

FOR LEASE

TIFFANY PLAZA | STERLING HEIGHTS, MICHIGAN



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PROPERTY INFORMATION

Property Address	8515 Fifteen Mile Road
City/Township	Sterling Heights
Shopping Center Size	6,973 SF
Space Available	1,282 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$5.00 PSF
Parking	125 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 290,008 PEOPLE	 MEDIAN AGE 42.7 YEARS OLD
 HOUSEHOLDS 116,693	 CONSUMER SPENDING \$3.5 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$80,494/ANNUALLY	 DAYTIME EMPLOYEES 140,691 EMPLOYEES

JOIN



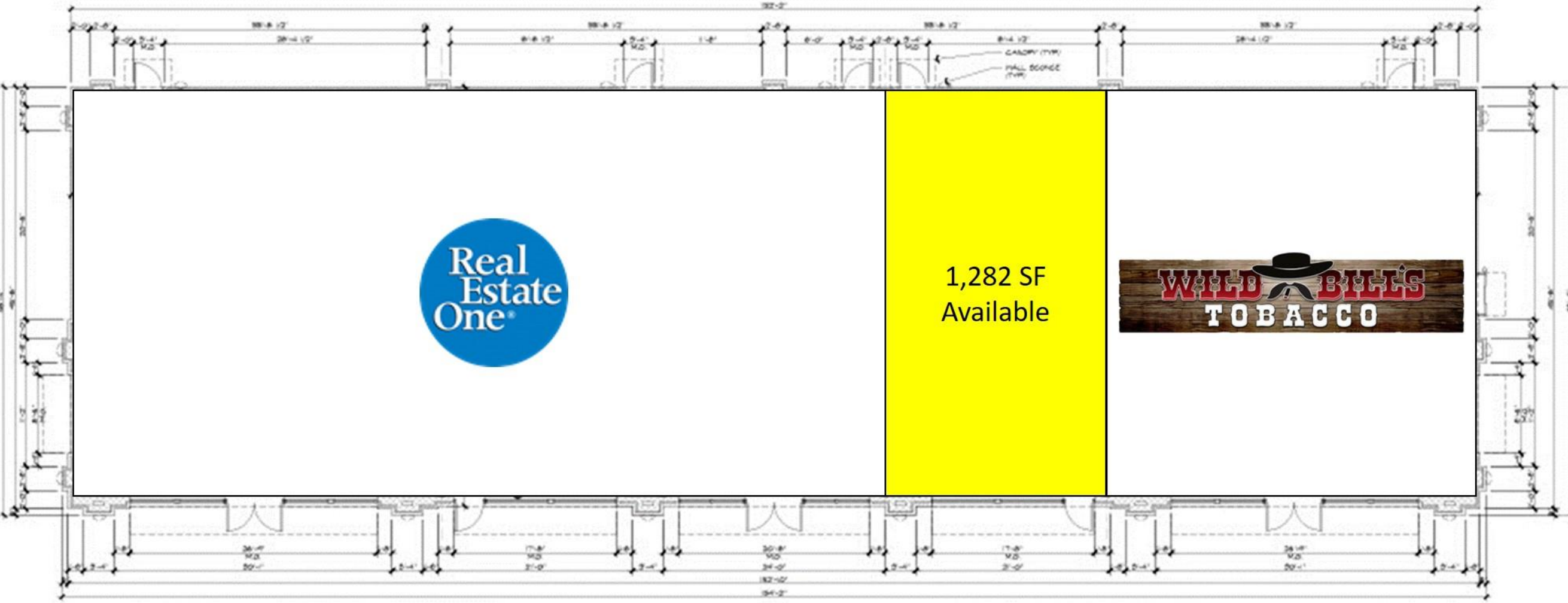
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Join Real Estate One and Wild Bills Tobacco at this new retail development in Sterling Heights.
- General Motors Technical Center is located within minutes of Tiffany Plaza, as well as Chrysler Assembly Plant which also employs over 2,000 people.
- This site offers visibility and accessibility to both Fifteen Mile and Van Dyke Roads.
- Many national and regional tenants are operating within the immediate trade area, such as Meijer, Wal-Mart, Target, and The Home Depot.
- Recently constructed Holiday Inn Express Hotel operating directly behind the site.
- Newly constructed Staybridge Suites is located adjacent to the west of this site.
- 40,000 SF Christian Financial headquarters located next to Staybridge Suites.









POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	8,996	96,592	281,819
2023 Population	9,193	99,197	290,008
2028 Population Projection	9,206	99,420	290,802
Annual Growth 2010-2022	0.20%	0.20%	0.20%
Annual Growth 2022-2027	0.00%	0.00%	0.10%
Median Age	43.2	42.6	42.7
Bachelor's Degree or Higher	29%	25%	25%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,803	37,728	112,924
2023 Households	3,904	39,036	116,693
2028 Household Projection	3,913	39,171	117,085
Owner Occupied Households	2,817	29,404	86,597
Renter Occupied Households	1,095	9,767	30,488
Avg Household Income	79,318	79,222	80,494
Median Household Income	58,707	65,160	64,936

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	6,738	76,062	224,700
Black	919	11,460	31,085
American Indian/Alaskan Native	22	269	828
Asian	1,253	8,677	25,435
Hawaiian & Pacific Islander	8	24	83
Two or More Races	253	2,706	7,877
Hispanic Origin	207	2,165	7,452

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,245	9,342	27,092
\$50,000 - 75,000	767	7,258	22,175
\$75,000 - 100,000	519	5,935	17,005
\$100,000 - 125,000	382	4,382	12,572
\$125,000 - 150,000	125	2,963	8,628
\$150,000 - 200,000	307	2,394	7,008
\$200,000+	159	1,218	4,675

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	3,809	387	10	27,993	3,111	9	96,622	10,857	9
Trade Transportation & Utilities	1,186	68	17	6,379	496	13	24,379	1,878	13
Information	84	11	8	1,621	63	26	3,568	215	17
Financial Activities	362	51	7	2,603	310	8	7,013	1,087	6
Professional & Business Services	330	38	9	2,535	370	7	12,996	1,361	10
Education & Health Services	799	119	7	7,773	1,176	7	27,429	4,129	7
Leisure & Hospitality	828	56	15	4,217	308	14	13,025	948	14
Other Services	216	43	5	1,650	331	5	6,186	1,134	5
Public Administration	4	1	4	1,215	57	21	2,026	105	19
Goods-Producing Industries	469	42	11	26,865	320	84	44,069	1,445	30
Natural Resources & Mining	11	2	6	38	6	6	116	18	6
Construction	136	15	9	1,326	150	9	5,050	632	8
Manufacturing	322	25	13	25,501	164	155	38,903	795	49
Total	4,278	429	10	54,858	3,431	16	140,691	12,302	11

EXCLUSIVELY LISTED BY:

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Transactions*



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