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**PROPERTY INFORMATION**

Property Address	31179-31101 Mound Rd
City/Township	Warren
Building F	9,366 SF
Building E	9,000 SF
Space Available	12,720 SF
Minimum Available	1,400 SF
Maximum Available	4,200 SF
Asking Rental Rate	\$30.00 PSF
Estimated NNN's	\$3.45 EST PSF

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

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

**JOIN**



**AREA TENANTS & EMPLOYERS**



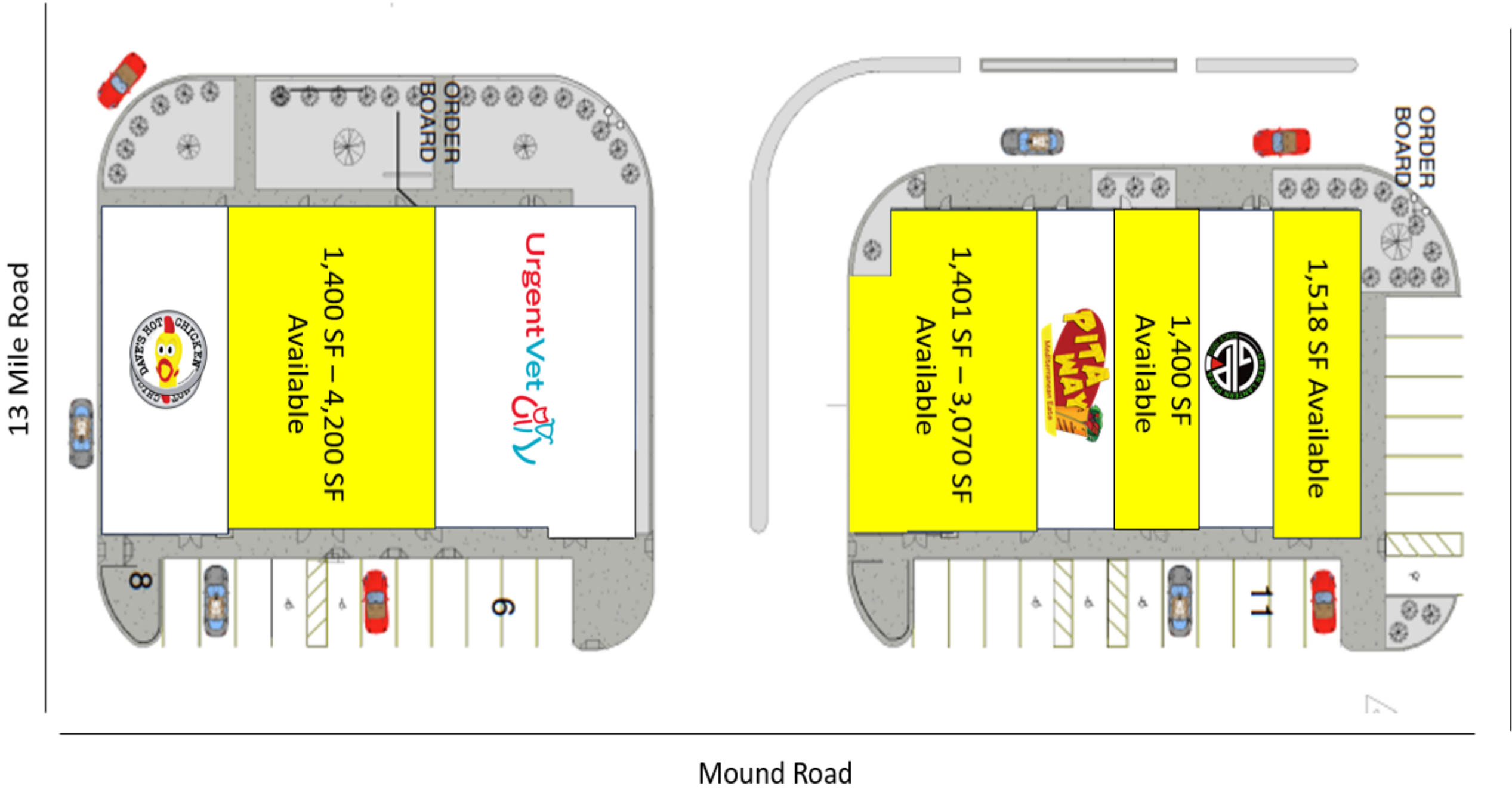
**PROPERTY HIGHLIGHTS**

- Join Dave's Hot Chicken, Pita Way, Baskin Robins, Dunkin Donuts, and Anytime Fitness 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.
- Great opportunity for retail, and medical users to take advantage of new retail suites at the intersection of 13 Mile Road, and Mound Road.
- 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.













VCF VALUE CITY FURNITURE  
Leas  
Walmart

MENARDS

Table 33 PIZZERIA  
Speedway

Middle Eats

Olive Garden  
Buddy's  
Quality  
NATIONAL CONEY ISLAND

CHASE

five BELOW  
planet fitness  
Tim Hortons  
scrubs & beyond  
Marshalls  
Applebee's GRILL + BAR

McDonald's  
Cottage Inn  
COURTESY PIZZA

**GM Technical Center**  
22,000 Daytime Employees

SUBWAY

Van Dyke Avenue

73,879 VPD

SITE

CHIPOTLE MEXICAN GRILL

meijer

Tim Hortons

DQ Grill + Chill

LA FITNESS

BUFFALO WILD WINGS

FIVE GUYS BURGERS and FRIES

QDOBA MEXICAN EATS

Jersey Mike's SUBS



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
<b>Avg Household Income</b>	<b>\$76,715</b>	<b>\$77,442</b>	<b>\$81,036</b>
<b>Median Household Income</b>	<b>\$63,052</b>	<b>\$60,849</b>	<b>\$64,261</b>

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
<b>Service-Producing Industries</b>	<b>5,403</b>	<b>332</b>	<b>16</b>	<b>68,551</b>	<b>5,169</b>	<b>13</b>	<b>134,456</b>	<b>12,585</b>	<b>11</b>
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
<b>Goods-Producing Industries</b>	<b>332</b>	<b>30</b>	<b>11</b>	<b>7,539</b>	<b>520</b>	<b>14</b>	<b>33,260</b>	<b>1,781</b>	<b>19</b>
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
<b>Total</b>	<b>5,735</b>	<b>362</b>	<b>16</b>	<b>76,090</b>	<b>5,689</b>	<b>13</b>	<b>167,716</b>	<b>14,366</b>	<b>12</b>

**EXCLUSIVELY LISTED BY:**

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Transactions*



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*Market Research  
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