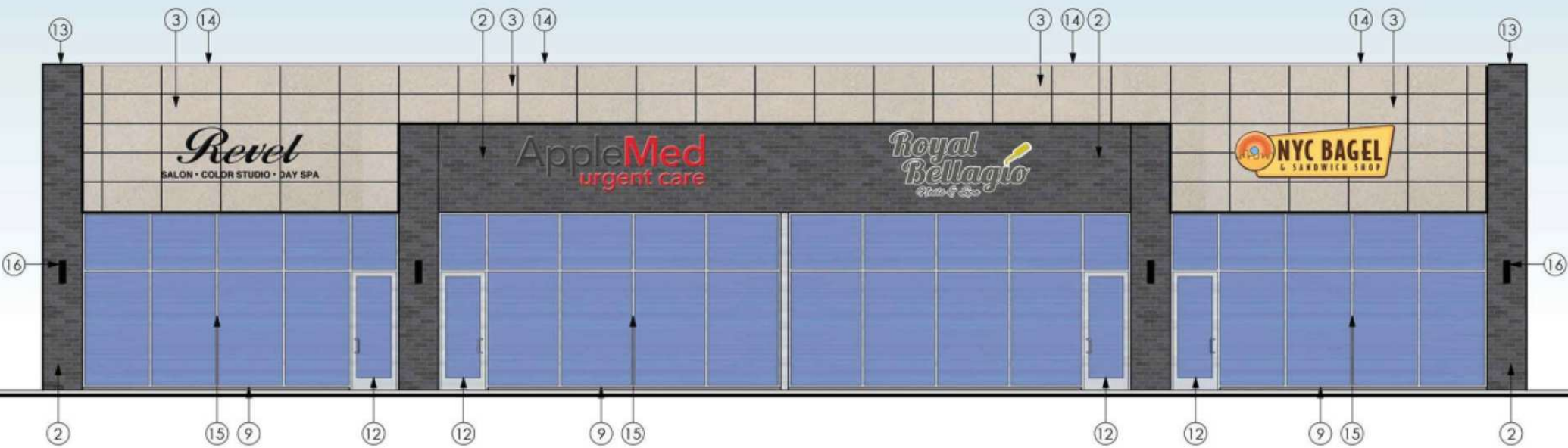


NEW DEVELOPMENT

2105 15 MILE ROAD, STERLING HEIGHTS, MI 48310
1,500- 6,000 SF AVAILABLE (OUTLOT IS FACING DEQUINDRE)

FOR LEASE



EAST ELEVATION

SCALE: 1/8" = 1'-0"

KATHLEEN GARMO
248.406.1761
kgarmo@keystonecres.com



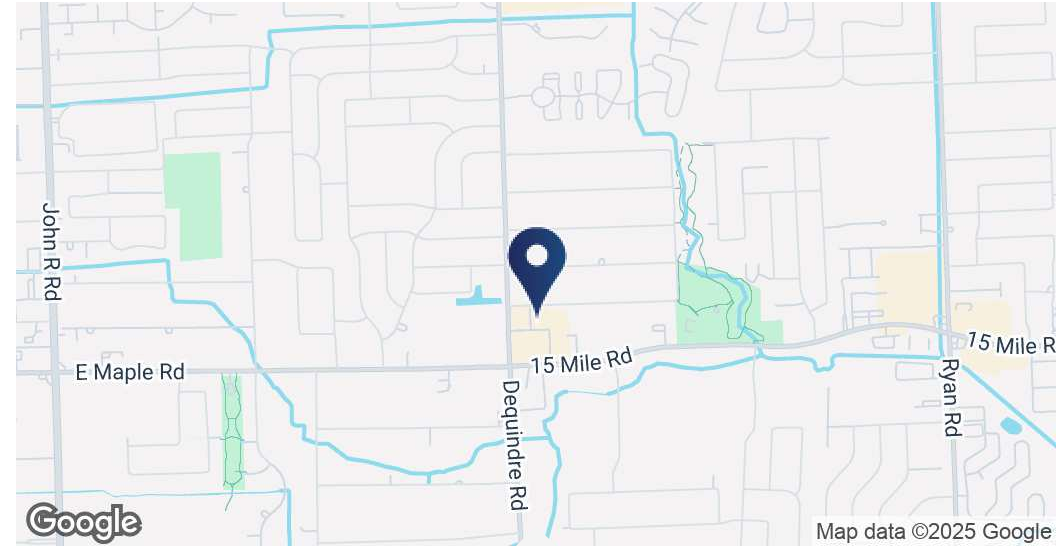
NEW DEVELOPMENT

2105 15 MILE ROAD, STERLING HEIGHTS, MI 48310

PROPERTY DETAILS & HIGHLIGHTS

Property Type	Retail
Property Subtype	Street Retail
Building Size	6,000 SF

Now available for lease at 2105 15 Mile Road is 1,500 to 6,000 square feet of brand-new retail space within a highly visible outlot of County Line Plaza. This prime corner location at 15 Mile and Dequindre Road offers strong daily traffic, excellent frontage, and seamless access for both vehicles and pedestrians. The space can be subdivided to accommodate a variety of tenant sizes and uses, making it ideal for retail, medical, restaurant, or service-based businesses. Surrounded by established national and local tenants and supported by a dense residential population, this is a premier opportunity to join a thriving and well-trafficked retail corridor in Sterling Heights.



- New development in the outlot of County Line Plaza
- 1,500-6,000 SF - White Box Delivery
- High visibility along Dequindre Road
- 2 points of access off Dequindre Road and 1 point of access off 15 Mile Road

KATHLEEN GARMO

248.406.1761

kgarmo@keystonecres.com



NEW DEVELOPMENT

2105 15 MILE ROAD, STERLING HEIGHTS, MI 48310

SITE PLAN



KATHLEEN GARMO

248.406.1761

kgarmo@keystonecres.com



NEW DEVELOPMENT

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TRADE AERIAL



KATHLEEN GARMO

248.406.1761

kgarmo@keystonecres.com



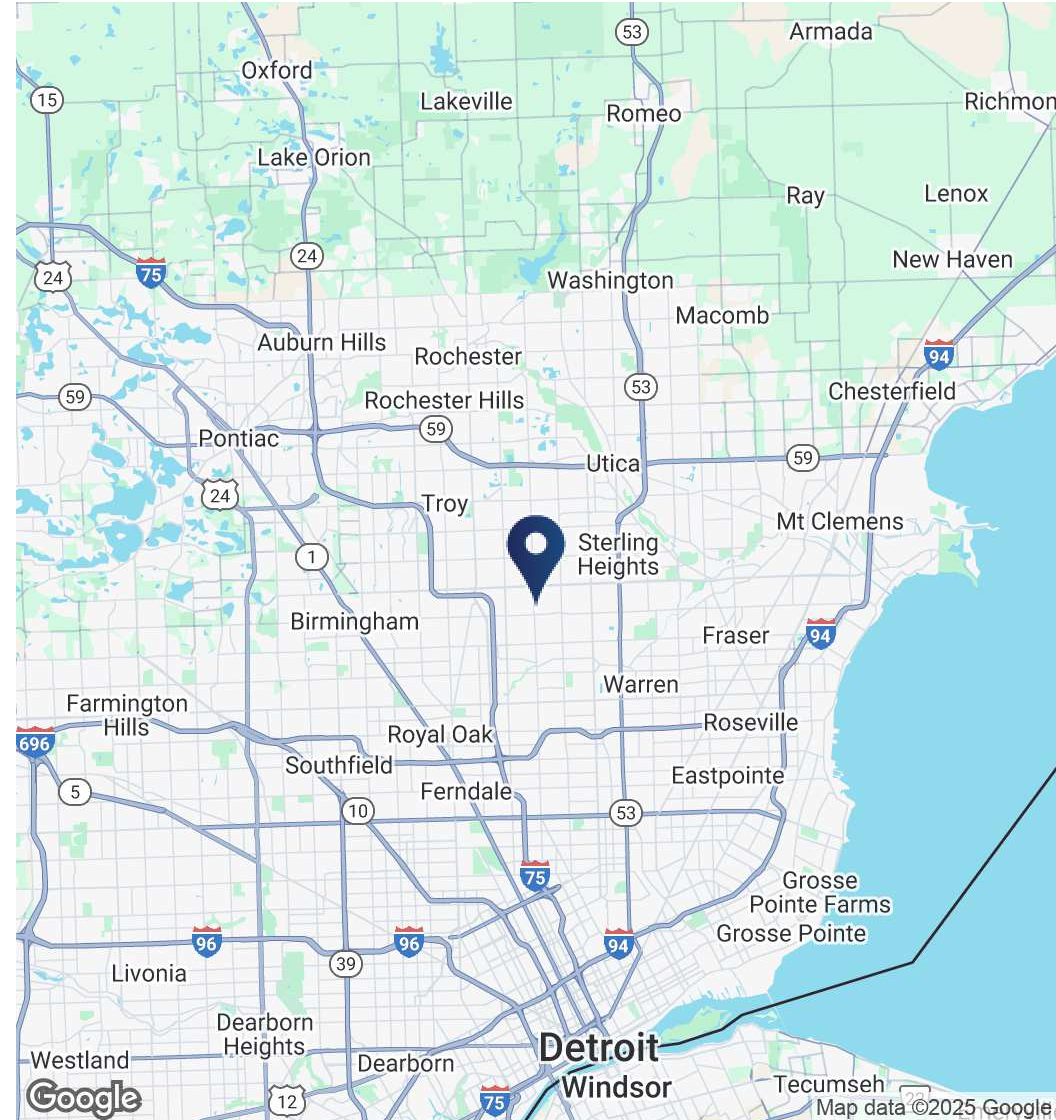
NEW DEVELOPMENT

2105 15 MILE ROAD, STERLING HEIGHTS, MI 48310

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,211	101,708	281,283
Average Age	44	42	42
Average Age (Male)	42	41	41
Average Age (Female)	46	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,766	39,764	115,637
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$85,762	\$96,026	\$105,328
Average House Value	\$293,610	\$297,666	\$301,499
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	10,437	71,742	203,400
Total Population - Black	935	6,873	19,365
Total Population - Asian	1,925	16,589	38,926
Total Population - Hawaiian	1	10	50
Total Population - American Indian	29	180	593
Total Population - Other	140	1,105	3,165

Demographics data derived from AlphaMap



KATHLEEN GARMO

248.406.1761

kgarmo@keystonecres.com



NEW DEVELOPMENT

2105 15 MILE ROAD, STERLING HEIGHTS, MI 48310

B R O K E R



KATHLEEN GARMO

Senior Advisor

kgarmo@keystonecres.com

KATHLEEN GARMO
248.406.1761
kgarmo@keystonecres.com

