



**FORMER PARTY CITY**  
**12220 HALL RD**  
Sterling Heights, MI 48313



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## MARKET OVERVIEW

Highly visible 11,550 SF retail space available for lease at the signalized intersection of Hall Road (M-59) and Delco Boulevard, one of Metro Detroit's most prominent and heavily trafficked retail corridors with 117,000 vehicles passing daily. This site offers outstanding frontage and accessibility in the heart of the "Golden Corridor," known for its substantial economic impact and premier shopping, dining, and entertainment experiences.

Positioned among national retailers and popular restaurants, the property is near Costco, Target, Meijer, Total Wine & More. Hall Road's dense residential and daytime populations contribute to strong market demand, making this a prime opportunity for retailers seeking to expand or establish a presence in this high-growth area.

## PROPERTY DETAILS

**PROPERTY ADDRESS:** 12220 Hall Rd, Sterling Heights, MI 48313  
**SPACE SIZE:** 11,550 SF (70' x 165')

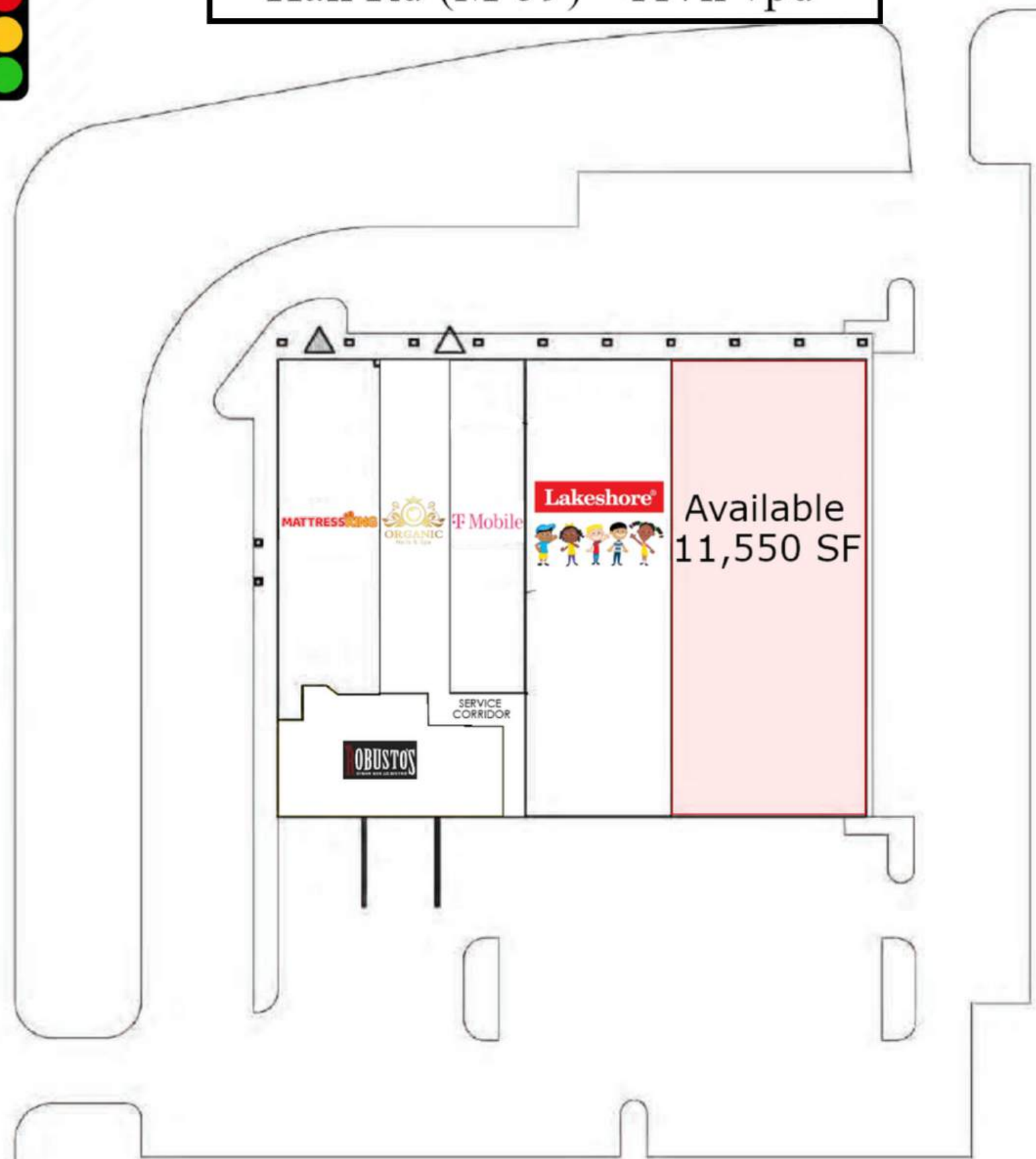
## ECONOMICS

**RENT: \$19.50/SF**  
**CAM/Taxes/Ins: \$4.25/SF**

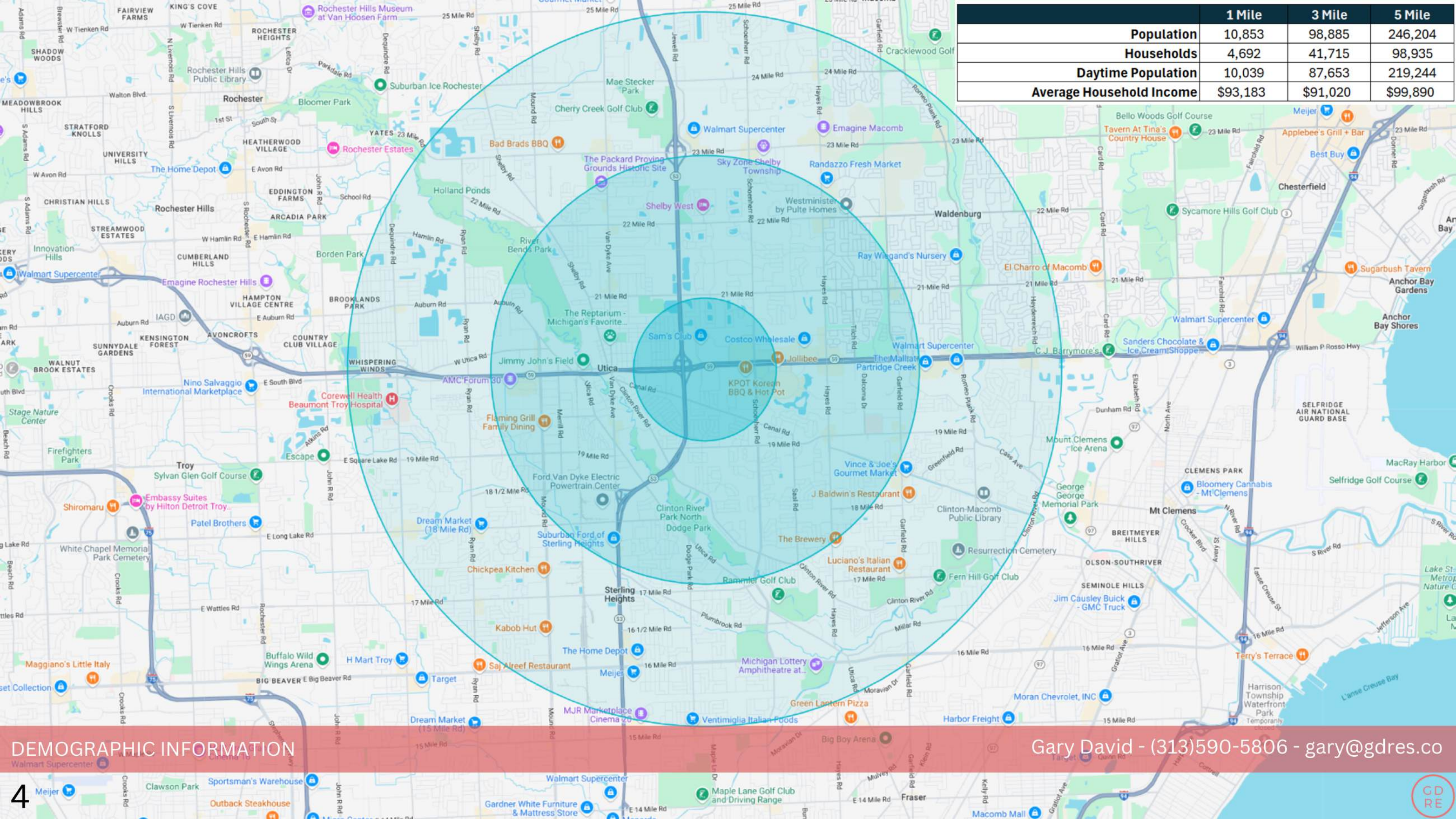
Hall Rd (M-59) - 117k vpd



Delco Blvd



	1 Mile	3 Mile	5 Mile
<b>Population</b>	10,853	98,885	246,204
<b>Households</b>	4,692	41,715	98,935
<b>Daytime Population</b>	10,039	87,653	219,244
<b>Average Household Income</b>	\$93,183	\$91,020	\$99,890



**DEMOGRAPHIC INFORMATION**

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5 The information contained herein has been obtained from a source believed to be reliable. However, its accuracy or completeness is not guaranteed. Recipients should verify all details independently before making any purchase or lease decisions.

