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PROPERTY INFORMATION

Property Address	43034 Dequindre Road
City/Township	Sterling Heights
Building Size	11,086 SF
Land Size	1.76 AC
Space Available	2,600 SF – 11,086 SF
Asking Rental Rate (11,086 SF)	Contact Broker
Asking Rental Rate (2,600 + SF)	Contact Broker
Zoning	C-1
Parking	69 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 221,333 PEOPLE	 MEDIAN AGE 41.7 YEARS OLD
 HOUSEHOLDS 85,037	 CONSUMER SPENDING \$2.9 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$84,903/ANNUALLY	 DAYTIME POPULATION 133,977 PEOPLE

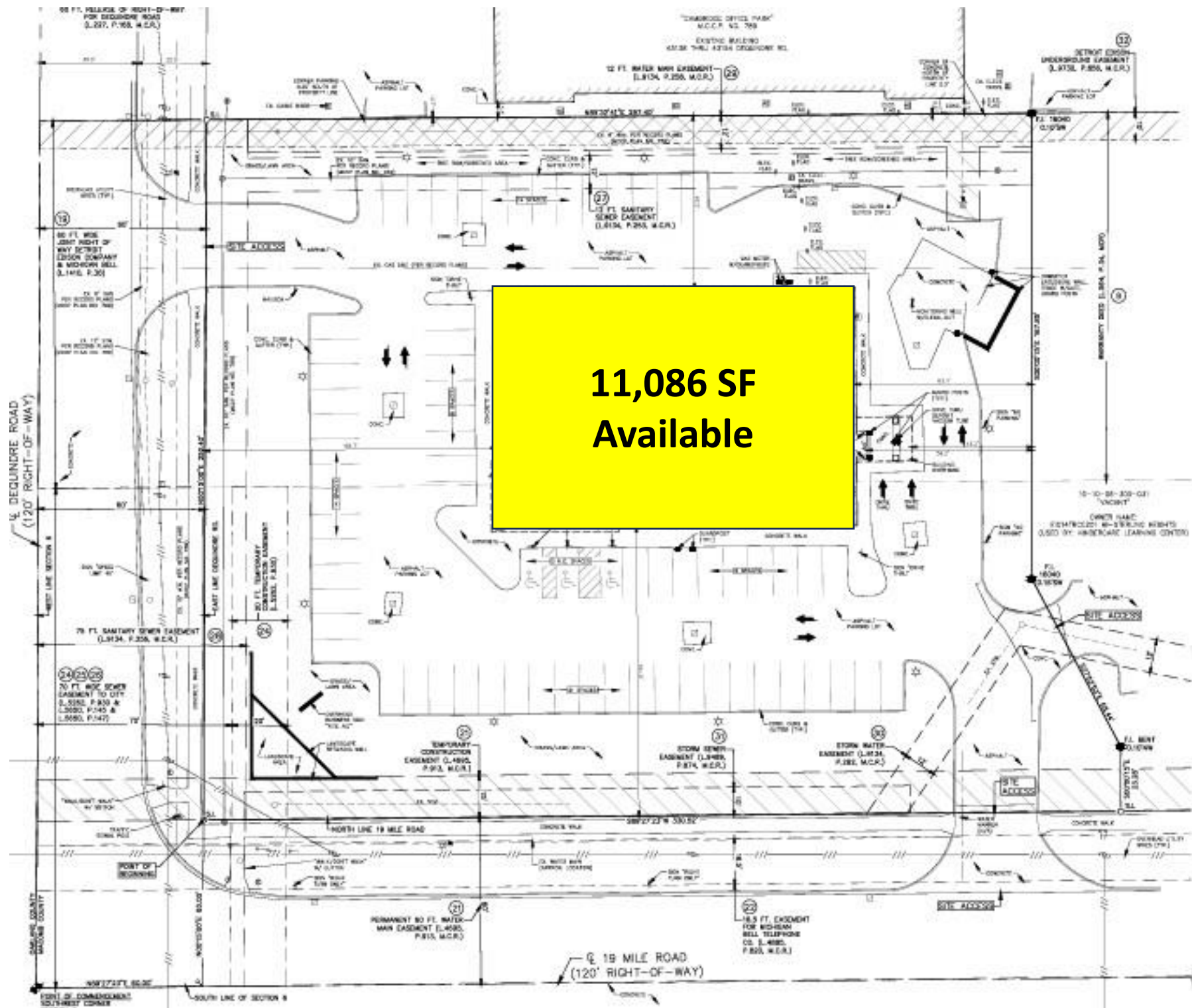
AREA TENANTS & EMPLOYERS

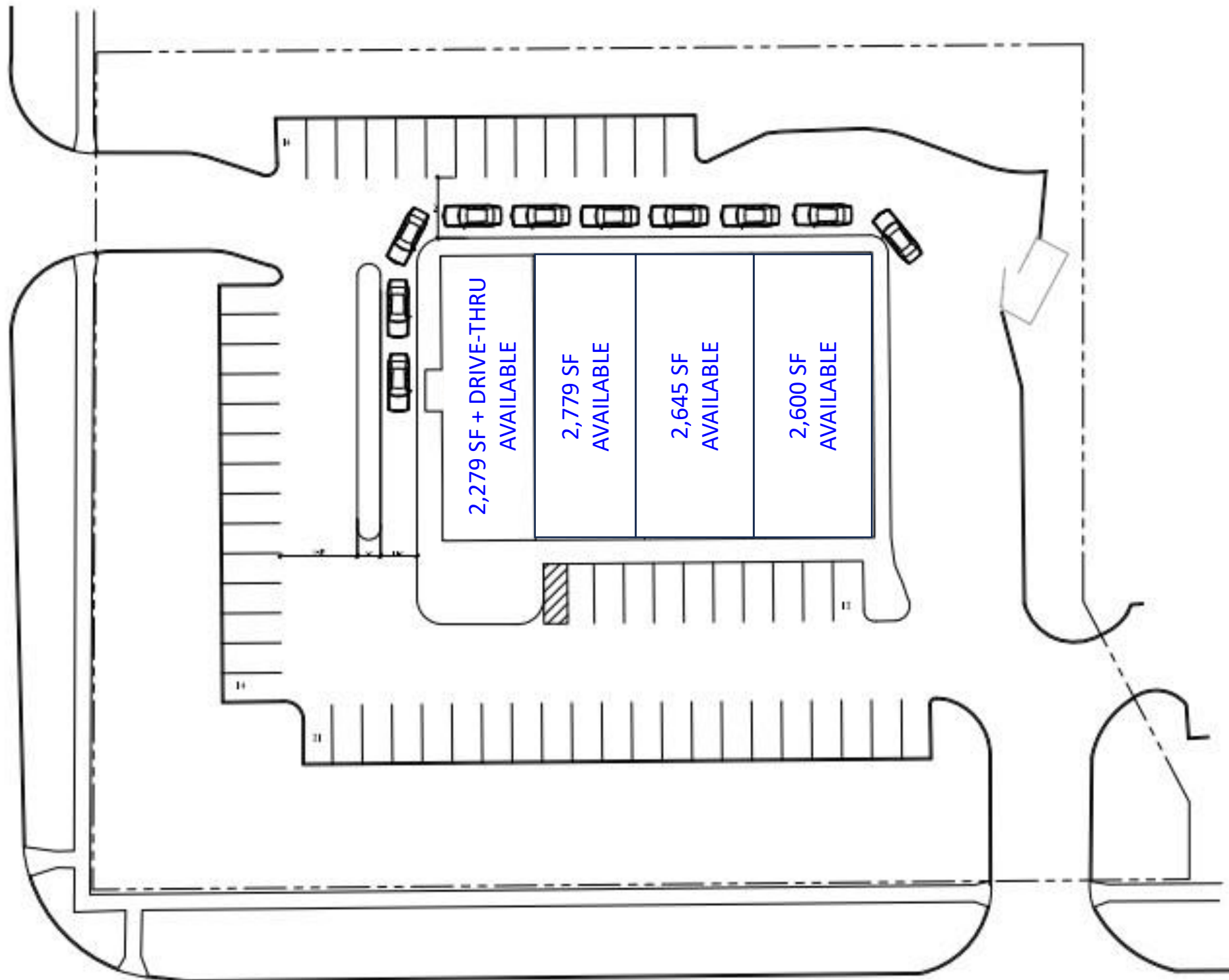


PROPERTY HIGHLIGHTS

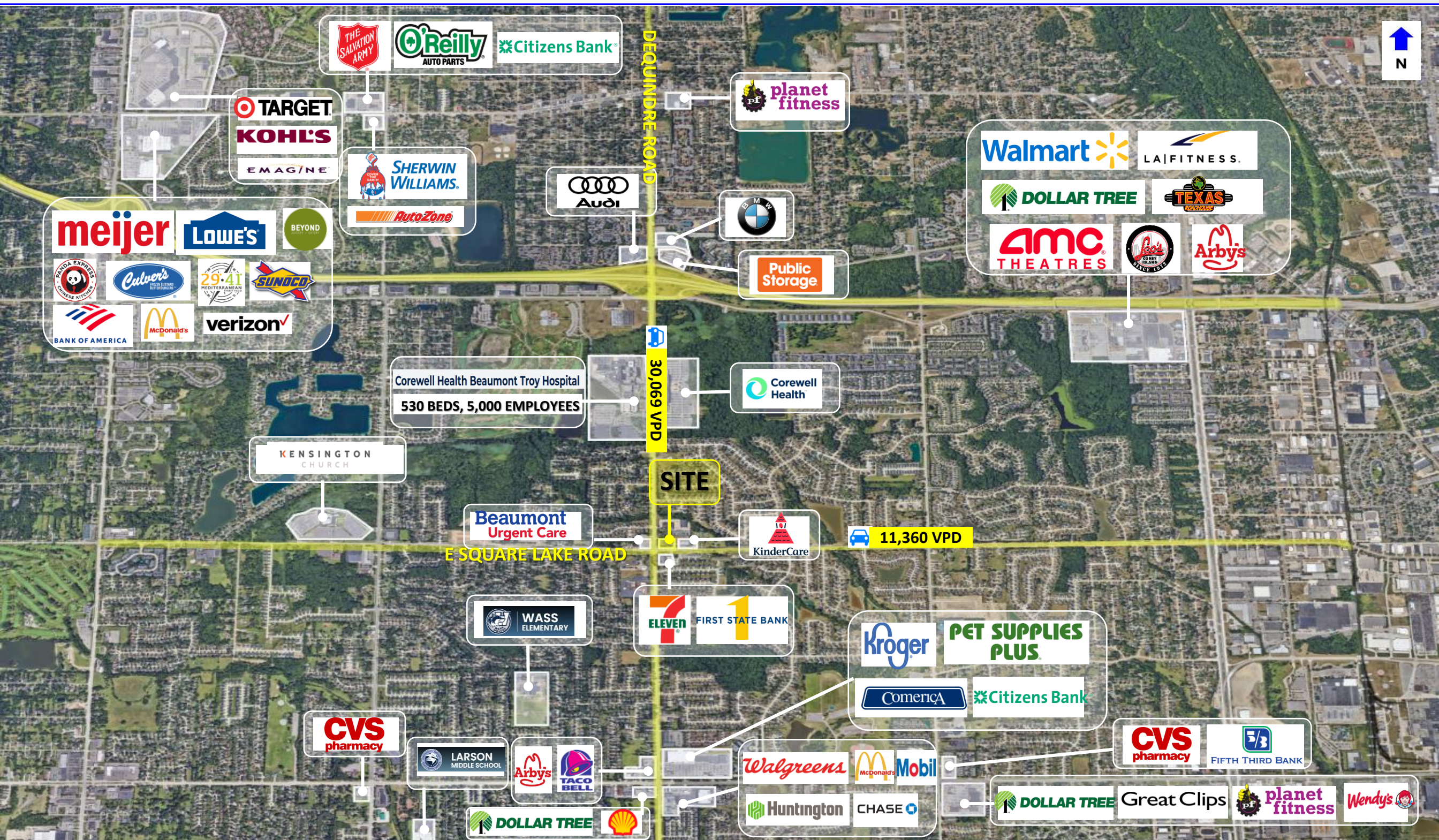
- Former Rite Aid available for lease, offering an 11,086 SF building on 1.76 acres. It features a drive-thru, along with prominent, high-visibility monument and building signage, enhancing tenant exposure.
- Strategically located at the intersection of Square Lake Road (11,360 VPD) and Dequindre (30,069 VPD) in Sterling Heights, offering unmatched visibility and access for maximum customer attraction.
- Just north, you'll find Corewell Health Beaumont of Troy, boasting 530 beds and over 5,000 employees, creating a constant influx of potential clientele.
- Nestled amidst densely populated, high-income neighborhoods, this property is within a 5-mile radius of 221,333 residents with an average household income exceeding \$100,000, promising a lucrative customer base.
- Zoned C-1, permitting a wide range of uses such as medical offices, financial institutions, hardware stores, and located within a vibrant area surrounded by retail, healthcare, and educational facilities.
- The site offers dual access points from both Square Lake and Dequindre Roads, providing seamless entry and exit for added convenience.











POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	9,670	87,282	225,354
2024 Population	9,676	85,292	221,333
2029 Population Projection	9,604	84,257	218,873
Annual Growth 2020-2024	0%	-0.6%	-0.4%
Annual Growth 2024-2029	-0.1%	-0.2%	-0.2%
Median Age	45.4	41.6	41.7
Bachelor's Degree or Higher	47%	41%	40%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	3,335	32,311	85,594
2024 Households	3,335	31,595	85,037
2028 Household Projection	3,310	31,213	84,073
Owner Occupied Households	0.7%	0.1%	0.3%
Renter Occupied Households	532	7,384	23,526
Avg Household Income	\$138,620	\$109,914	\$106,109
Median Household Income	\$127,418	\$87,521	\$84,903

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	6,914	61,704	160,355
Black	354	3,690	10,098
American Indian/Alaskan Native	9	94	231
Asian	1,900	13,814	34,547
Hawaiian & Pacific Islander	0	23	49
Two or More Races	499	5,967	16,053
Hispanic Origin	228	2,793	7,581

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	298	4,987	13,810
\$50,000 - 75,000	413	4,972	13,198
\$75,000 - 100,000	316	4,154	12,213
\$100,000 - 125,000	359	3,332	9,730
\$125,000 - 150,000	579	3,190	7,803
\$150,000 - 200,000	593	3,645	8,642
\$200,000+	552	3,557	8,968

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	10,450	954	11	28,995	3,612	8	106,426	12,109	9
Trade Transportation & Utilities	116	25	5	4,954	456	11	20,330	1,601	13
Information	6	2	3	423	42	10	3,346	263	13
Financial Activities	125	17	7	2,116	311	7	13,630	1,447	9
Professional & Business Services	91	27	3	2,182	362	6	16,631	1,914	9
Education & Health Services	9,925	862	12	14,651	1,904	8	31,787	4,854	7
Leisure & Hospitality	82	8	10	2,884	216	13	12,262	789	16
Other Services	93	12	8	1,500	304	5	5,983	1,156	5
Public Administration	12	1	12	285	17	17	2,457	85	29
Goods-Producing Industries	28	5	6	6,980	392	18	27,551	1,345	20
Natural Resources & Mining	0	0	-	67	7	10	228	20	11
Construction	14	3	5	1,438	182	8	4,695	639	7
Manufacturing	14	2	7	5,475	203	27	222,628	686	33
Total	5,724	1,040	6	27,202	3,964	7	95,066	10,531	9

EXCLUSIVELY LISTED BY:

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*Innovative
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