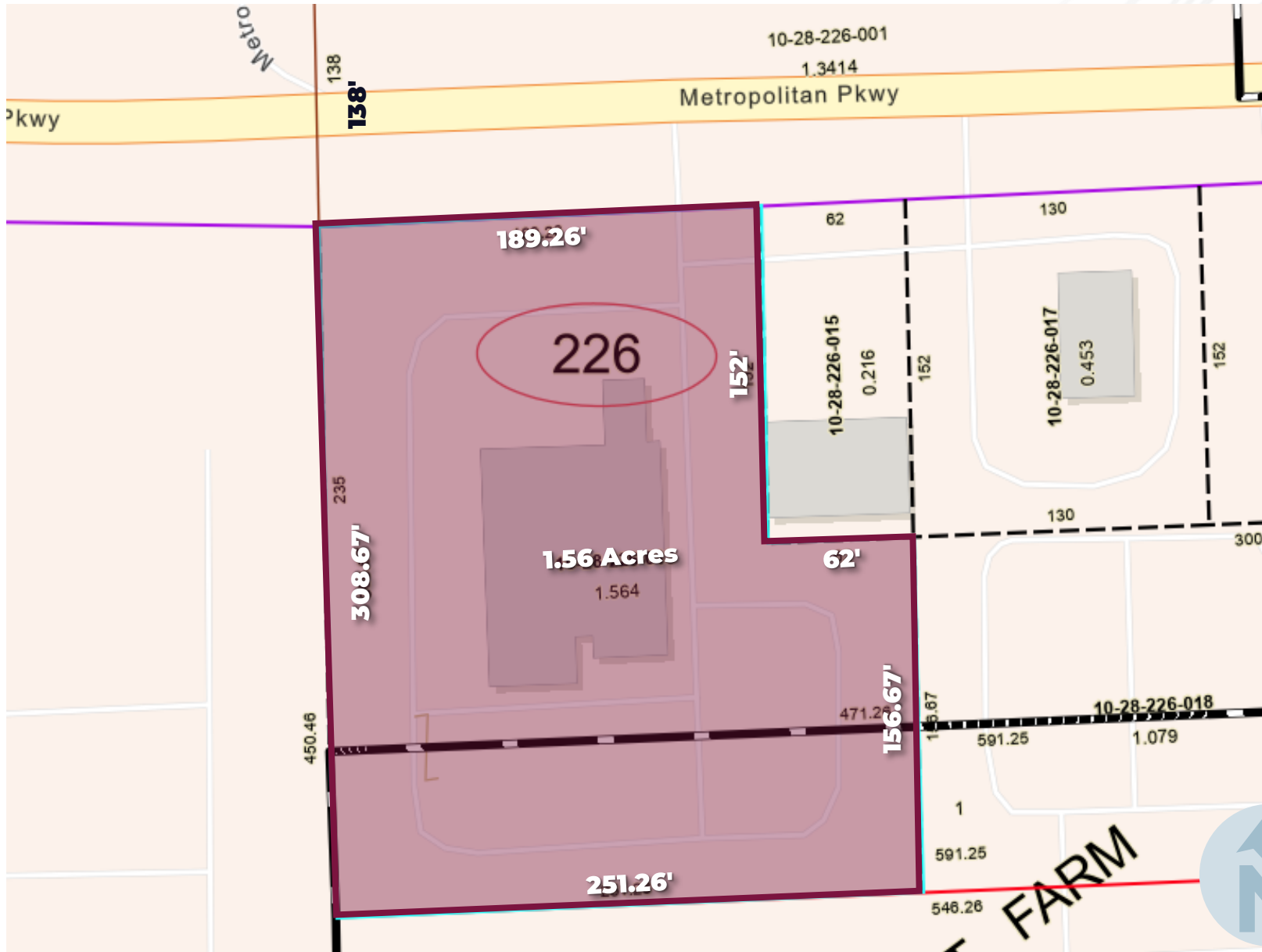
ACRES

7,475 SF

BUILDING SIZE



PLAT



PLAT



SIGNAGE



MONUMENT SIGN



SITE PHOTO



DEMOGRAPHICS



FREESTANDING RETAIL BUILDING

7750 Metropolitan Parkway,
Sterling Heights, MI 48312

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	5,773	98,647	289,717
2029 Projected Population	5,800	97,767	289,906
2020 Census Population	5,302	98,617	290,679
2010 Census Population	5,179	95,997	279,794
Projected Annual Growth 2024 to 2029	-	-0.2%	-
Historical Annual Growth 2010 to 2024	0.8%	0.2%	0.3%

HOUSEHOLDS

2024 Estimated Households	2,338	38,221	119,199
2029 Projected Households	2,418	38,309	120,136
2020 Census Households	2,211	37,847	117,380
2010 Census Households	2,162	36,625	112,274
Projected Annual Growth 2024 to 2029	0.7%	-	0.2%
Historical Annual Growth 2010 to 2024	0.6%	0.3%	0.4%

RACE

2024 Est. White	76.7%	76.9%	75.0%
2024 Est. Black	9.9%	9.5%	10.4%
2024 Est. Asian or Pacific Islander	9.1%	9.6%	10.2%
2024 Est. American Indian or Alaska Native	-	0.1%	0.1%
2024 Est. Other Races	4.3%	3.9%	4.2%

INCOME

2024 Est. Average Household Income	\$94,490	\$95,083	\$98,995
2024 Est. Median Household Income	\$71,247	\$76,948	\$79,436
2024 Est. Per Capita Income	\$38,420	\$36,910	\$40,819

BUSINESS

2024 Est. Total Businesses	457	3,031	10,653
2024 Est. Total Employees	8,732	40,232	138,750

CONTACT US



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