

CLINTON VALLEY - RETAIL SPACE AVAILABLE



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

FOR LEASE

44725-44955 Schoenherr Road / Sterling Heights, MI



RETAIL OPPORTUNITY

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Address

44725-44955 Schoenherr Road
Sterling Heights, MI 48313

Availability

Hall Road Frontage:

5,625 SF

Schoenherr Road Frontage:

2,017 SF

3,690 SF

Features

- Join Hobby Lobby, Advance Auto Parts, DSW, Cycle Gear, Office Depot & more at the SWC of Hall Road (M-59) and Schoenherr Road in the center of the “Hall Road Corridor”.
- The Hall Road Corridor is considered one of the strongest retail corridors in Metro-Detroit.
- The area offers tremendous traffic, dense daytime and household population, and diverse incomes.
- Clinton Valley has seen a recent explosion in leasing velocity with the addition of an Advance Auto Parts Hub Store and Cycle Gear.
- Provides visibility, accessibility, and monument signage to both main roads at the intersection.
- Great opportunity for restaurant users, neighborhood service retailers, and/or medical offices.

Co-Tenants



Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	10,777	102,023	251,320
HOUSEHOLDS	4,956	44,011	102,480
AVG HOUSEHOLD INCOME	\$82,124	\$100,686	\$109,035
DAYTIME POPULATION	13,955	97,851	228,704

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BIRDS-EYE VIEW

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AERIAL

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