

FOR LEASE/SALE

FORMER RESTAURANT PAD

44350 SCHOENHERR RD, STERLING HEIGHTS MI 48313



PROPERTY DETAILS

LOCATION:	44350 Schoenherr Rd, Sterling Heights, MI 48313
PROPERTY TYPE:	Restaurant
DATE AVAILABLE:	Immediately
RENT:	\$130,000.00/YR NNN
SALES PRICE:	\$1,899,000.00
BUILDING SIZE:	7,641 SF
SPACE AVAILABLE:	7,641 SF
PROPERTY TAXES:	\$42,000
LOT SIZE:	1.55 AC
ZONING:	C-2
TRAFFIC COUNT:	Hall Rd (72,032 CPD) Schoenherr Rd (33,242 CPD)

EXCLUSIVELY LISTED BY:



**LOUIS J.
CIOTTI**
Managing Director
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248 488 2620

\$130,000.00/ YR NNN

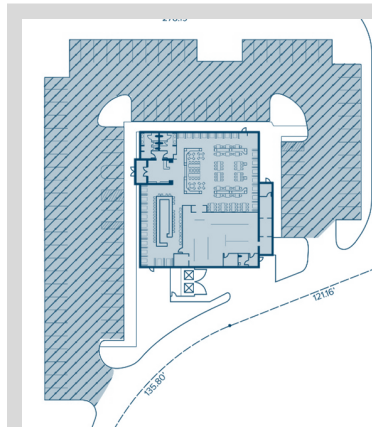
RENT

\$1,899,000.00

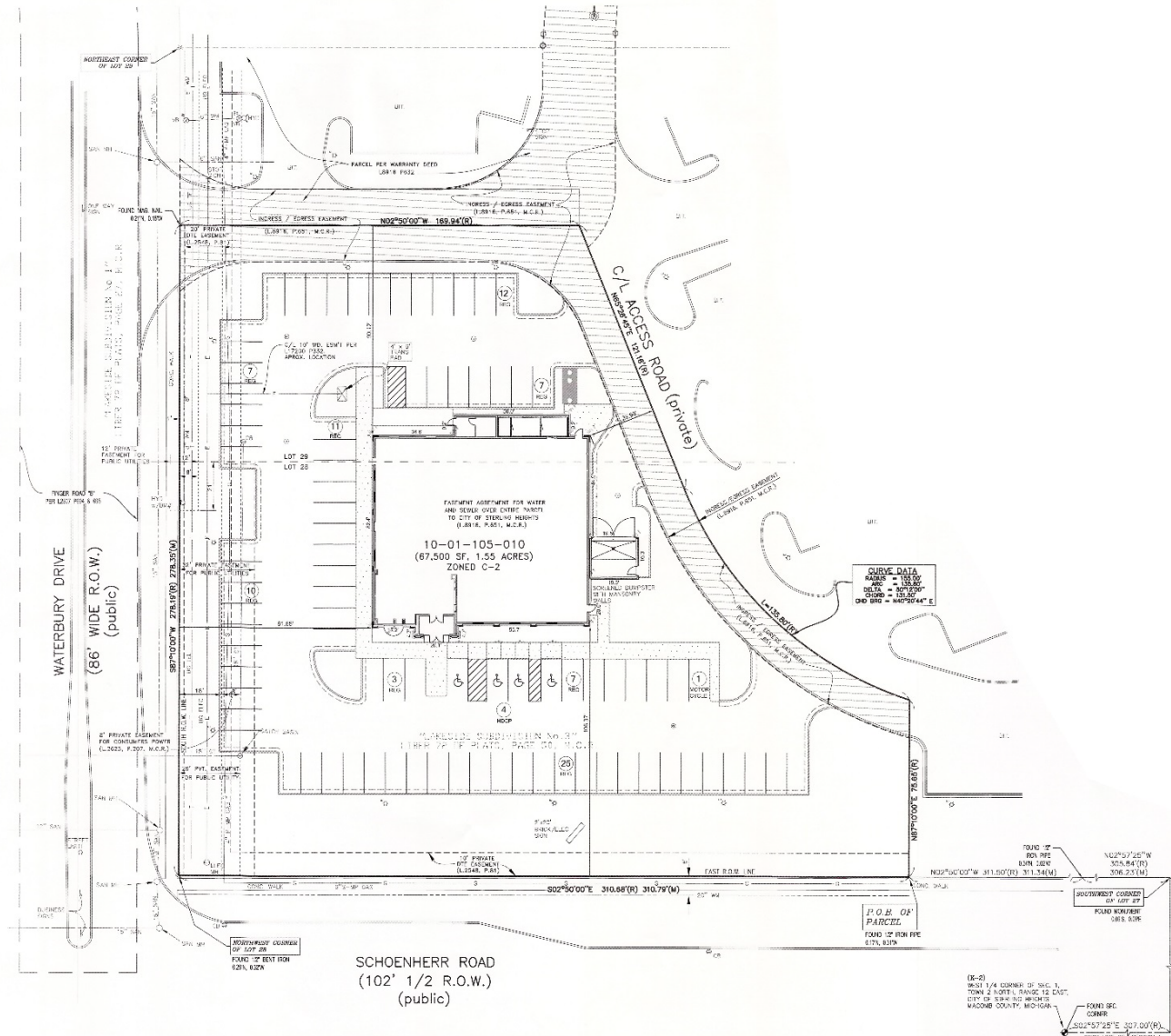
SALES PRICE

HIGHLIGHTS

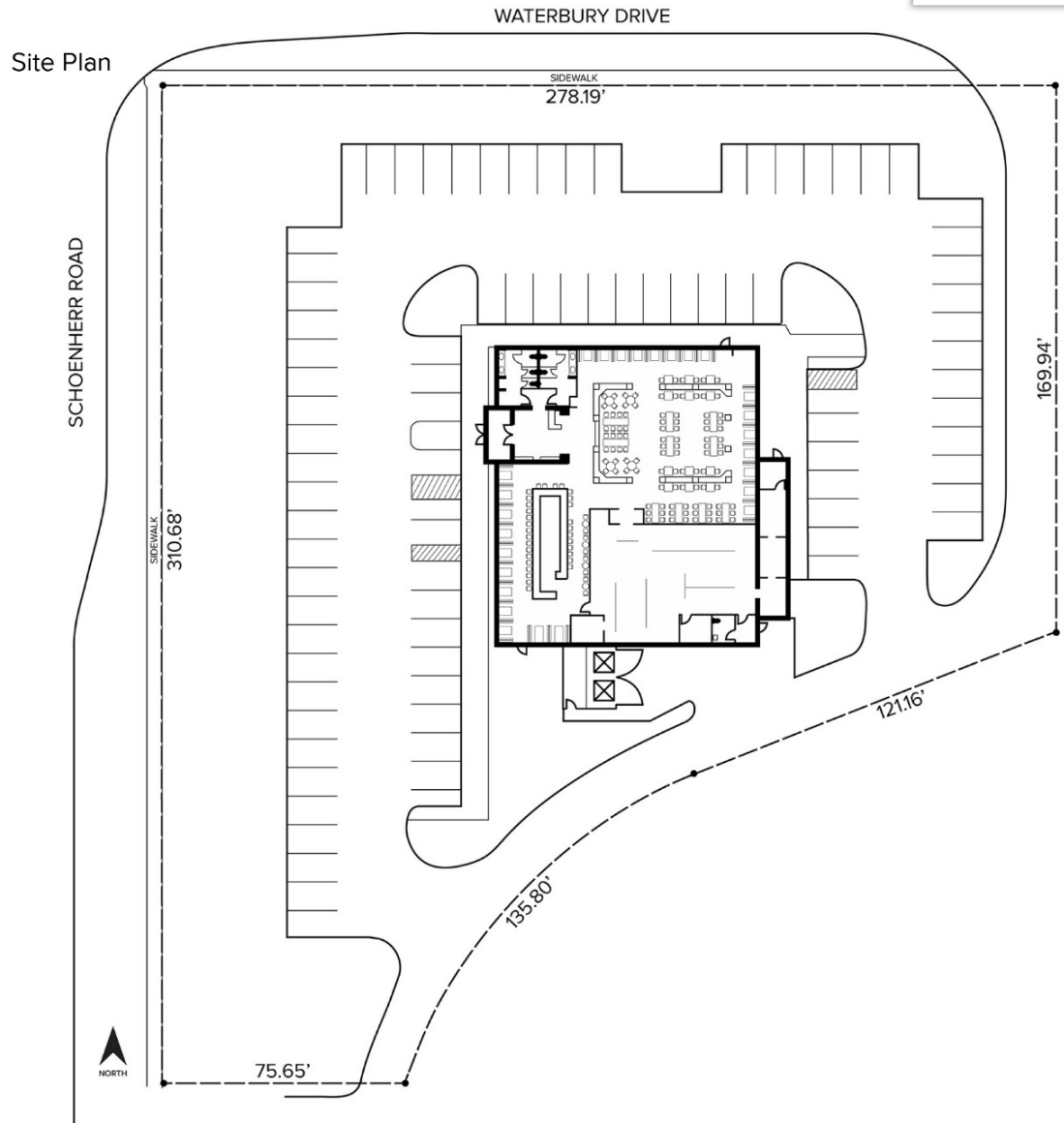
- Out lot to Lakeside Mall (1.5M SF,\$450/SF) & Kohl's
- Fully equipped restaurant
- 95 free surface parking spaces
- Can be several different uses
- Monument & building signage
- Excellent Visibility
- Easy access in and out of the property



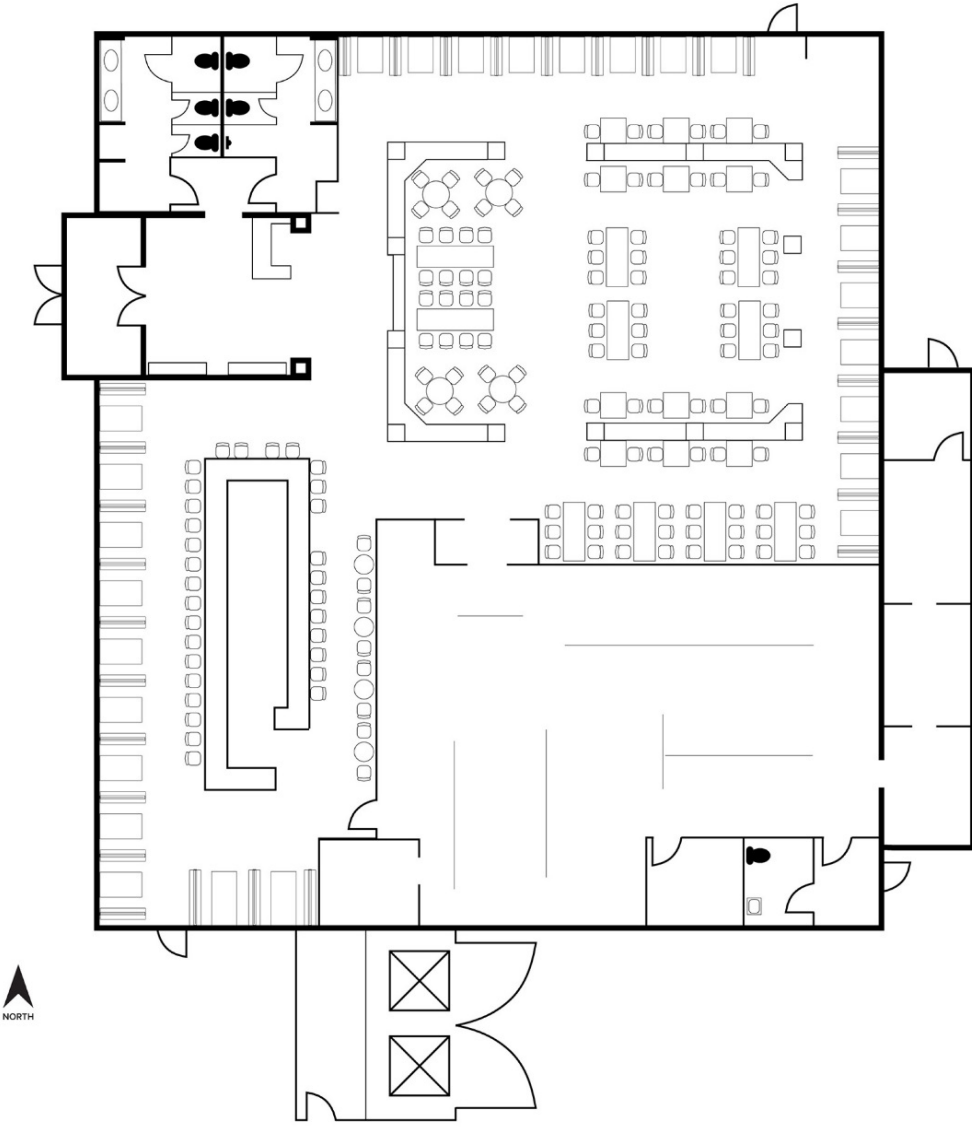
ALTA SURVEY



SITE PLAN



FORMER FLOOR PLAN



SITE PHOTOS



SIGNAGE (SCHOENHERR RD)



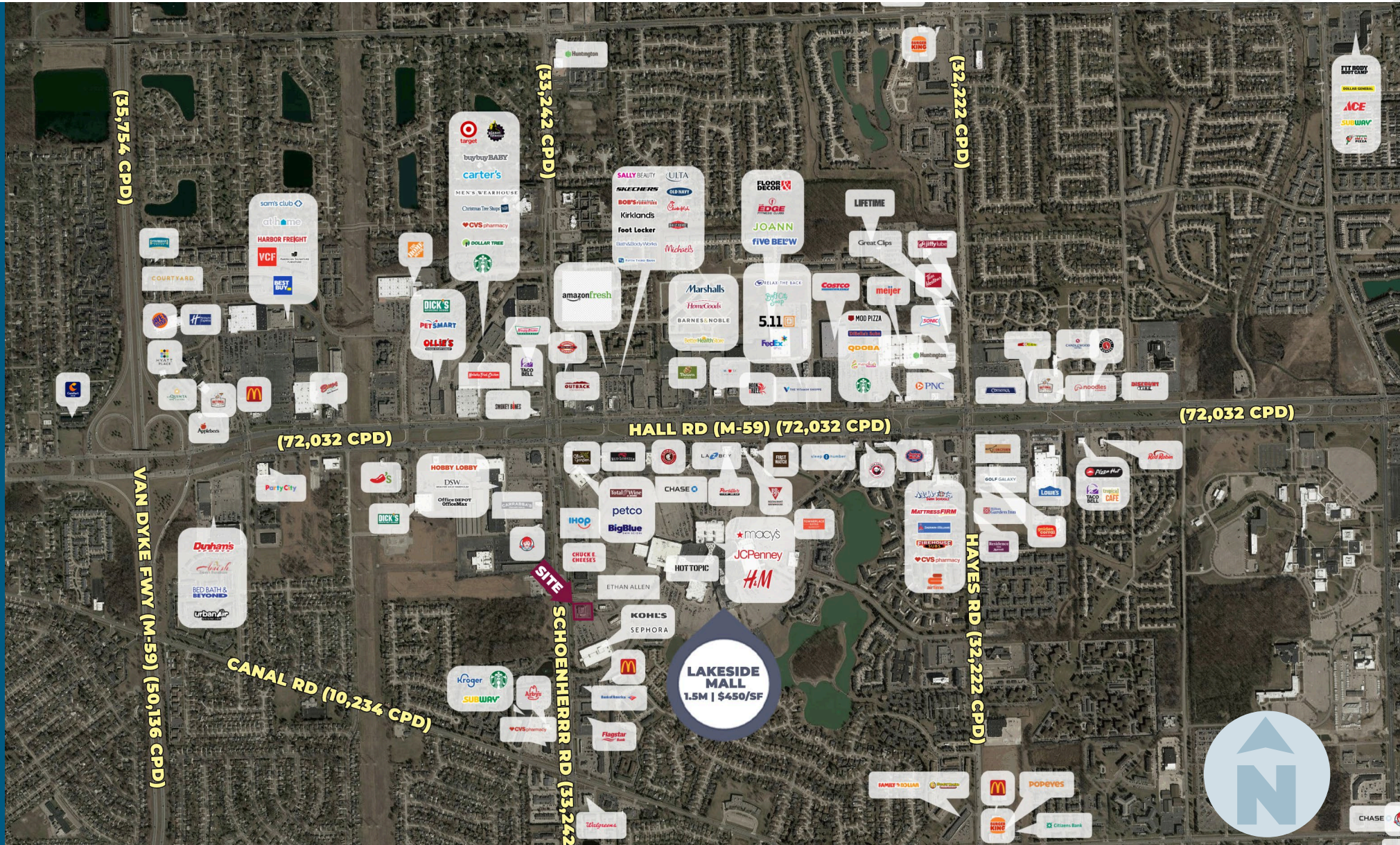
INTERIOR PHOTOS



MICRO AERIAL



MACRO AERIAL



DEMOGRAPHICS



FORMER RESTURANT PAD
 44350 SCHOENHERR RD,
 STERLING HEIGHTS, MI 48313

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2023 Estimated Population	12,228	108,747	254,688
2028 Projected Population	11,693	106,755	258,223
2020 Census Population	12,624	110,269	255,838
2010 Census Population	11,862	105,843	243,071
Projected Annual Growth 2023 to 2028	-0.9%	-0.4%	0.3%
Historical Annual Growth 2010 to 2023	0.2%	0.2%	0.4%
HOUSEHOLDS			
2023 Estimated Households	5,626	46,329	104,683
2028 Projected Households	5,374	45,387	105,570
2020 Census Households	5,745	46,402	103,052
2010 Census Households	5,174	43,806	95,953
Projected Annual Growth 2023 to 2028	-0.9%	-0.4%	0.2%
Historical Annual Growth 2010 to 2023	0.7%	0.4%	0.7%
RACE			
2023 Est. White	78.7%	81.6%	79.6%
2023 Est. Black	11.4%	9.0%	9.9%
2023 Est. Asian or Pacific Islander	5.3%	4.7%	5.8%
2023 Est. American Indian or Alaska Native	0.1%	0.1%	0.2%
2023 Est. Other Races	4.4%	4.6%	4.5%
INCOME			
2023 Est. Average Household Income	\$91,600	\$109,329	\$112,552
2023 Est. Median Household Income	\$66,570	\$83,556	\$86,072
2023 Est. Per Capita Income	\$42,403	\$46,651	\$46,343
BUSINESS			
2023 Est. Total Businesses	732	4,037	8,409
2023 Est. Total Employees	7,920	40,190	92,699

CONTACT US



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