

THE FORUM AT GATEWAYS OUTLOT

44817 Mound Road / Sterling Heights, MI



MID-AMERICA®
Real Estate-Michigan, Inc.

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RETAIL OPPORTUNITY

THE FORUM AT GATEWAYS OUTLOT



Address

44817 Mound Road
Sterling Heights, MI 48314

Availability

Outlot: 1,200 - 5,255 SF

Features

- Join Walmart, LA Fitness, and Dollar Tree at the SWC of Hall Road (M-59) and Mound Road.
- 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.
- 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.
- Walmart is expanding and converting to a Supercenter.

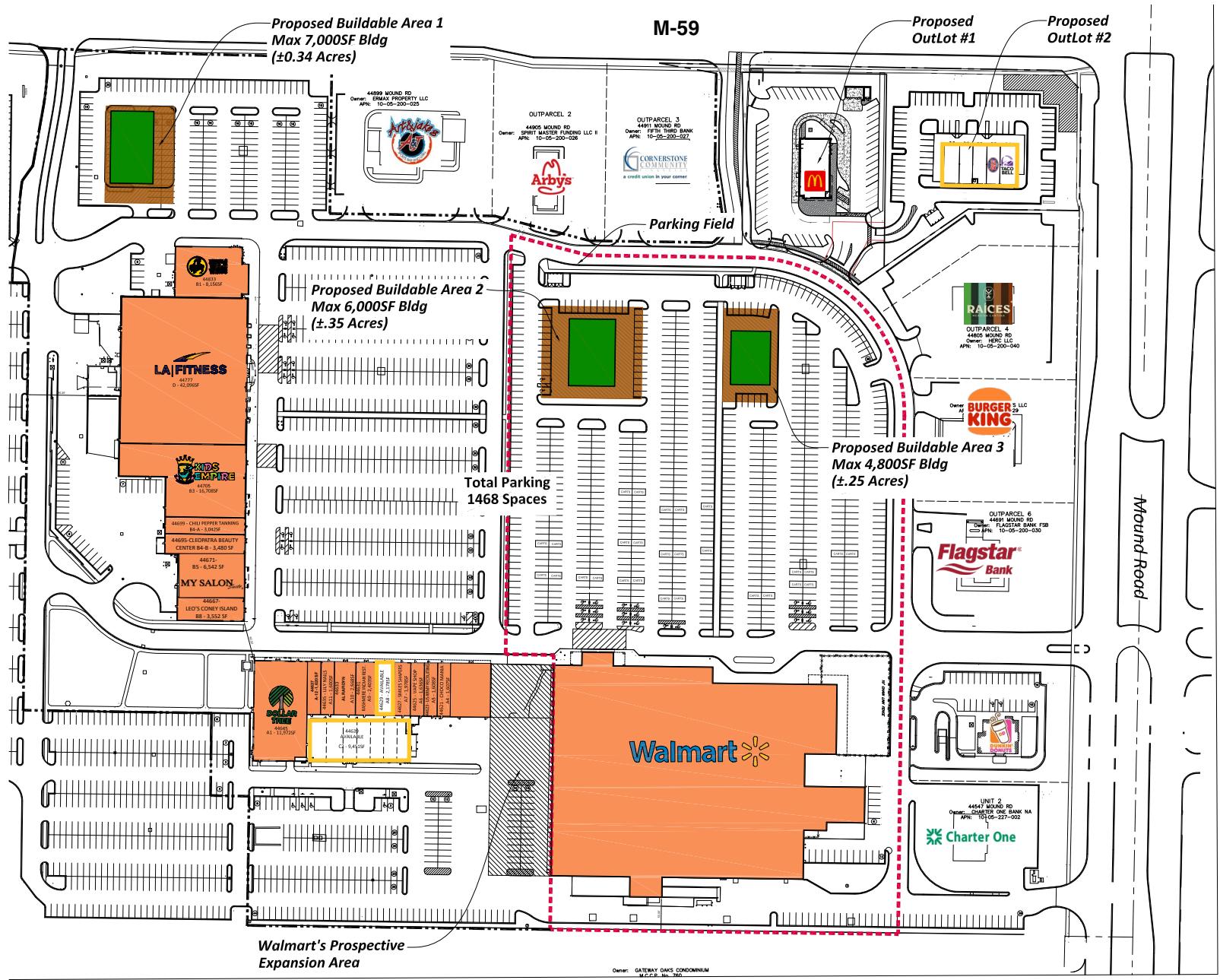
Area Tenants



Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	8,719	79,432	239,554
HOUSEHOLDS	4,330	32,847	95,967
AVG HOUSEHOLD INCOME	\$83,141	\$103,558	\$114,265
DAYTIME POPULATION	8,547	79,106	231,312

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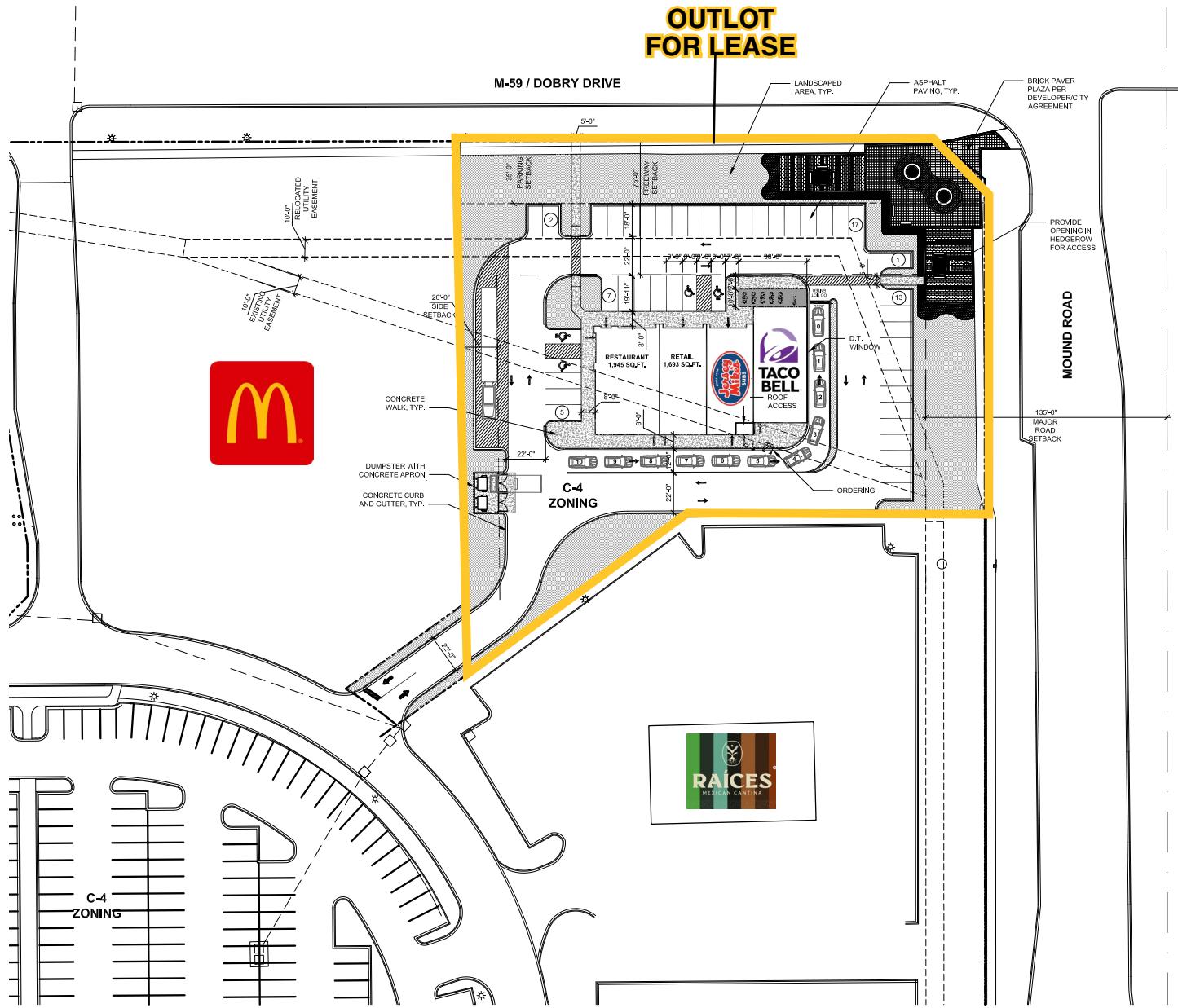


SITE PLAN

THE FORUM AT GATEWAYS OUTLET



OUTLOT FOR LEASE



OUTLOT LEASE PLAN

THE FORUM AT GATEWAYS OUTLOT



VIEW FROM M-59/MOUND ROAD INTERSECTION

RENDERING OF POTENTIAL OUTLOT VIEW

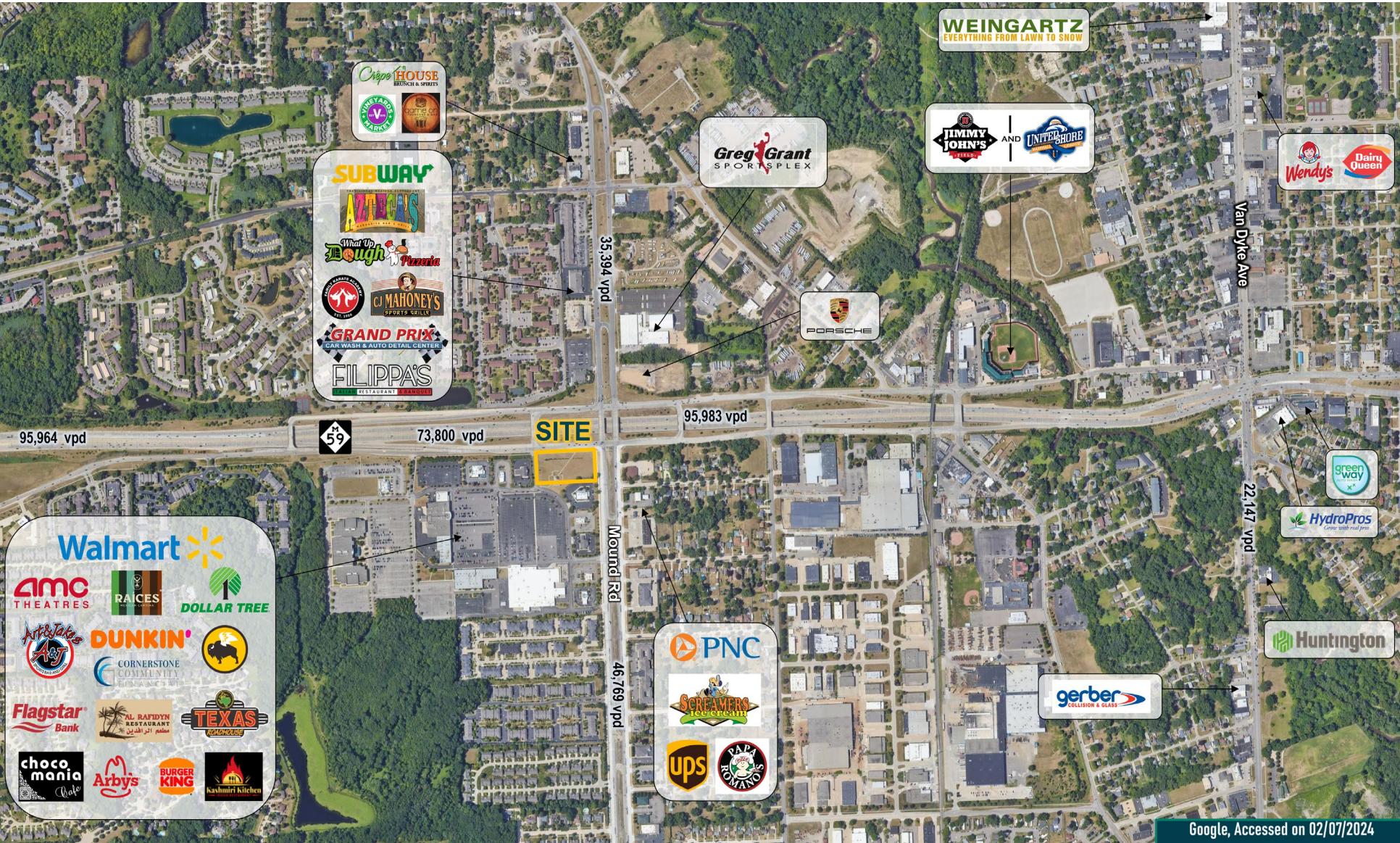
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AERIAL

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