

FOR SALE



3777 Eighteen Mile Road | Sterling Heights, MI

FREESTANDING OFFICE BUILDING

LANCE NUMAN
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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	3777 Eighteen Mile Rd
City/Township	Sterling Heights
Building Size	17,500 SF
Land Size	2.22 AC
Zoning	O-1
Asking Price	\$3,250,000.00

DEMOGRAPHICS (5-MILE RADIUS)



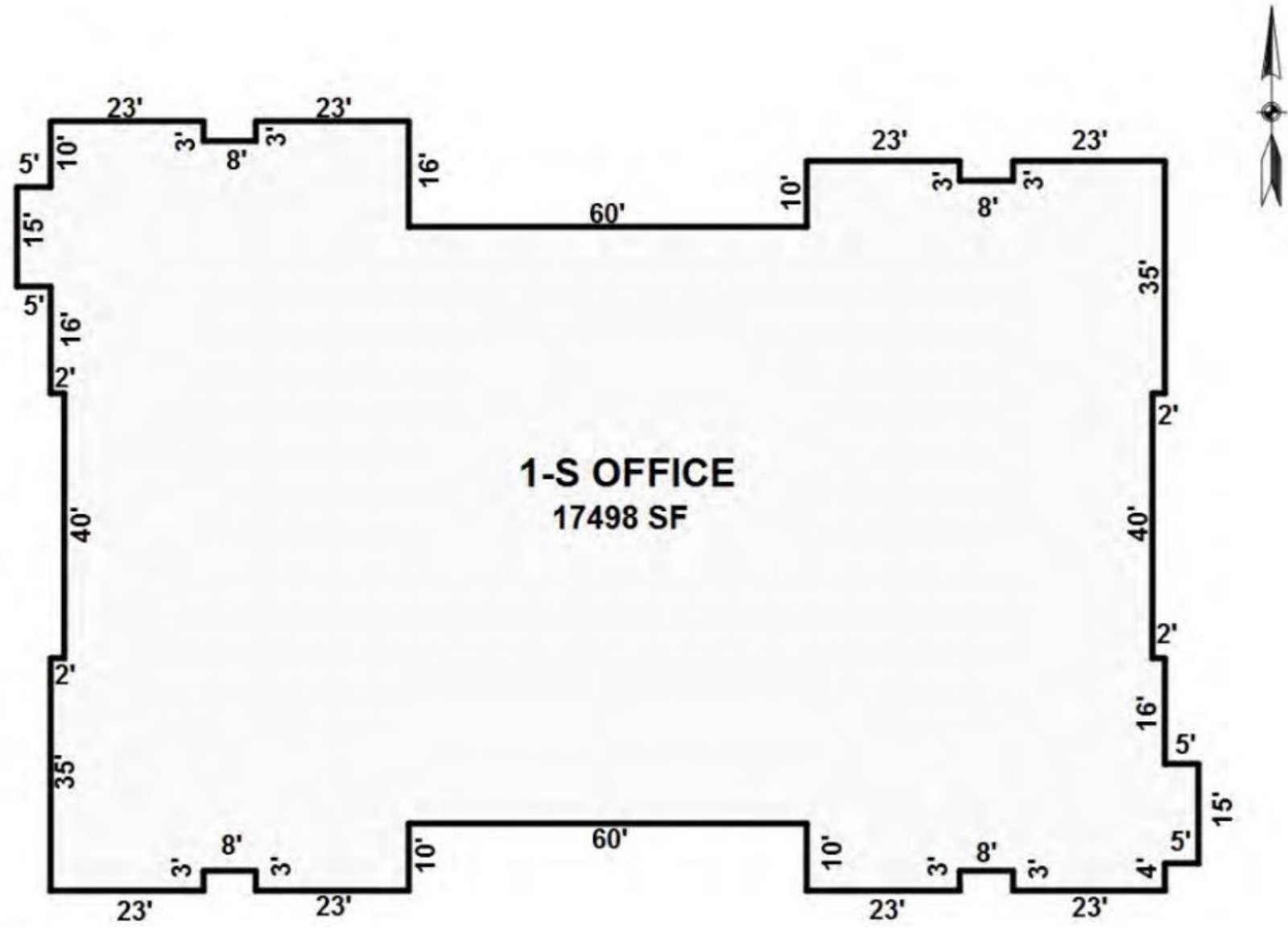
PROPERTY HIGHLIGHTS

- Well-maintained, single-story office property situated on approximately 2.2 acres, offering an efficient layout ideal for an owner-user, corporate headquarters, medical office, educational, or professional services use.
- Offered for sale at \$3,250,000 (approximately \$186/SF), providing a rare opportunity to acquire a high-quality office asset in one of Macomb County's strongest commercial corridors.
- Strategically positioned on 18 Mile Rd with convenient access to M-53, Hall Rd (M-59), and I-75, surrounded by established residential neighborhoods, national retailers, and major employment centers.
- The property features abundant on-site parking (approximately 173 spaces) and O-1 zoning, allowing for a variety of office and professional uses, making it well-suited for both single-tenant occupancy and future adaptability.

AREA TENANTS



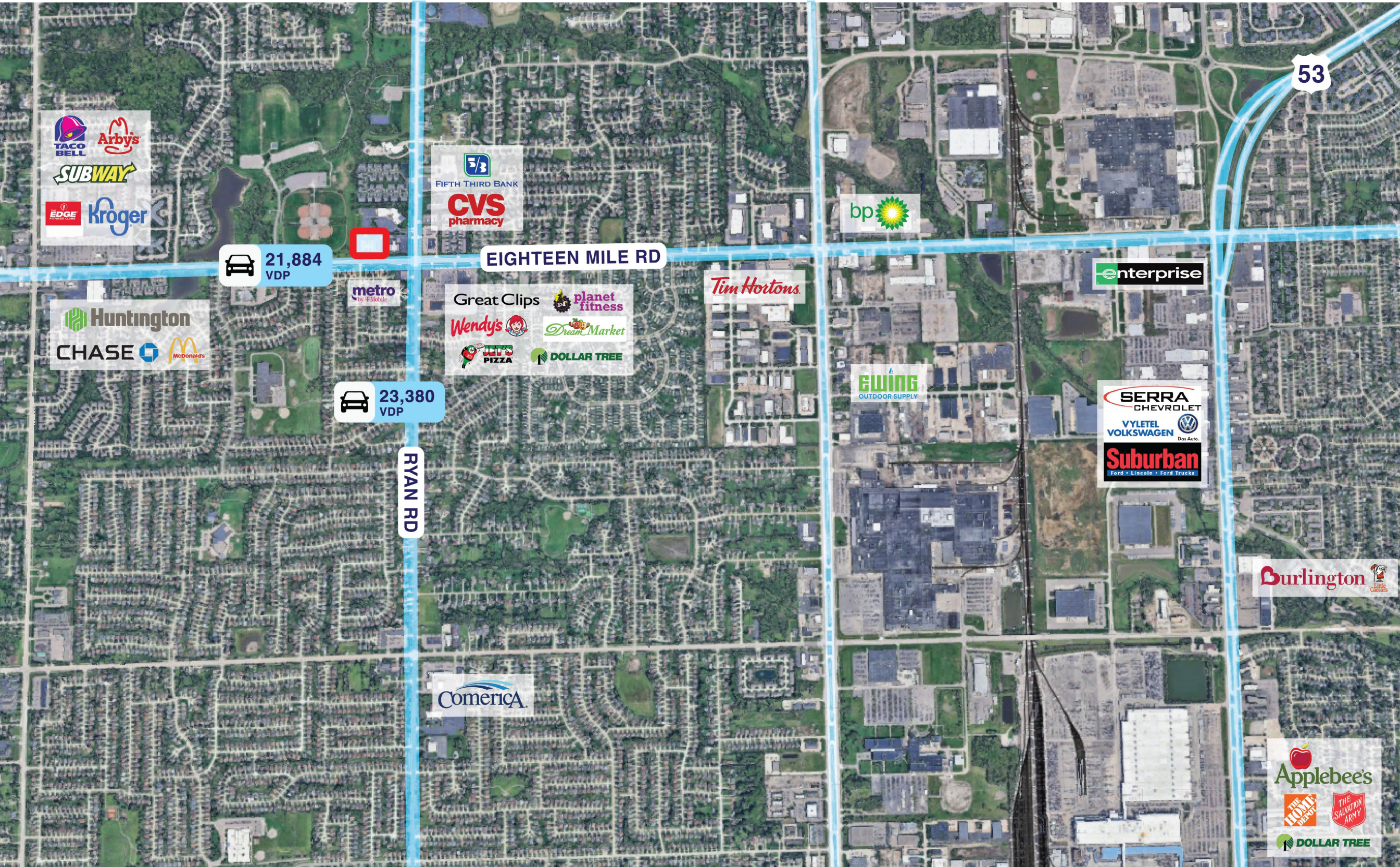
SITE PLAN



PHOTOS



AERIAL



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	13,829	97,096	234,276
2025 Population	13,477	97,600	233,938
2030 Population Projection	13,527	98,872	236,705
Annual Growth 2020-2025	-0.5%	0.1%	0.0%
Annual Growth 2025-2030	0.1%	0.3%	0.2%
HOUSEHOLDS			
2020 Households	4,710	36,292	90,743
2025 Households	4,590	36,494	90,712
2030 Household Projection	4,609	36,991	91,852
Annual Growth 2020-2025	-0.1%	0.5%	0.3%
Annual Growth 2025-2030	0.1%	0.3%	0.3%
Avg Household Size	2.90	2.60	2.50
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$109,653	\$109,776	\$106,661
Median Household Income	\$82,963	\$87,870	\$85,155

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$331,922	\$311,574	\$288,796
Median Year Built	1986	1978	1976
Owner Occupied Households	4,004	26,994	65,193
Renter Occupied Households	604	9,996	26,659
HOUSING COMPOSITION			
1-Person Households	941	9,333	25,169
2-Person Households	1,408	11,450	28,736
3-Person Households	769	5,908	14,603
4-Person Households	758	5,602	13,380
5-Person Households	436	2,752	5,896
6-Person Households	198	1,061	2,112
7-Person Households	79	388	816
EMPLOYMENT			
Civilian Employed	6,221	48,550	117,744
Civilian Unemployed	305	2,227	5,098
Civilian Non-Labor Force	4,629	29,442	69,885

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