

# Coming Soon New Retail Development

1.00 - 4.12 Acres

SEC of Metro Parkway & Mound Road  
Sterling Heights, Michigan 48310

Located at the Southeast Corner of Mound Road and Metro Parkway

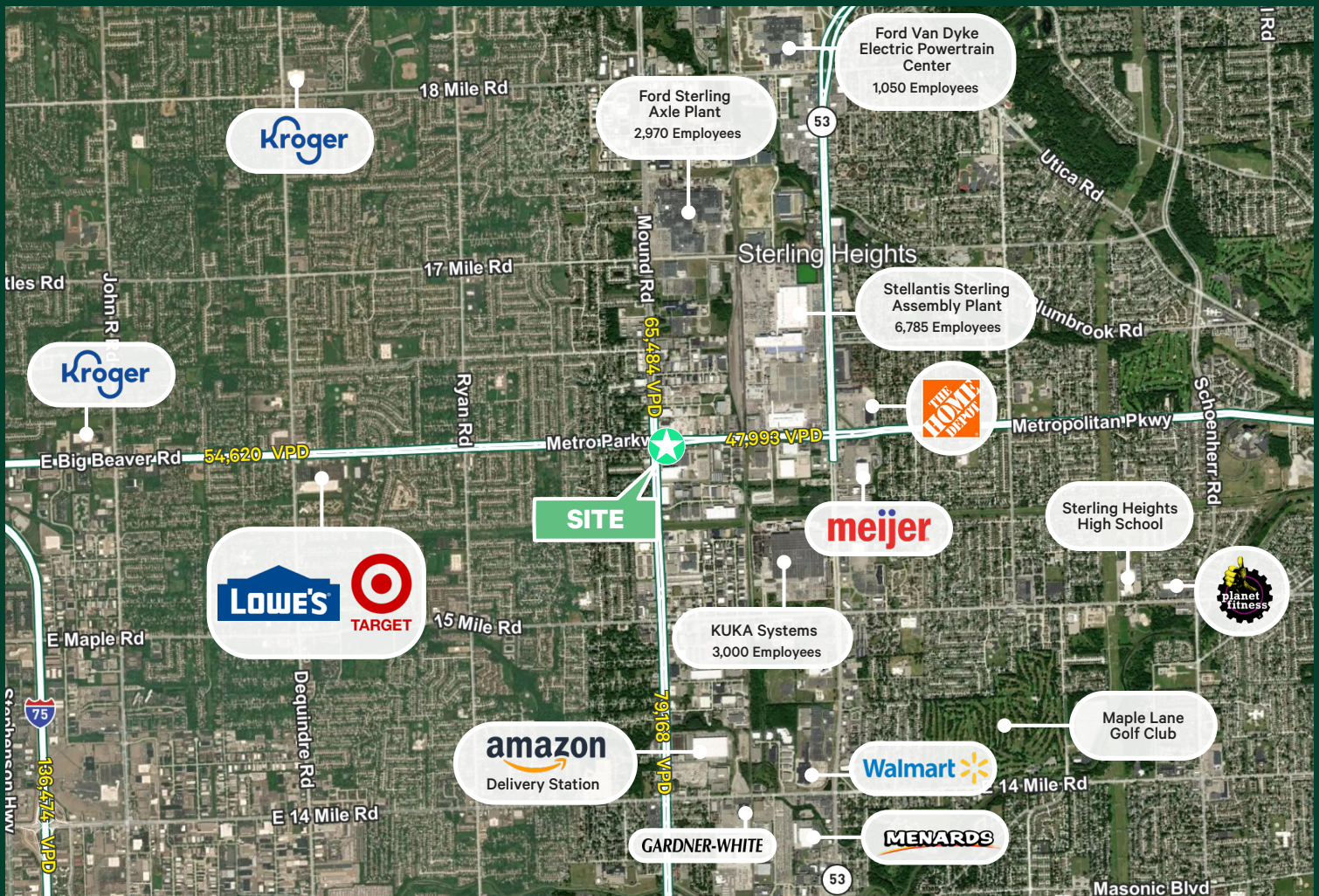




# Property Highlights

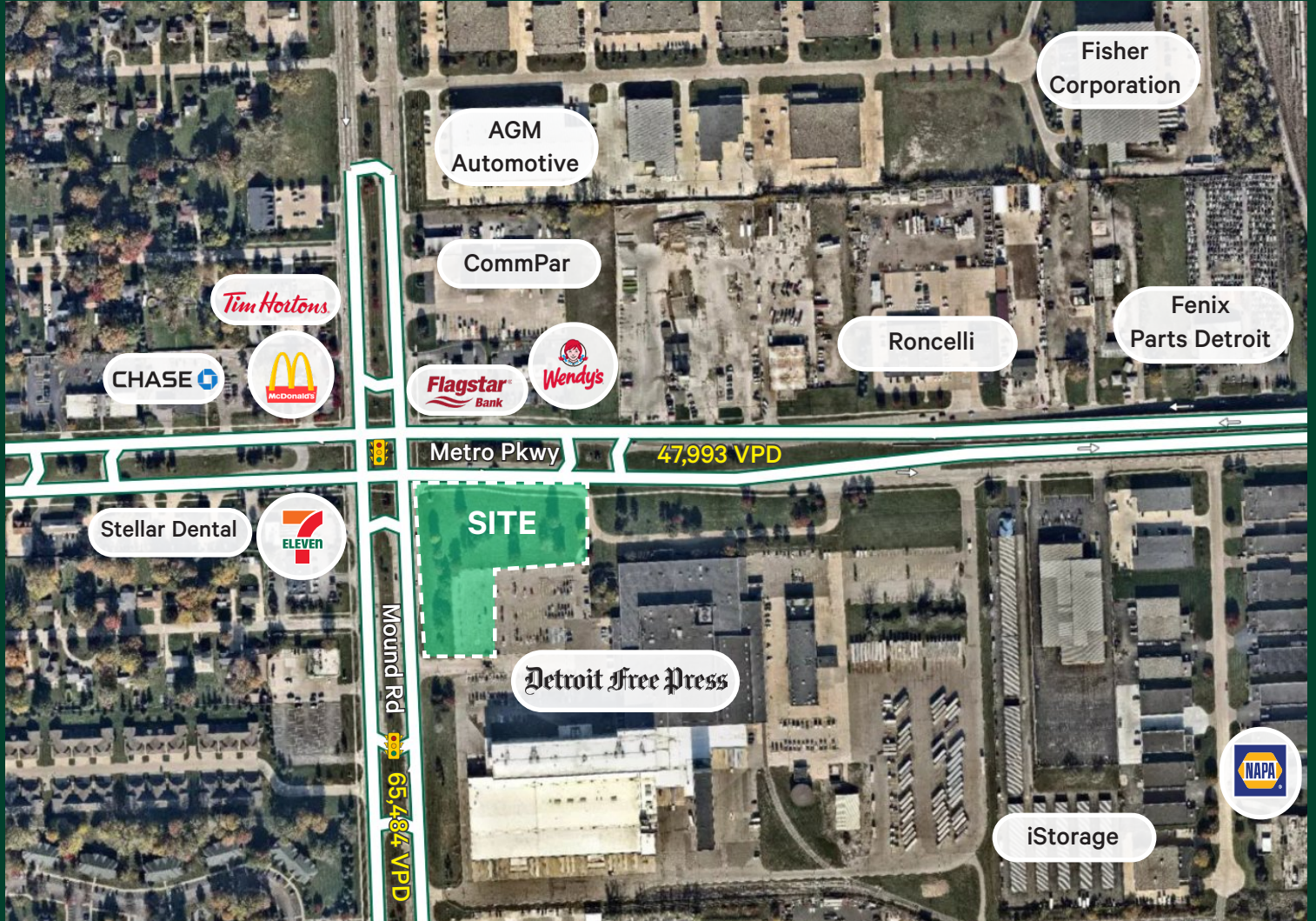
- + Up to 4.12 Acres available for ground lease
- + Located at the signalized southeast hard corner of Mound Rd and Metro Pkwy with over 113,000 vehicles per day
- + Dense residential trade area with 130,000 people with an average household income of \$93,000 within a 3 mile radius
- + Drive-thru opportunities available
- + Nearby retailers include Meijer, Walmart, Menards, Target, Lowe's, McDonald's and many more!
- + **Ground Lease Rate: Contact Broker**

# Macro Aerial



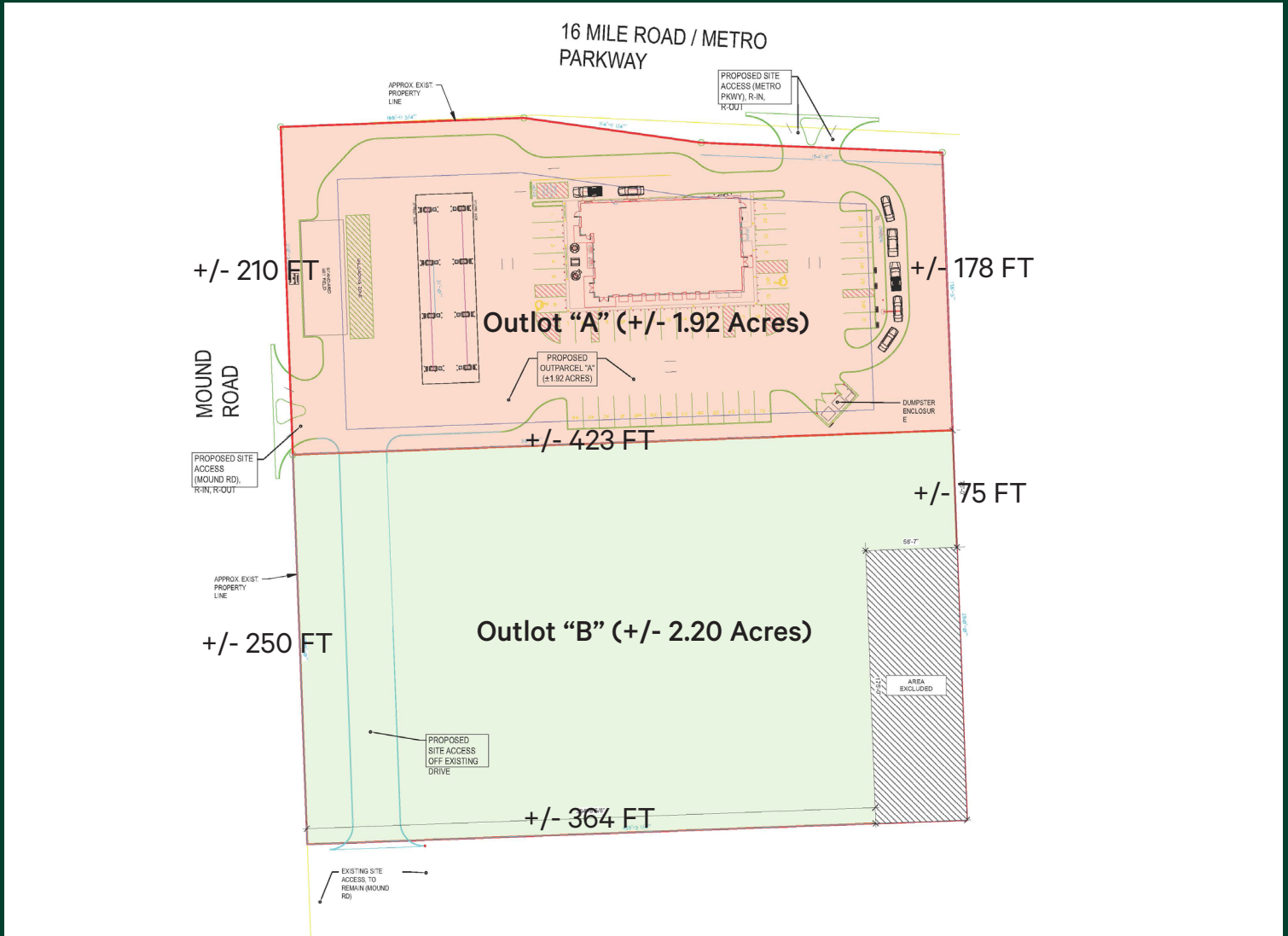


# Micro Aerial



2022 Demographics	1 Mile	3 Miles	5 Miles
Population	9,030	103,694	280,679
Number of Households	2,987	38,274	111,628
Average Household Size	3.02	2.69	2.50
Average Household Income	\$89,582	\$93,877	\$95,275
Daytime Population	15,513	101,512	310,465

# Conceptual Site Plan



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