

FOR LEASE

13620 NORTHBAY DRIVE | STERLING HEIGHTS, MICHIGAN



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PROPERTY SUMMARY



PROPERTY INFORMATION

Property Address	13620 Northbay Drive
City/Township	Sterling Heights
Building Size	3,782 SF
Minimum Available	1,500 SF
Maximum Available	3,782 SF
Asking Rental Rate	\$25.00 PSF
Estimated NNN's	\$5.00
Parking	39 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION 248,872 PEOPLE



MEDIAN AGE 42.7 YEARS OLD



HOUSEHOLDS 99,364



CONSUMER SPENDING \$3.2 BILLON ANNUALLY



AVG HOUSEHOLD INCOME \$96,989 /ANNUALLY



DAYTIME POPULATION 92,856 PEOPLE

AREA TENANTS & EMPLOYERS

























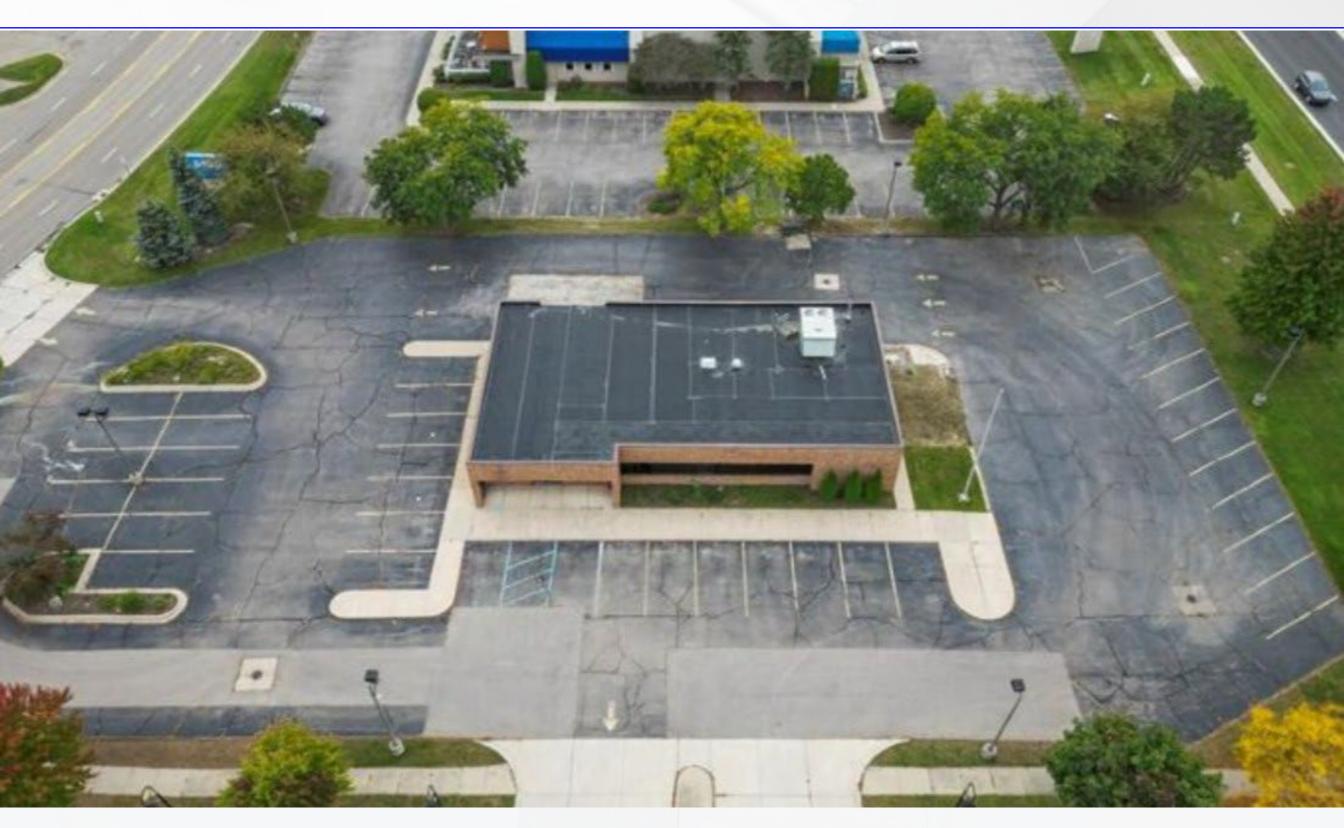


PROPERTY HIGHLIGHTS

- Freestanding 3.782 SF former bank with drive-through available.
- Rare opportunity to be part of the billion-dollar former Lakeside Mall redevelopment.
- Site is located on Schoenherr Road just south of Hall Road.
- Ownership has the ability to split the space into 1,500 SF and 2,282 SF units.

PICTURE









DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	HOUSEHOLDS	1 MILE	3 MILE		
2020 Population	10,911	107,221	254,043	2020 Households	4,942	44,910		
2024 Population	10,251	103,968	248,872	2024 Households	4,597	43,528	_	
2029 Population Projection	10,038	102,473	245,802	2029 Household Projection	4,492	42,889		
Annual Growth 2020-2024	-1.5%	-0.8%	-0.5%	Owner Occupied Households	2,029	31,068		
Annual Growth 2024-2029	-0.4%	-0.3%	-0.2%	Renter Occupied Households	2,463	11,821		
Median Age	43.9	43.9	42.7	Avg Household Income	\$70,499	\$91,472		
Bachelor's Degree or Higher	29%	26%	28%	Median Household Income	\$50,580	\$74,756	\$	
POPULATION BY RACE	1 MILE	3 MILE	5 MILE	INCOME	1 MILE	3 MILE		
White	8,058	85,766	201,558	\$25,000 - 50,000	1,164	8,680		
Black	971	6,518	17,280	\$50,000 - 75,000	629	7,002		
American Indian/Alaskan Native	8	76	178	\$75,000 - 100,000	557	6,374		
Asian	571	4,414	12,958	\$100,000 - 125,000	415	4,920		
Hawaiian & Pacific Islander	0	33	49	\$125,000 - 150,000	262	3,867		
wo or More Races	642	7,162	16,849	\$150,000 - 200,000	331	3,976		
Hispanic Origin	286	3,350	7,588	\$200,000+	119	2,555		

DAYTIME POPULATION



	ONE MILE			THREE MILE			FIVE MILE			
DAYTIME EMPLOYMENT	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	
Service-Producing Industries	5,508	997	6	26,335	3,781	7	85,120	9,993	9	
Trade Transportation & Utilities	943	95	10	2,559	326	8	10,180	895	11	
Information	37	7	5	1,129	59	19	5,244	207	25	
Financial Activities	585	114	5	3,144	441	7	14,367	1,333	11	
Professional & Business Services	639	134	5	4,334	675	6	15,921	1,834	9	
Education & Health Services	1,863	496	4	9,862	1,770	6	23,094	4,309	5	
Leisure & Hospitality	818	69	12	3,000	215	14	9,022	596	15	
Other Services	601	80	8	1,989	282	7	5,328	733	7	
Public Administration	22	2	11	318	13	24	1,964	86	23	
Goods-Producing Industries	216	43	5	867	183	5	9,946	538	18	
Natural Resources & Mining	10	4	3	27	10	3	42	16	3	
Construction	123	27	5	555	130	4	2,222	332	7	
Manufacturing	83	12	7	285	43	7	7,682	190	40	
Total	5,724	1,040	6	27,202	3,964	7	95,066	10,531	9	



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

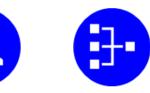
Market Research
& Site Evaluations



NATIONAL RELATIONSHIPS Retailers & Investors across the U.S.



TEAMWORK Innovative Solutions



SHARED DATABASE Retailers & Investors across the U.S.