

FOR LEASE

VILLAGE PLAZA | WARREN, MICHIGAN



Building A
1,300 SF – 4,900
SF Available

Building B
4,500 SF –
22,500 SF
Available

**Contact Us on
Outlot
Opportunities**

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PROPERTY INFORMATION

Property Address	5815 – 5847 E Thirteen Mile Road
City/Township	Warren
Building A	42,530 SF
Building B	68,135 SF
Minimum Available	1,300 SF
Maximum Available	22,500 SF
Asking Rental Rate	\$10.00 PSF
Estimated NNN's	\$3.45 EST PSF

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 1,257,639 PEOPLE	 MEDIAN AGE 40.3 YEARS OLD
 HOUSEHOLDS 504,060	 CONSUMER SPENDING \$14.4 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$79,939/ANNUALLY	 DAYTIME EMPLOYEES 515,459 EMPLOYEES

JOIN



AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Join Family Dollar, Green Acres Bingo, Anytime Fitness, and Honey Baked Ham in the Village Plaza at the corner of 13 Mile Road and Mound Road
- Situated across the street from General Motor's Technical Center which is home to over 22,000 daytime employees..
- Excellent visibility along Mound Road, which sees over 73,000 vehicles per day.
- Village Plaza has ample parking with easy accessibility from both 13 Mile Road and Mound Road,



- 1 – The Honey Baked Home
- 2 – 2,400 SF Available**
- 3 – International Hair Salon
- 4 – Anytime Fitness
- 5 – Fuzzy Friends
- 6 – Vietnamese Club
- 7- Green Acres Bingo Hall
- 8 – 1,300 SF Available**
- 9 - 3,600 SF Available**
- 10- Joyful Tots
- 11- 22,500 SF Available**
- 12- Family Dollar
- 13- 4,500 SF Available**
- 14-4,500 SF Available**
- 15-9,000 SF Available**
- 16- Hall of Fame



13 Mile Road



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	8,846	103,179	311,842
2024 Population	8,701	100,871	304,642
2029 Population Projection	8,599	99,603	300,837
Annual Growth 2020-2024	-0.4%	-0.6%	-0.6%
Annual Growth 2024-2029	-0.2%	-0.3%	-0.3%
Median Age	41.9	41.7	40.6
Bachelor's Degree or Higher	27%	24%	26%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	3,583	41,425	127,810
2024 Households	3,528	40,478	124,929
2029 Household Projection	3,487	39,957	123,369
Owner Occupied Households	2,695	28,140	85,477
Renter Occupied Households	793	11,816	37,892
Avg Household Income	\$76,715	\$77,442	\$81,036
Median Household Income	\$63,052	\$60,849	\$64,261

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,862	69,686	216,066
Black	1,079	11,412	35,110
American Indian/Alaskan Native	5	75	319
Asian	1,227	13,530	31,290
Hawaiian & Pacific Islander	0	5	49
Two or More Races	527	6,162	21,807
Hispanic Origin	183	2,212	8,490

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	857	9,473	27,621
\$50,000 - 75,000	690	7,377	22,625
\$75,000 - 100,000	684	5,754	17,559
\$100,000 - 125,000	282	4,016	12,684
\$125,000 - 150,000	190	2,345	8,272
\$150,000 - 200,000	195	2,499	8,211
\$200,000+	118	1,632	5,888

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	5,403	332	16	68,551	5,169	13	134,456	12,585	11
Trade Transportation & Utilities	554	71	8	11,600	765	15	30,081	2,274	13
Information	69	5	14	1,875	96	20	4,277	284	15
Financial Activities	279	36	8	2,739	409	7	9,654	1,143	8
Professional & Business Services	3,087	48	64	29,282	559	52	38,338	1,638	23
Education & Health Services	682	78	9	13,466	2,284	6	27,080	4,540	6
Leisure & Hospitality	520	47	11	5,743	434	13	15,239	1,055	14
Other Services	191	44	4	2,565	548	5	7,461	1,516	5
Public Administration	21	3	7	1,281	74	17	2,326	135	17
Goods-Producing Industries	332	30	11	7,539	520	14	33,260	1,781	19
Natural Resources & Mining	0	0	-	41	7	6	165	23	7
Construction	66	11	6	2,282	214	11	6,081	775	8
Manufacturing	266	19	14	5,216	299	17	27,014	983	27
Total	5,735	362	16	76,090	5,689	13	167,716	14,366	12

EXCLUSIVELY LISTED BY:

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*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION
*Site Selection &
Negotiations*



INVESTMENT SALES
*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



MARKET ANALYSIS
*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS
*Retailers & Investors
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TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
*Retailers & Investors
across the U.S.*