



**NICHOLAS SHABA**  
ASSOCIATE

[nshaba@cmprealestategroup.com](mailto:nshaba@cmprealestategroup.com)

**ANDREW ROYE**  
ASSOCIATE

[aroye@cmprealestategroup.com](mailto:aroye@cmprealestategroup.com)

**CHRIS JONNA**  
PRESIDENT

[cjonna@cmprealestategroup.com](mailto:cjonna@cmprealestategroup.com)

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

**PROPERTY INFORMATION**

Property Address	25377 - 25397 Schoenherr Road
City/State	Warren, Michigan
Shopping Center Size	9,304 SF
Property Size	1.58 AC
Price Per SF	\$370.80
Purchase Price	\$3,450,000
Price Per SF	\$370.80
NOI	\$212,162.45
NOI (Pro-Forma)	\$242,204.04
Cap Rate (Pro-Forma)	7.02%



**POPULATION**  
372,136 PEOPLE



**MEDIAN AGE**  
39.1 YEARS OLD



**HOUSEHOLDS**  
144,943



**CONSUMER SPENDING**  
\$3.7 BILLION ANNUALLY



**AVG HOUSEHOLD INCOME**  
\$63,361/ANNUALLY



**DAYTIME POPULATION**  
125,381 PEOPLE

**TENANT MIX & DRAWS**



Great Clips

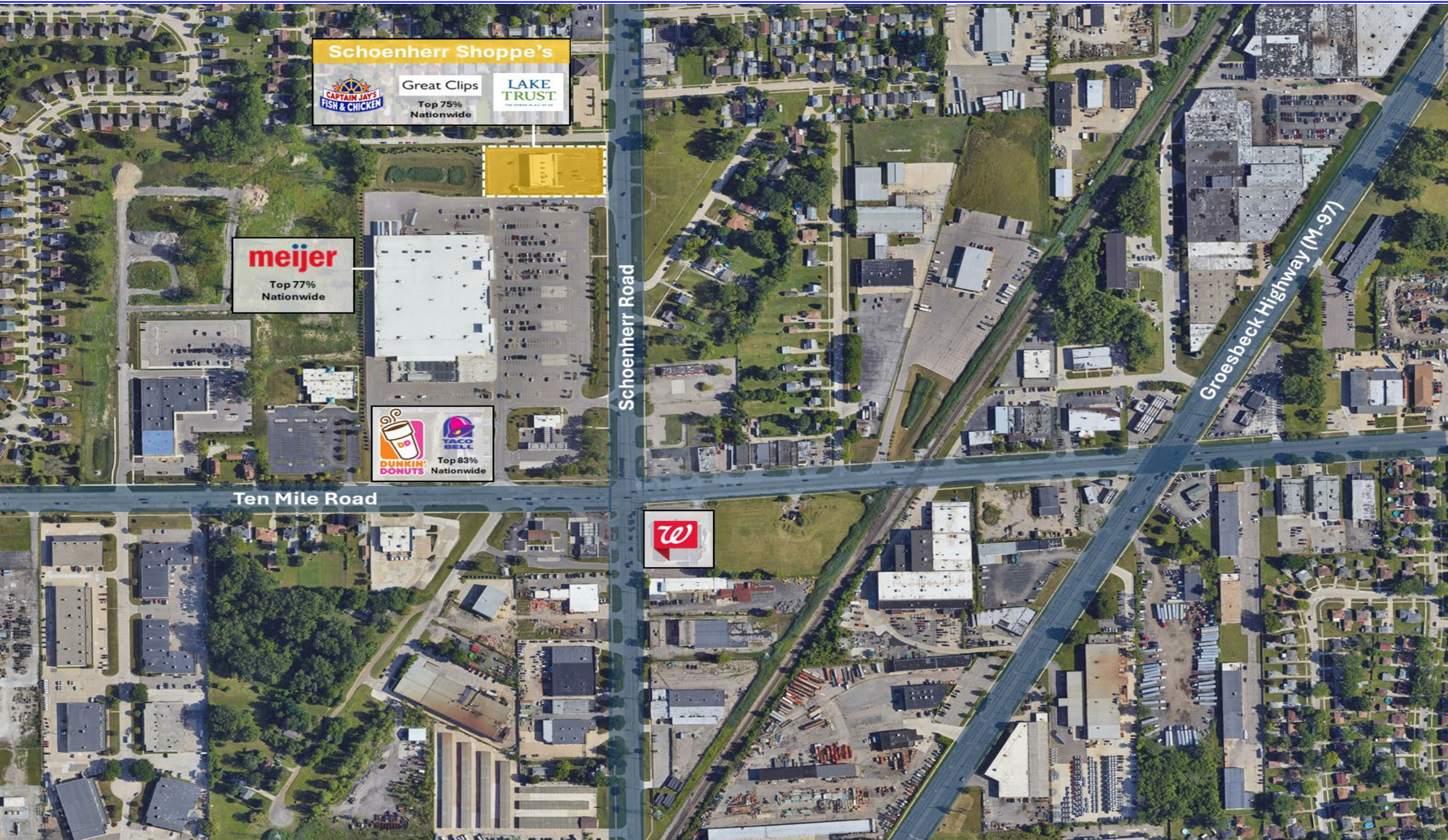


**PROPERTY HIGHLIGHTS**

- The property is situated on a pad site adjacent to a 155,000 SF Meijer Supercenter at the northwest corner of Ten Mile and Schoenherr Roads in Warren, Michigan.
- Stable asset with long-term leases, featuring a weighted average lease term (WALT) of just over six years across four leases.
- Current leases include rental increases during the primary lease terms, which provides potential upside for the asset.
- The Meijer Supercenter ranks in the top 77% nationwide, with over 2.1 million customers visiting this location in 2023, according to Placer.ai data.
- Great Clips ranks in the top 75% nationwide and top 80% in the State of Michigan with over the past 12 months, according to Placer.ai data.
- Dunkin' Donuts and Taco Bell both operate on a pad site adjacent to the Meijer along Ten Mile Road.
- The surrounding area features a dense residential population and a robust workforce, with numerous industrial and office buildings along Groesbeck Highway (M-97).







**Schoenherr Shoppe's**

**CAPTAIN JAY'S FISH & CHICKEN**

**Great Clips**

**LAKE TRUST**  
THE POWER IS ALL OF US

Top 75% Nationwide

**meijer**

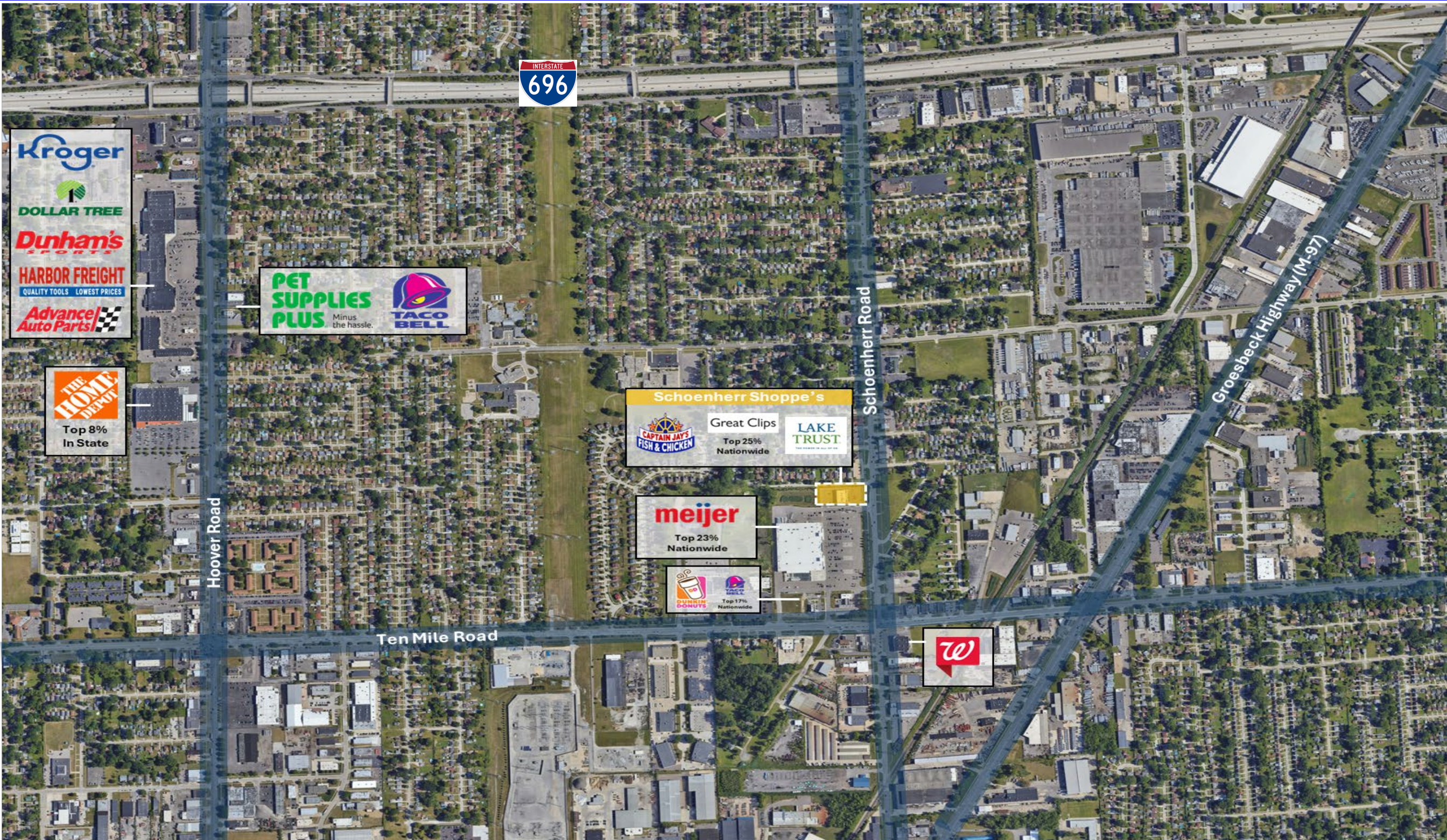
Top 77% Nationwide

**DUNKIN' DONUTS**

**TACO BELL**

Top 83% Nationwide

**Walgreens**





1,920 SF

Captain Jay's Fish & Chicken is a fast-casual restaurant chain specializing in fried chicken, fish, and seafood, known for its distinctive Cajun-style seasoning. Founded in Detroit, Michigan, the brand has grown significantly, especially in Metro Detroit, and now operates over 20 locations across Michigan, primarily in Detroit and Grand Rapids.

The restaurant's popularity stems from its "You Buy, We Fry" model, where customers can purchase raw fish and seafood in-store and have it freshly fried on the spot. This concept, along with an affordable and varied menu, has made Captain Jay's a popular choice in the areas it serves.



1,680 SF

Lefty's Cheesesteaks is a popular fast-casual restaurant chain that specializes in Philly-style cheesesteaks, as well as a variety of subs, burgers, and wings. Founded by Sam Berry in 2012, Lefty's started in Michigan and has since expanded rapidly due to its emphasis on fresh ingredients, generous portions, and unique offerings like corned beef and buffalo chicken cheesesteaks. Lefty's menu combines classic cheesesteaks with creative twists and offers a range of sides, including seasoned fries and onion rings.

The brand has garnered a strong fan base, particularly in Michigan, where it originated, and is now expanding with franchise locations across the Midwest and beyond.

## Great Clips

1,280 SF

Great Clips is a large, franchised hair salon chain in North America, known for providing affordable haircuts and styling services in a convenient, no-appointment-necessary format. Founded in 1982 in Minneapolis, Minnesota, the brand quickly expanded, attracting a broad customer base with its value pricing and easy accessibility. Great Clips has since grown to over 4,400 locations across the United States and Canada, making it one of the largest hair salon brands in North America.

## Nails on 10

1,404 SF

Nails on 10 is a nail salon chain primarily located in Michigan, offering a range of nail and beauty services, including manicures, pedicures, acrylics, and nail art. Known for its upscale decor, customer service, and skilled technicians, Nails on 10 has become a popular choice for those seeking professional nail care in a clean and stylish environment. Many locations provide a spa-like experience, emphasizing relaxation and quality.



1,691 SF

Lake Trust Credit Union is a Michigan-based, member-owned financial institution that provides a range of banking services including checking and savings accounts, loans, credit cards, and financial planning. Founded in 2010 through a merger of Detroit Edison Credit Union and NuUnion Credit Union, Lake Trust has grown to become one of Michigan's largest credit unions, serving over 175,000 members across the state. Headquartered in Brighton, Michigan, Lake Trust has more than 20 branches primarily across Michigan's lower peninsula.

## EXCLUSIVELY LISTED BY:

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## CONTACT US:



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(P): 248.538.2000  
(F): 248.538.9905



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Website: [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

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**RETAIL LEASING**  
*Landlord Representation  
& New Project Leasing*



**TENANT REPRESENTATION**  
*Site Selection &  
Negotiations*



**INVESTMENT SALES**  
*STNL & Multi-Tenant, Multi-  
Family, Carwashes, etc.*



**ACQUISITIONS/DISPOSITIONS**  
*Single & Full Portfolio  
Transactions*



**MARKET ANALYSIS**  
*Market Research  
& Site Evaluations*



**NATIONAL RELATIONSHIPS**  
*Retailers & Investors  
across the U.S.*



**TEAMWORK**  
*Innovative  
Solutions*



**SHARED DATABASE**  
*Retailers & Investors  
across the U.S.*