

THE FORUM AT GATEWAYS

44575-44833 Mound Road / Sterling Heights, MI



MID-AMERICA[®]
Real Estate-Michigan, Inc.

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THE FORUM AT GATEWAYS



Address

44575-44833 Mound Road
Sterling Heights, MI 48314

Availability

In-line:

2,176 SF

9,451 SF

Endcap:

3,557 SF (former restaurant)

Outlot:

1.39 Acres

Features

- Join Walmart, LA Fitness, and Dollar Tree at the southwest corner of Hall (M-59) and Mound Roads.
- The site is shadow anchored by a 30 Screen AMC Movie Theater and has various national restaurants/banks servicing the center in the outlots.
- The area offers tremendous traffic and dense household population with diverse incomes.
- Provides visibility, accessibility, and monument signage to both main roads at the intersection.
- 1 proposed outlot with ground lease and build-to-suit options available.
- In addition to being directly off the M-59 highway ramp, it is within close proximity to M-53 highway.
- Great opportunity for restaurant users, neighborhood service retailers, and/or medical offices.

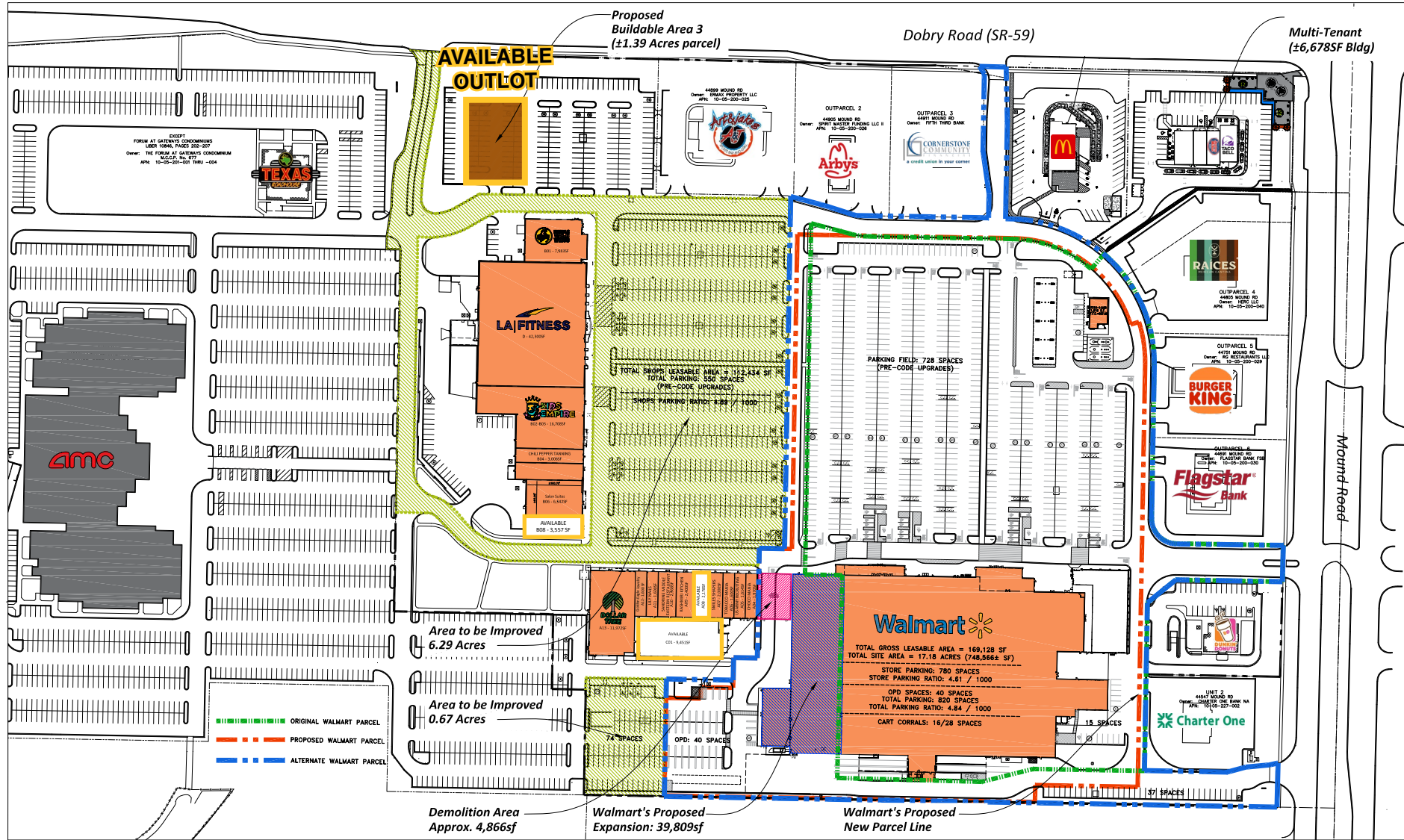
Area Tenants



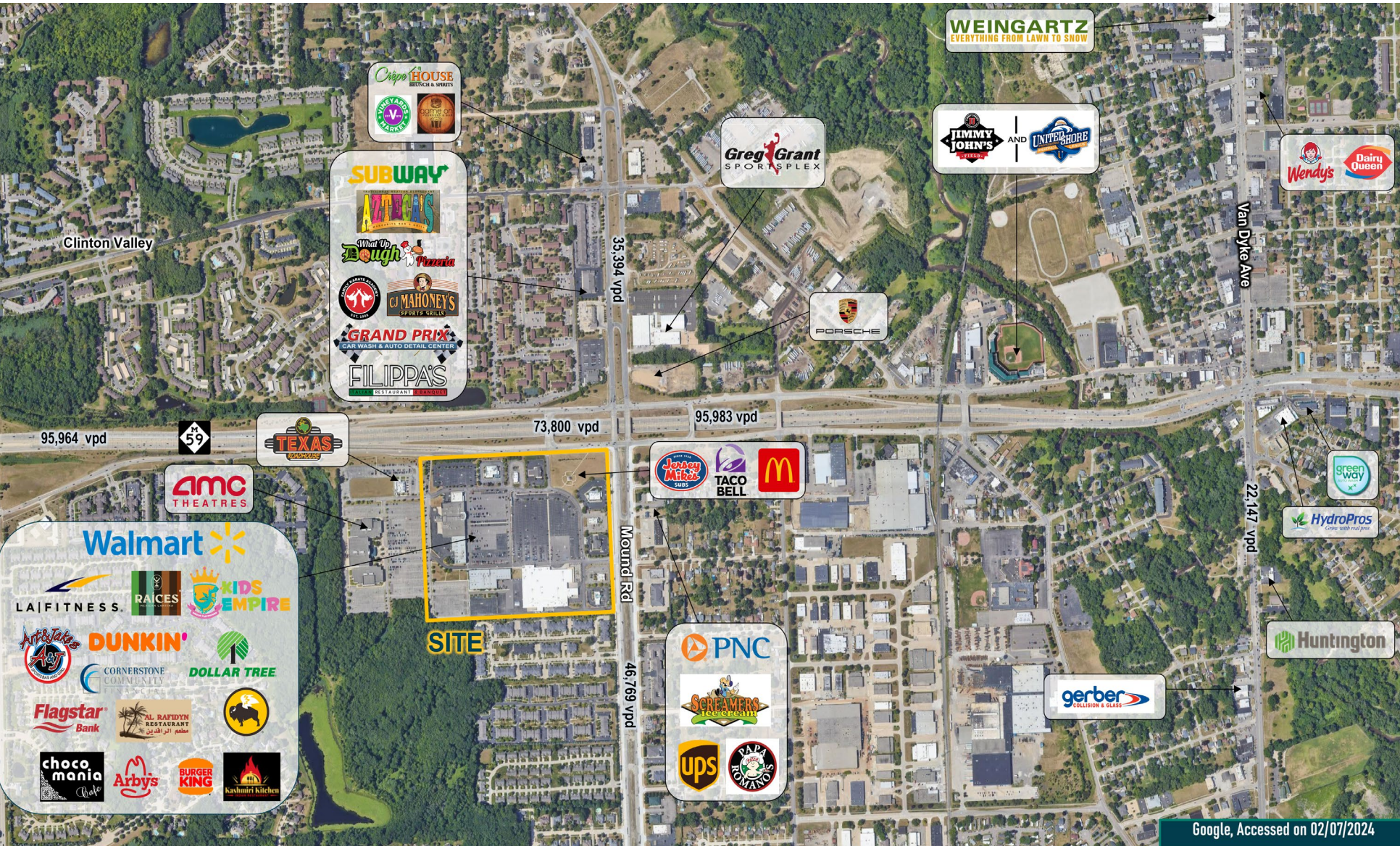
Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	10,144	79,086	239,749
HOUSEHOLDS	4,800	32,193	95,030
AVG HOUSEHOLD INCOME	\$89,189	\$106,644	\$115,661
DAYTIME POPULATION	9,268	77,056	232,120

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Google, Accessed on 02/07/2024

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