

PROPERTY INFORMATION

Property Address	7251 14 Mile Road
City/Township	Sterling Heights
Land Size	2.50 AC
Sale Price	\$295,000
Ground Lease/BTS	Contact Broker
Zoning	Planned Center District (PCD)

DEMOGRAPHICS (FIVE-MILE RADIUS)

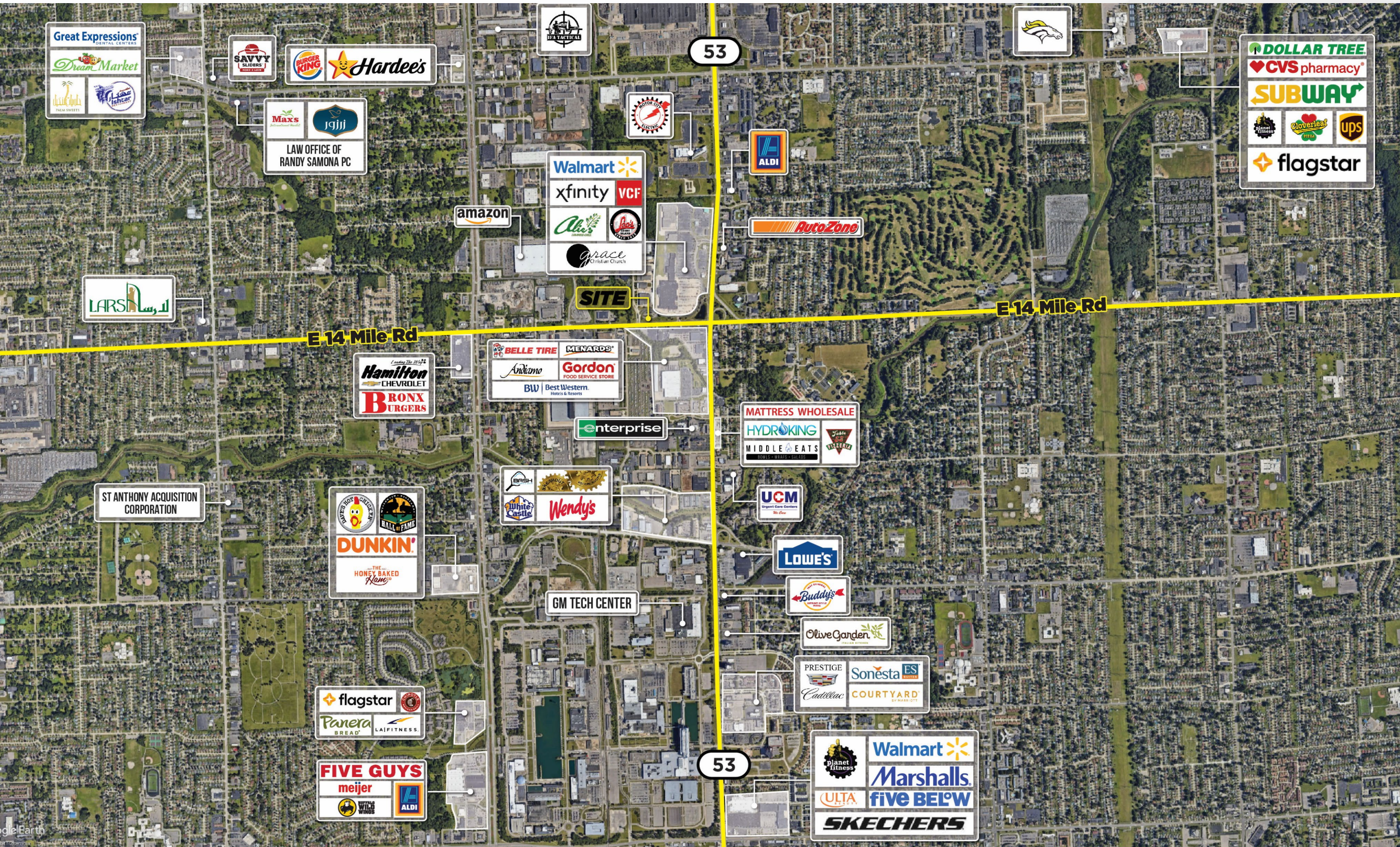
 POPULATION 288,918 PEOPLE	 MEDIAN AGE 42.4 YEARS OLD
 HOUSEHOLDS 116,275	 CONSUMER SPENDING \$3.4 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$76,790/ANNUALLY	 DAYTIME EMPLOYEES 156,518 EMPLOYEES

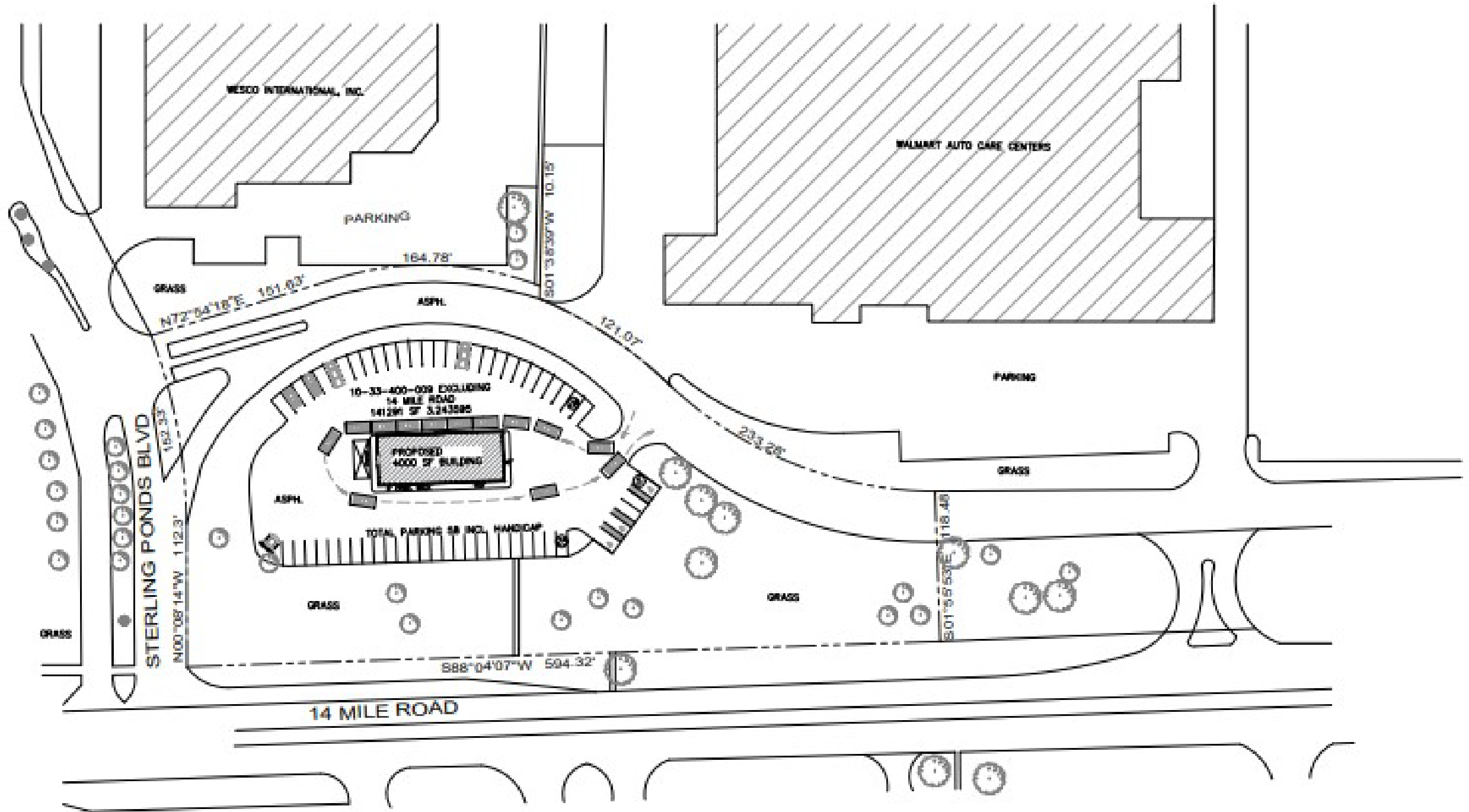
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- 2.5 acres available for sale, ground lease, or build to suit along 14 Mile Road in Sterling Heights, MI.
- The property is strategically positioned in a Walmart outlot and surrounded by other national retailers, such as Menards, Value city Furniture, Auto Zone and Aldi.
- The site is situated in Sterling Heights, the second largest suburb in Metro Detroit and the fourth largest city in Michigan. This location offers a significant population base and a diverse demographic, providing a wide range of potential customers.
- Not only does the site provide multiple ingress/egress points off both 14 Mile and Van Dyke, but the intersection also sees more than 65,000 VPD.





POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	5,411	99,210	282,918
2023 Population	5,596	102,312	288,311
2028 Population Projection	5,615	102,620	288,611
Annual Growth 2010-2023	0.30%	0.20%	0.10%
Annual Growth 2023-2028	0.10%	0.10%	0.00%
Median Age	43.7	42.6	42.4
Bachelor's Degree or Higher	23%	24%	24%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	2,407	39,506	113,736
2023 Households	2,484	40,943	116,275
2028 Household Projection	2,493	41,096	116,449
Owner Occupied Households	1,640	30,666	85,074
Renter Occupied Households	852	10,430	31,375
Avg Household Income	\$74,062	\$78,363	\$76,790
Median Household Income	\$55,702	\$63,333	\$61,157

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	4,283	76,453	218,644
Black	617	13,194	34,415
American Indian/Alaskan Native	27	279	913
Asian	528	9,437	26,050
Hawaiian & Pacific Islander	3	25	95
Two or More Races	138	2,923	8,194
Hispanic Origin	144	2,180	7,151

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	718	10,025	27,779
\$50,000 - 75,000	370	7,560	21,936
\$75,000 - 100,000	277	6,327	16,725
\$100,000 - 125,000	354	4,368	11,713
\$125,000 - 150,000	180	2,849	7,515
\$150,000 - 200,000	144	2,528	6,529
\$200,000+	51	1,301	4,190

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	3,985	366	11	36,239	4,356	8	107,926	11,477	9
Trade Transportation & Utilities	1,487	84	18	7,205	632	11	28,989	2,122	14
Information	48	4	12	1,629	74	22	3,923	251	16
Financial Activities	446	49	9	2,968	381	8	9,376	1,072	9
Professional & Business Services	375	52	7	3,139	463	7	14,567	1,446	10
Education & Health Services	526	57	9	12,735	1,953	7	27,666	4,269	6
Leisure & Hospitality	751	63	12	5,550	395	14	14,606	987	15
Other Services	272	52	5	1,951	406	5	6,439	1,204	5
Public Administration	80	5	16	1,062	52	20	2,360	126	19
Goods-Producing Industries	886	52	17	26,668	374	71	48,592	1,588	31
Natural Resources & Mining	5	1	5	42	6	7	116	18	6
Construction	126	14	9	1,467	181	8	5,737	672	9
Manufacturing	755	37	20	25,159	187	135	42,739	898	48
Total	4,871	418	12	62,907	4,730	13	156,518	13,065	12

EXCLUSIVELY LISTED BY:

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RETAIL LEASING

*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
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*