

FOR LEASE
HOOVER ELEVEN SHOPPING CENTER

26013 HOOVER RD, WARREN, MI



PROPERTY DETAILS

\$5.00/SF

NNN

LOCATION: 26013 Hoover Rd, Warren, MI

PROPERTY TYPE: Power Center

NNN EXPENSE: \$5.00/SF

GROSS LEASABLE AREA: 280,719

AVAILABLE SPACE: 1,000 – 6,000 SF
(Approximate/Divisible)
Office Space Available

TRAFFIC COUNT: Hoover Rd (18,834 CPD)
I-696 (133,625 CPD)

TENANT ROSTER



DESCRIPTION

High volume Kroger anchored power center located on Hoover Road (26,300 CPD) just south of I-696 (102,308 CPD) and north of 10 Mile Road. The center benefits from high population density, stable household incomes, and close proximity to major employers (GM Tech Center and FCA (Chrysler)).

EXCLUSIVELY LISTED BY:

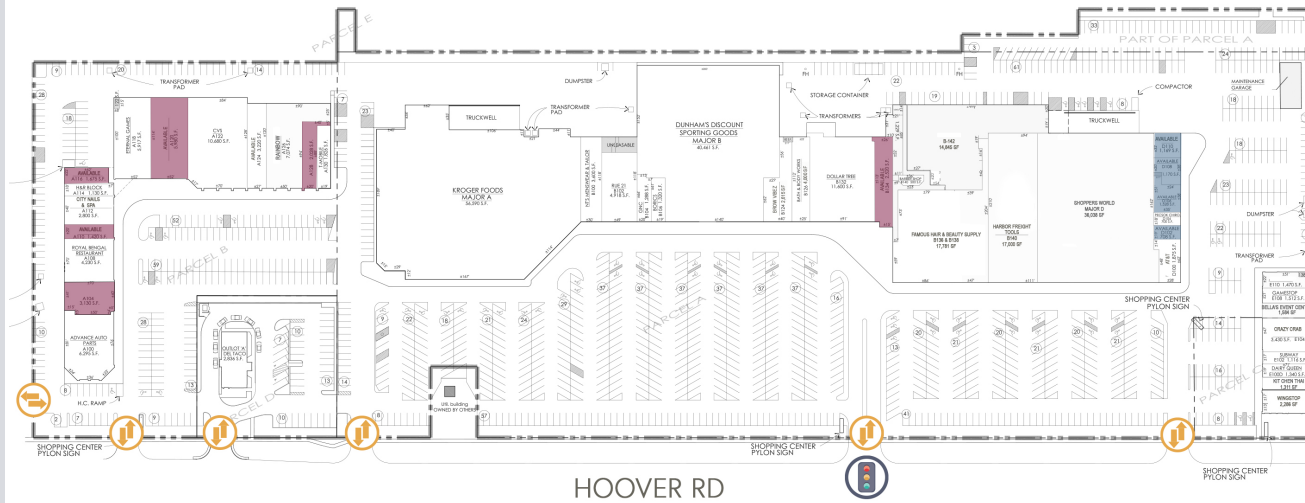


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MICRO AERIAL



SITE PLAN

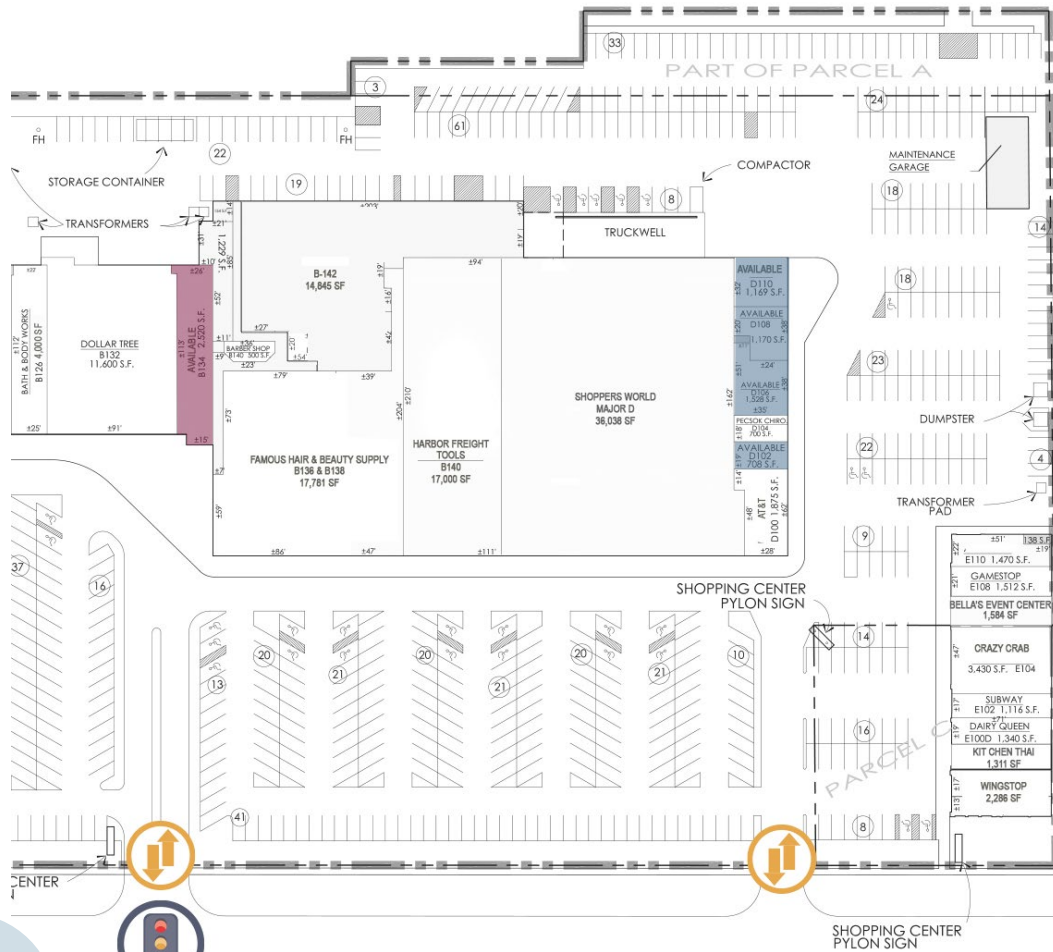


HOOVER ELEVEN

26013 Hoover Rd, Warren, MI

UNIT	TENANT	SIZE (SF)
A100	Advance Auto Parts	6,295 SF
A104	AVAILABLE	3,130 SF
A108	Royal Bengal Restaurant	4,230 SF
A110	AVAILABLE	1,420 SF
A112	City Nails & Spa	2,800 SF
A114	H&R Block	1,130 SF
A116	AVAILABLE	1,675 SF
A118	Eternal Games	5,917 SF
A120	AVAILABLE	5,980 SF
A122	CVS	10,680 SF
A124	Destiny Dental	3,220 SF
A126	Rainbow	7,074 SF
A128	AVAILABLE	2,028 SF
A130	T-Mobile	1,826 SF
Major A	Kroger Foods	56,590 SF
B100	NT'S Menswear Taylor	3,600 SF
B102	Rue 21	4,918 SF
B104	GNC	1,288 SF
B106	Borics	1,320 SF
Major B	Dunham's Sporting Goods	40,461 SF
B124	Brow VibeZ	2,615 SF
B126	Bath & Body Works	4,000 SF
B132	Dollar Tree	11,600 SF
B134	AVAILABLE- RESTAURANT SPACE	2,520 SF
B136	Famous Hair & Beauty	11,031 SF
B138	Famous Hair & Beauty	6,750 SF
B140	Harbor Freight Tools	17,000 SF
Major D	Shoppers World	36,038 SF
D100	AT&T	1,875 SF
D102	OFFICE SPACE AVAILABLE	708 SF
D104	Pecsok Chiro	700 SF
D106	OFFICE SPACE AVAILABLE	1,528 SF
D108	OFFICE SPACE AVAILABLE	1,170 SF
D110	OFFICE SPACE AVAILABLE	1,169 SF
E110	Global Education Excellence	1,470 SF
E108	GameStop	1,512 SF
E106	Bella's Event Center	1,584 SF
E104	Crazy Crab	3,430 SF
E102	Subway	1,116 SF
E100D	Dairy Queen	1,340 SF
E100C	Kit Chen Thai	1,311 SF
E100B	WingStop	1,228 SF
E100A	WingStop	1,058 SF

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TOP EMPLOYERS

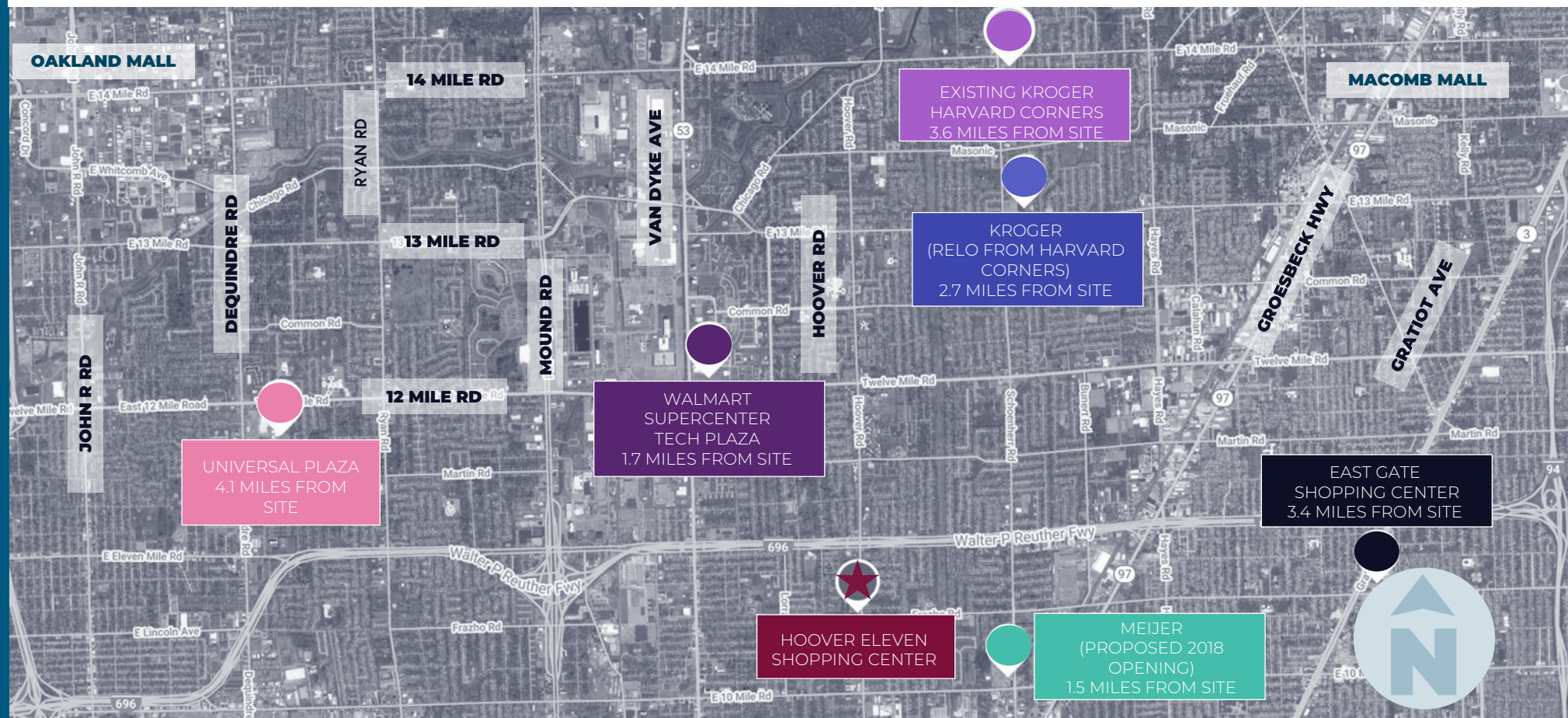
COMPANY	# EMPLOYEES
General Motors Co.	19,000
Chrysler Group LLC	±35,00
U.S. Government	5,000
Ford Motor Co.	4,900
St. John Providence Health System	2,033
Henry Ford Health System	3,100
Utica Community Schools	±2,300
Macomb County	3,000
McLaren Hospital Macomb	±2,000
General Dynamics Land Systems	1,460

MACOMB COUNTY



RETAIL COMPETITION

TECH PLAZA	HARVARD CORNERS	MEIJER	UNIVERSAL PLAZA	EASTGATE SHOPPING CENTER	KROGER
<p>ANCHORS: Walmart, Five Below, Marshalls, ULTA, DSW TOTAL SF: 301,963 SF ASKING RENT: \$18-26/SF</p>	<p>ANCHORS: Kroger (former Kmart), Sherwin Williams, Advance Auto TOTAL SF: 100,865 SF ASKING RENT: \$7-12/SF</p>	<p>ANCHOR: Meijer TOTAL SF: 200,000 SF ASKING RENT: N/A OPENING: Proj. 2018</p>	<p>ANCHORS: Kroger, Marshalls, Petco, Target, Cinemark, Burlington TOTAL SF: 167,910 SF ASKING RENT: \$6-30/SF</p>	<p>ANCHORS: Kroger, TJ Maxx, CitiTrends, Family Dollar TOTAL SF: 129,104 SF ASKING RENT: \$8-14/SF</p>	<p>ANCHOR: Kroger TOTAL SF: 115,068 SF ASKING RENT: \$6/SF</p>



DEMOGRAPHICS



HOOVER ELEVEN

26013 Hoover Rd, Warren, MI

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2022 Estimated Population	16,163	118,557	356,860
2027 Projected Population	15,910	118,400	355,786
2020 Census Population	16,122	119,099	357,793
2010 Census Population	15,674	116,482	364,381
Projected Annual Growth 2022 to 2027	-0.3%	-	-
Historical Annual Growth 2010 to 2022	0.3%	0.1%	-0.2%

HOUSEHOLDS

2022 Estimated Households	6,877	47,297	142,218
2027 Projected Households	6,858	47,815	142,955
2020 Census Households	6,808	47,194	141,775
2010 Census Households	6,633	46,260	141,543
Projected Annual Growth 2022 to 2027	-	0.2%	0.1%
Historical Annual Growth 2010 to 2022	0.3%	0.2%	-

RACE

2022 Est. White	66.4%	61.0%	54.0%
2022 Est. Black	20.6%	27.3%	36.0%
2022 Est. Asian or Pacific Islander	8.5%	7.0%	5.6%
2022 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2022 Est. Other Races	4.3%	4.5%	4.2%

INCOME

2022 Est. Average Household Income	\$69,703	\$64,575	\$65,147
2022 Est. Median Household Income	\$57,606	\$55,104	\$55,355
2022 Est. Per Capita Income	\$29,803	\$25,819	\$26,027

BUSINESS

2022 Est. Total Businesses	487	4,166	11,267
2022 Est. Total Employees	8,240	61,602	129,852

CONTACT US



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WARD**

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