

4050 15 MILE RD

STERLING HEIGHTS, MI 48310

FAST FOOD SPACE LOCATED IN GAS STATION AVAILABLE

FOR LEASE



PETER ABRO

248.835.3134

pabro@keystonecres.com



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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Retail
Property Subtype	Street Retail
APN	10-10-32-101-005

Offering a 491 SF food service space located inside a newly constructed gas station at a high-traffic location. This turnkey space comes fully equipped with a built-in hood system and walk-in cooler, making it perfect for a quick-service restaurant, coffee shop, or grab-and-go concept. Tenants will benefit from strong visibility, steady customer traffic from the gas station, and easy access.



- Newly constructed gas station- located on the corner of 15 Mile Road and Ryan Road
- Fully equipped restaurant space with existing kitchen infrastructure, including a built-in hood system and walk-in cooler
- Ideal for quick-service restaurants, coffee, or grab-and-go concepts
- Lease rate includes the triple net charges (taxes, insurance, common area maintenance.) and utilities.

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31000 NORTHWESTERN HWY SUITE 200 | FARMINGTON HILLS, MI 48334



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ADDITIONAL PHOTOS - INTERIOR



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TRADE AERIAL



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SITE PLAN



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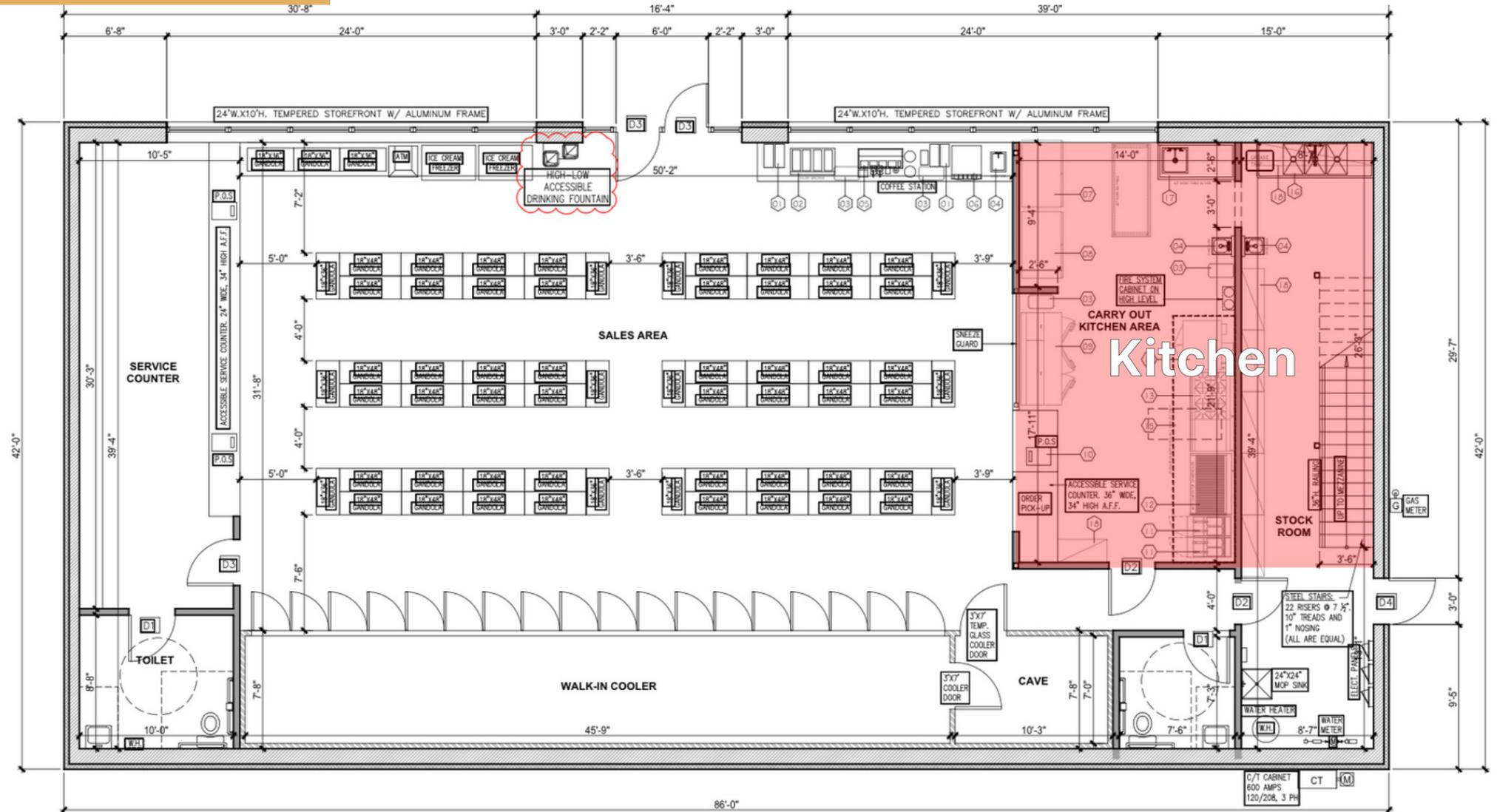


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FLOOR PLAN



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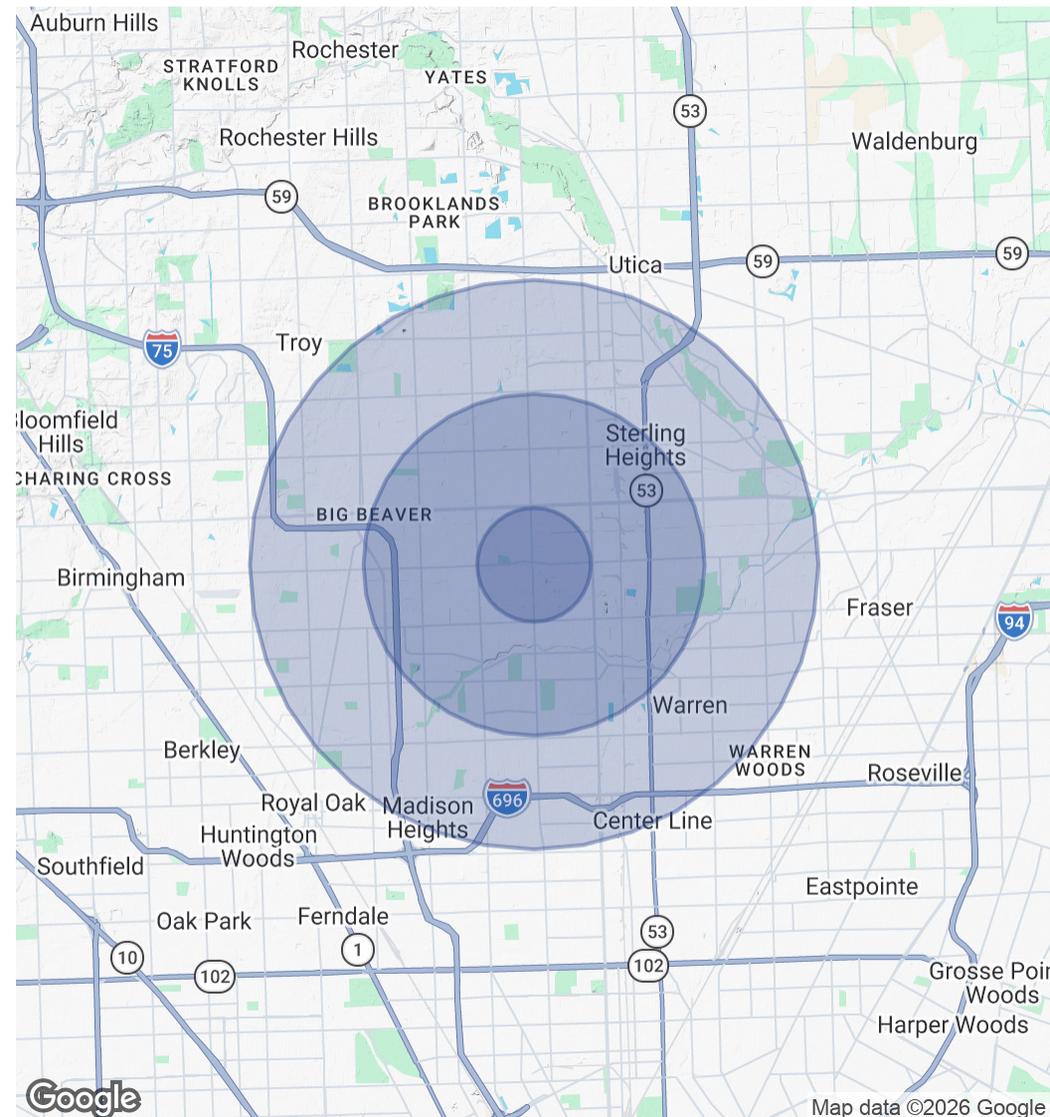
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,265	92,189	272,785
Average Age	42	43	42
Average Age (Male)	41	41	41
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,345	35,442	110,482
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$85,159	\$89,585	\$99,406
Average House Value	\$271,382	\$275,260	\$277,665

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	12,574	65,350	197,152
Total Population - Black	1,319	7,442	22,527
Total Population - Asian	2,460	13,840	34,237
Total Population - Hawaiian	1	9	42
Total Population - American Indian	30	172	597
Total Population - Other	96	840	2,930

Demographics data derived from AlphaMap



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BROKER



PETER ABRO

Advisor

pabro@keystonecres.com

PETER ABRO

248.835.3134

pabro@keystonecres.com

