



**10,000 SF Retail Building for Lease  
37821 Mound Road, Sterling Heights, MI 48310**



**AGENT CONTACT INFO**

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# PILOT

PROPERTY GROUP

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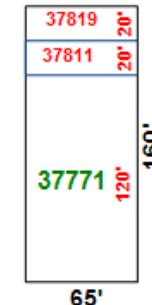
("NORTH" BLDG.)  
1-STY RETAIL  
10400.0 sf  
15 FT



("CENTER" BLDG.)  
1-STY RETAIL  
10080.0 sf  
20 FT



("SOUTH" BLDG.)  
1-STY RETAIL  
10400.0 sf  
15 FT



FOXHILL DRIVE  
MOUND ROAD

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdraw without notice.

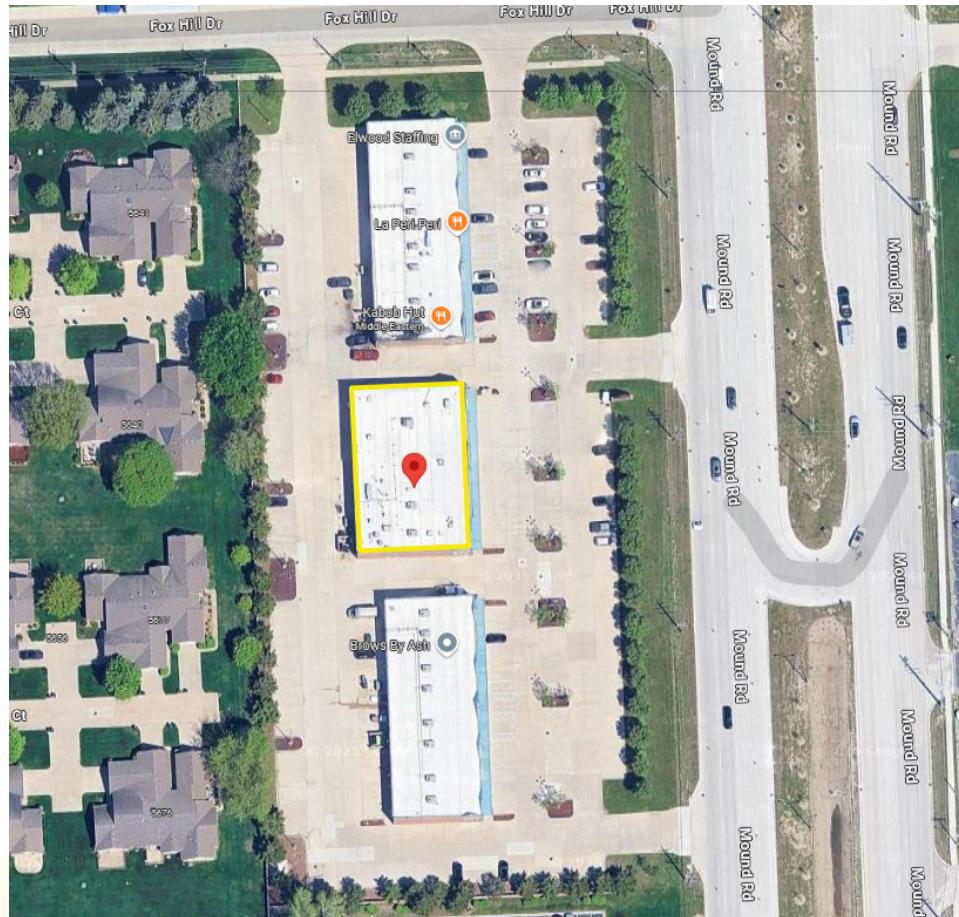
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All properties are subject to change, or withdraw without notice.

# PROPERTY SUMMARY

## 37821 MOUND ROAD, STERLING HEIGHTS, 48310

Property Type: ..... Retail  
Total Square Footage: ..... Approx 10,000  
Year Built: ..... 2005  
Zoning: ..... C-3  
Ceiling Height: ..... 20'  
Lighting: ..... LED  
Parking Spaces: ..... Approx 40  
Lease Rate: ..... \$12.00  
Lease Type: ..... NNN



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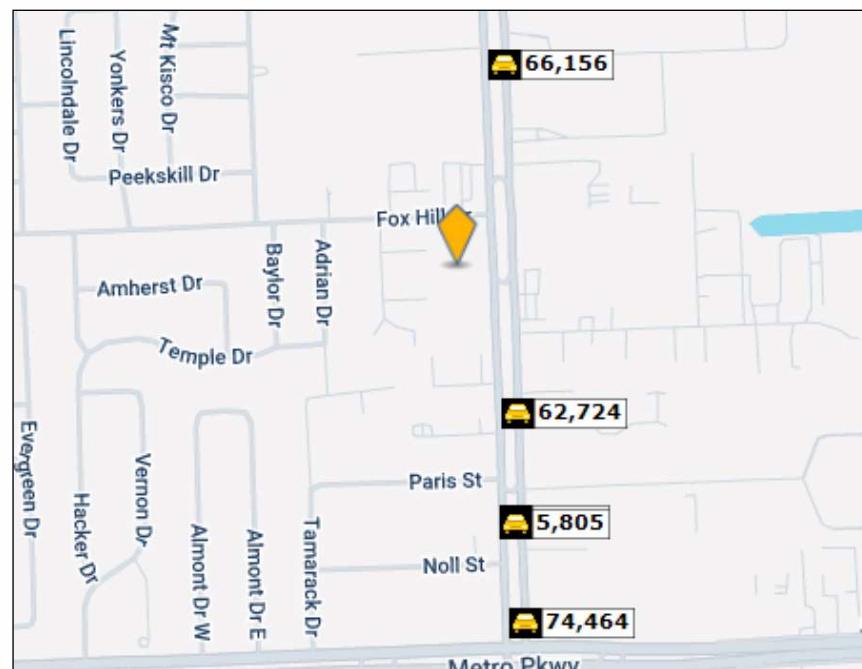
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# AREA & DEMOGRAPHICS

## DEMOGRAPHICS

Radius	2 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	43,623	262,267	1,105,409
2024 Estimate	44,307	265,441	1,116,571
2020 Census	45,926	270,878	1,126,214
<b>Households</b>			
2029 Projection	15,493	103,738	456,025
2024 Estimate	15,737	104,997	460,634
2020 Census	16,312	107,074	464,441
Growth 2024 - 2029	-1.55%	-1.20%	-1.00%
Growth 2020 - 2024	-3.53%	-1.94%	-0.82%
Radius	2 Mile	5 Mile	10 Mile
<b>2024 Households by HH Income</b>			
<b>2024 Avg Household Income</b>	<b>\$82,915</b>	<b>\$91,955</b>	<b>\$94,941</b>
<b>2024 Med Household Income</b>	<b>\$68,391</b>	<b>\$73,252</b>	<b>\$72,583</b>

## TRAFFIC COUNTS



## STERLING HEIGHTS, MICHIGAN

Sterling Heights is a city in Macomb County in the U.S. state of Michigan, and northern suburb of Detroit. As of the 2020 census, the city had a population of 134,346, placing Sterling Heights as the second-largest suburb of Detroit, and the fourth-most populous city in Michigan.

According to the most recent equalization values, Sterling Heights is one of the top five cities in State Equalized Values (SEV) in the entire state of Michigan and ranks No. 3 in industrial property values among the five highest SEV communities in the state.

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