FOR LEASE

NEW DEVELOPMENT AT STERLING SQUARE

13206-13296 15 Mile Rd Sterling Heights, MI 48312



ECODE #1101

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

PROPERTY DETAILS

LOCATION:	13206-13296 15 Mile Rd, Sterling Heights, MI 48312
PROPERTY TYPE:	Shopping Center
DATE AVAILABLE:	Spring 2027
RENT:	$30.00/SF
NNN EXPENSE:	$6.00/SF
BUILDING DIMENSIONS:	160' X 74' – Building A 160' X 74' – Building B
AVAILABLE SPACE:	11,900 SF – Building A 11,900 SF – Building B Pad site available w/drive thru Potential Big Box available
LOT SIZE:	15.1 AC
LOT DIMENSIONS:	±894' x ±1,267'
ZONING:	C-2
TRAFFIC COUNT:	Schoenherr Rd. (35,570 CPD) 15 Mile Rd. (20,561 CPD)

EXCLUSIVELY LISTED BY:

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$30.00/SF
RENT

$6.00/SF
NNN

AREA TENANTS



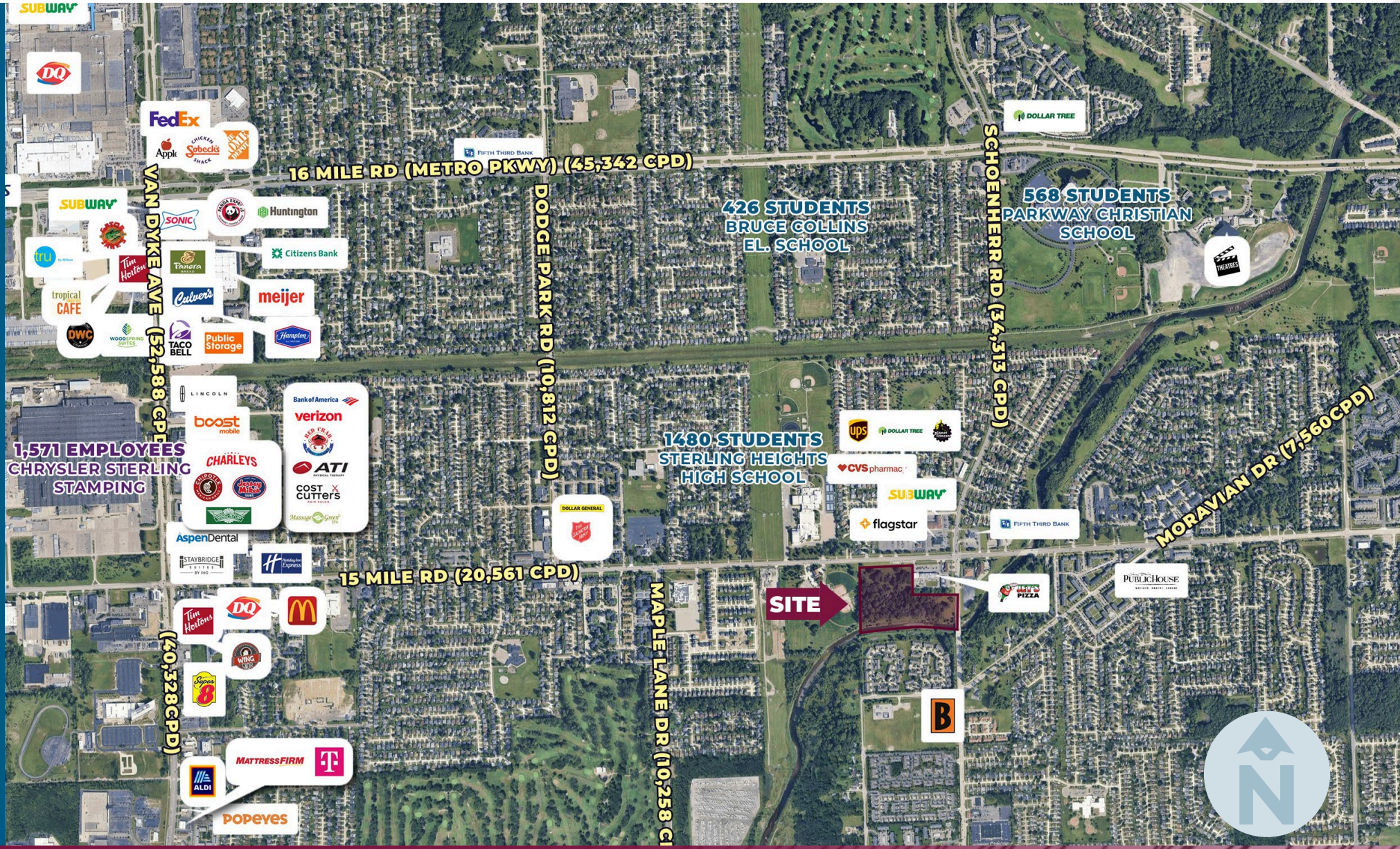
HIGHLIGHTS

- New construction development with spaces available from 1,500–11,900 SF.
- Potential pad site/big box available.
- Located in close proximity to Sterling Heights High School, providing the development with additional exposure to students, faculty, families and school-related traffic throughout the day.
- Prominent 15 Mile Road location near Schoenherr Road, positioning the development along two of Sterling Heights' established commercial thoroughfares.
- Central Macomb County location provides access to customers throughout Sterling Heights, Warren, Clinton Township and Fraser.
- Modern storefront design with excellent tenant identity.

MICRO AERIAL



MACRO AERIAL



PLAT MAP

15.1 AC **LOT SIZE**



SITE RENDERING

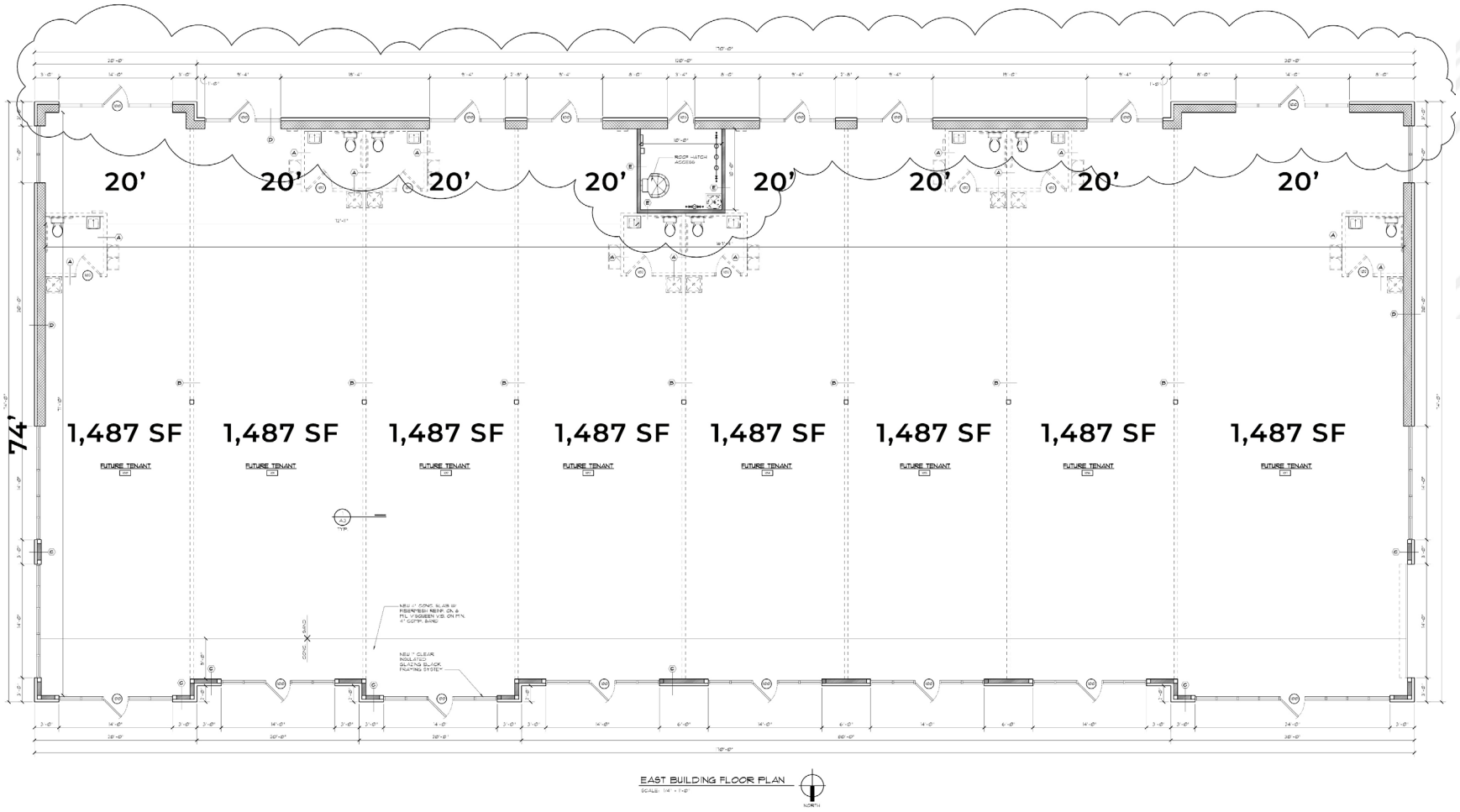


SITE RENDERING



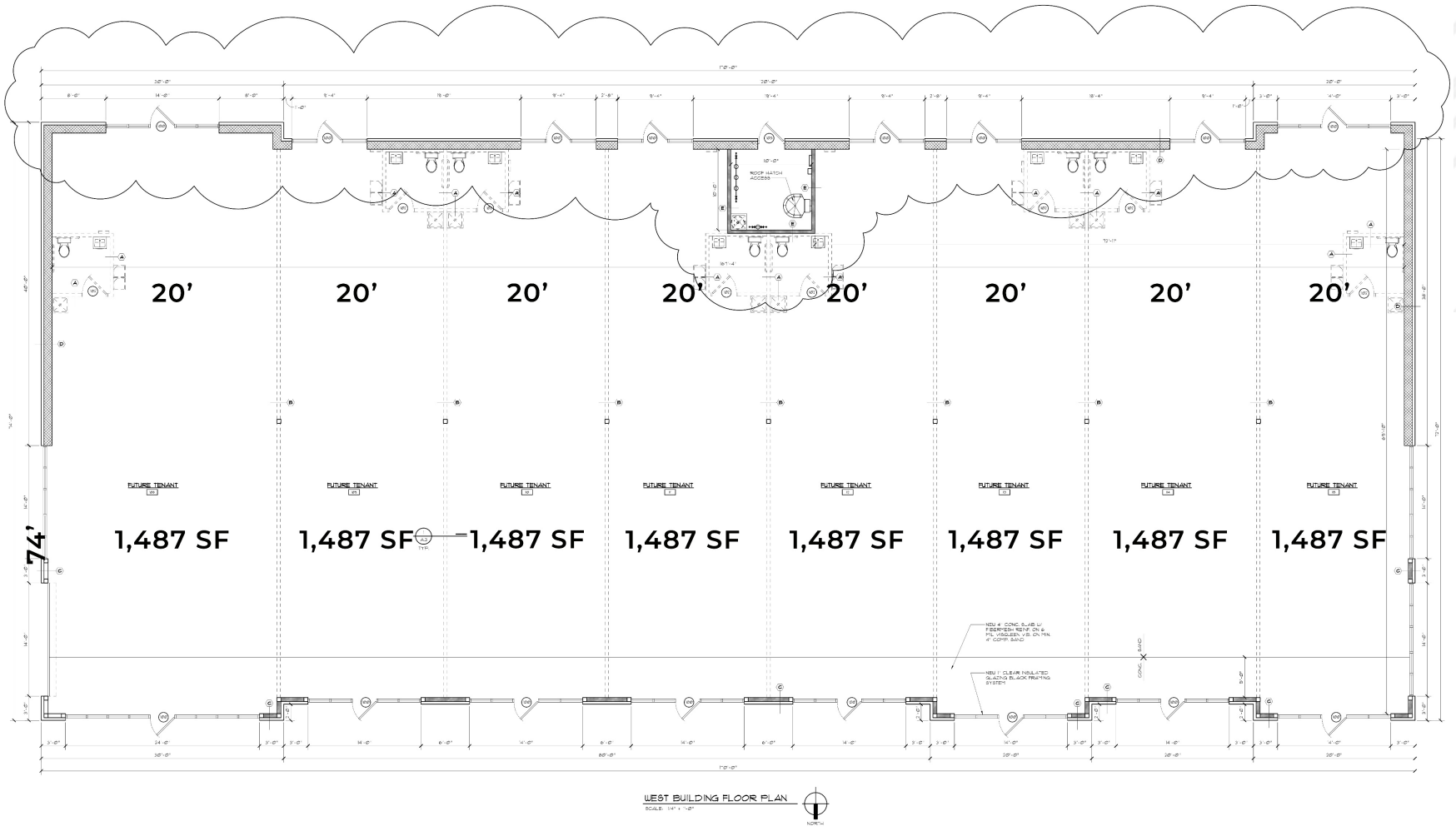
FLOOR PLAN – EAST BUILDING A

11,900 SF	**BUILDING SIZE**
1,487 SF	**MINIMUM**
20’ X 74’	**SPACE DIMENSIONS**



FLOOR PLAN – WEST BUILDING B

11,900 SF	**BUILDING SIZE**
1,487 SF	**MINIMUM**
20’ X 74’	**SPACE DIMENSIONS**



STERLING HEIGHTS AREA HIGHLIGHTS

- Located at the highly trafficked intersection of 15 Mile Road and Schoenherr Road, the development offers exceptional visibility and convenient access to one of Sterling Heights' most established retail corridors.
- Retailers can capitalize on Sterling Heights' large and affluent customer base, drawing from the largest city in Macomb County and one of Metro Detroit's most densely populated suburban markets.
- The site is surrounded by established neighborhoods, schools, and major employment centers, providing a steady flow of daytime and evening consumers throughout the week.



DEMOGRAPHICS



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Sterling Heights, MI 48312

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2026 Estimated Population	13,083	99,465	305,025
2031 Projected Population	13,119	99,834	304,584
2020 Census Population	12,729	98,129	304,717
2010 Census Population	12,544	95,881	297,308
Projected Annual Growth 2026 to 2031	-	-	-
Historical Annual Growth 2010 to 2026	0.3%	0.2%	0.2%
HOUSEHOLDS			
2026 Estimated Households	5,423	41,517	127,675
2031 Projected Households	5,482	42,111	128,692
2020 Census Households	5,261	40,500	124,941
2010 Census Households	5,112	39,303	121,037
Projected Annual Growth 2026 to 2031	0.2%	0.3%	0.2%
Historical Annual Growth 2010 to 2025	0.4%	0.4%	0.3%
RACE			
2026 Est. White	74.1%	76.6%	73.7%
2026 Est. Black	13.2%	12.3%	14.0%
2026 Est. Asian or Pacific Islander	8.7%	6.6%	7.6%
2026 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2026 Est. Other Races	3.9%	4.3%	4.5%
INCOME			
2026 Est. Average Household Income	$102,424	$106,375	$99,587
2026 Est. Median Household Income	$79,314	$83,178	$78,633
2026 Est. Per Capita Income	$42,595	$44,518	$41,778
BUSINESS			
2026 Est. Total Businesses	299	2,977	10,008
2026 Est. Total Employees	5,013	44,944	124,503

CONTACT US

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