

FOR LEASE
HOOVER ELEVEN SHOPPING CENTER

26013 HOOVER RD, WARREN, MI

**ST. JOHN
PROVIDENCE
HOSPITAL**
376 HOSPITAL BEDS

MACOMB MALL
933,000 SF
(7.7 MILES)

16,762 STUDENTS
MACOMB
COMMUNITY
COLLEGE

324 STUDENTS
CARLSON
ELEMENTARY
SCHOOL

I-696 (125,848 CPD)

HOOVER ROAD (19,268 CPD)

SHOPPERS WORLD

HARBOR FREIGHT TOOLS
Quality Tools at
Mid-to-Low Prices

DOLLAR TREE

Dunham's SPORTS

Kroger

Rainbow

DEL TACO

PROPERTY DETAILS

LOCATION: 26013 Hoover Rd, Warren, MI

PROPERTY TYPE: Power Center

GROSS LEASABLE AREA: 280,719

AVAILABLE SPACE: 1,000 – 17,000 SF

- Former CVS: 10,680 SF
- Former Boston Market: 3,130 SF

(Approximate/Divisible)

Office Space Available

TRAFFIC COUNT: Hoover Rd (19,268 CPD)
I-696 (125,848 CPD)

EXCLUSIVELY LISTED BY:



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Director
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TENANT ROSTER



DESCRIPTION

High volume Kroger anchored power center located on Hoover Road (26,300 CPD) just south of I-696 (102,308 CPD) and north of 10 Mile Road. The center benefits from high population density, stable household incomes, and close proximity to major employers (GM Tech Center and FCA (Chrysler)).

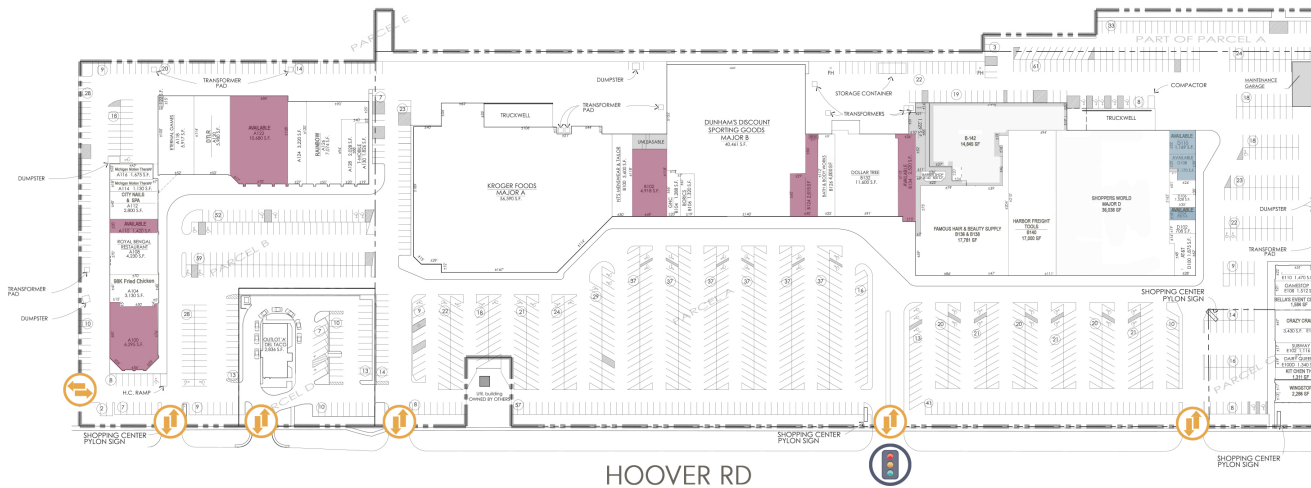
MICRO AERIAL



SITE PLAN

HOOVER ELEVEN

26013 Hoover Rd, Warren, MI



UNIT	TENANT	SIZE (SF)
A 100	AVAILABLE	6,295 SF
A104	98K Fried Chicken	3,130 SF
A 108	Royal Bengal Restaurant	4,230 SF
A 110	AVAILABLE	1,420 SF
A 112	City Nails & Spa	2,800 SF
A 114	Michigan Motion Therapy	1,130 SF
A 116	Michigan Motion Therapy	1,675 SF
A 118	Eternal Games	5,917 SF
A 120	DTLR	5,980 SF
A 122	AVAILABLE	10,680 SF
A 124	Destiny Dental	3,220 SF
A 126	Rainbow	7,074 SF
A 128	Leased	2,028 SF
A 130	T-Mobile	1,826 SF
Major A	Kroger Foods	56,590 SF
B 100	NT'S Menswear Taylor	3,600 SF
B 102	AVAILABLE	4,918 SF
B 104	GNC	1,288 SF
B 106	Borics	1,320 SF
Major B	Dunham's Sporting Goods	40,461 SF
B 124	AVAILABLE	2,615 SF
B 126	Bath & Body Works	4,000 SF
B 132	Dollar Tree	11,600 SF
B 134	AVAILABLE- RESTAURANT SPACE	2,520 SF
B 136	Famous Hair & Beauty	11,031 SF
B 138	Famous Hair & Beauty	6,750 SF
B 140	Harbor Freight Tools	17,000 SF
Major D	Shoppers World	36,038 SF
D 100	AT&T	1,875 SF
D 102	Chiropractor	708 SF
D 104	OFFICE SPACE AVAILABLE	700 SF
D 106	Daycare	1,528 SF
D 108	OFFICE SPACE AVAILABLE	1,170 SF
D 110	OFFICE SPACE AVAILABLE	1,169 SF
E 110	Global Education Excellence	1,470 SF
E 108	GameStop	1,512 SF
E 106	Bella's Event Center	1,584 SF
E 104	Crazy Crab	3,430 SF
E 102	Subway	1,116 SF
E 100D	Dairy Queen	1,340 SF
E 100C	Kit Chen Thai	1,311 SF
E 100B	WingStop	1,228 SF
E 100A	WingStop	1,058 SF



TOP EMPLOYERS

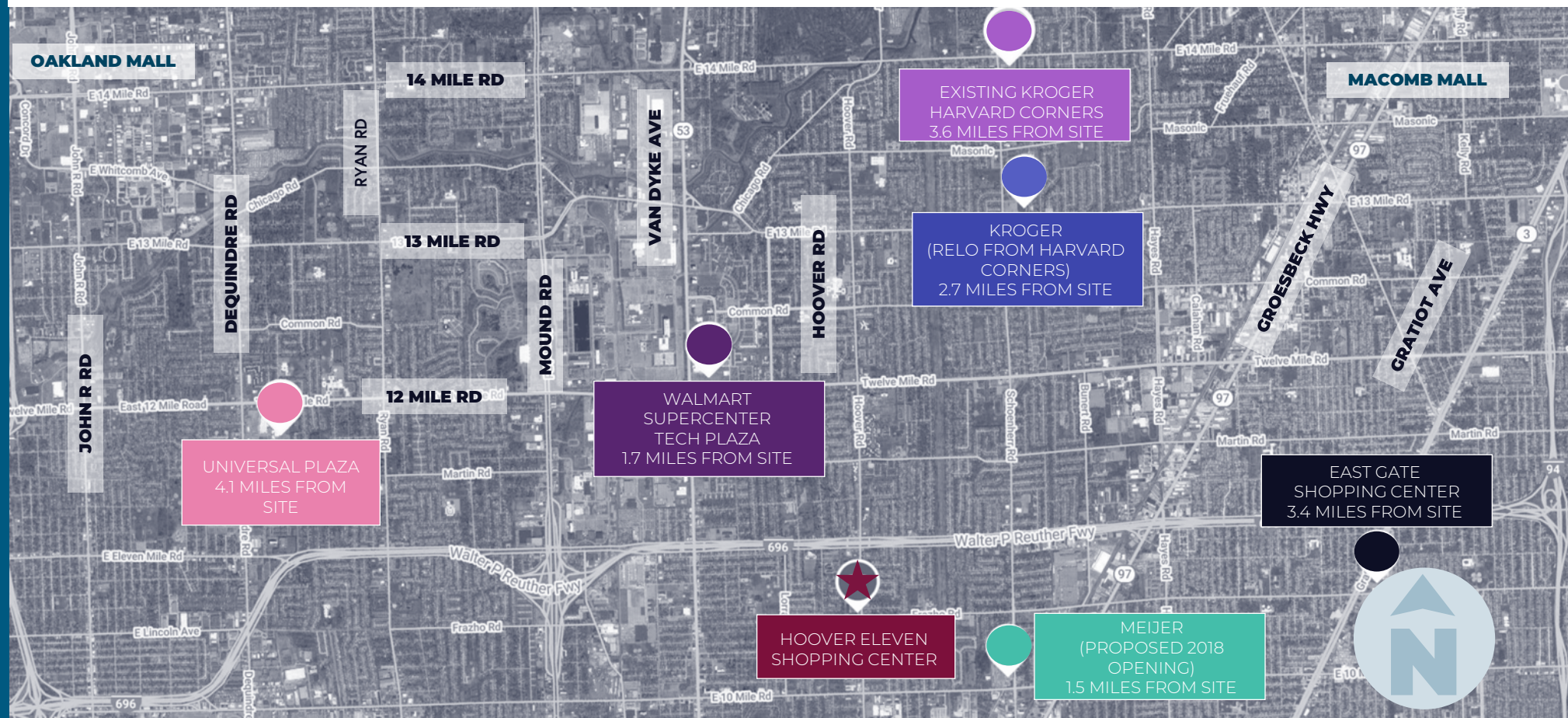
COMPANY	# EMPLOYEES
General Motors Co.	19,000
Chrysler Group LLC	±35,00
U.S. Government	5,000
Ford Motor Co.	4,900
St. John Providence Health System	2,033
Henry Ford Health System	3,100
Utica Community Schools	±2,300
Macomb County	3,000
McLaren Hospital Macomb	±2,000
General Dynamics Land Systems	1,460

MACOMB COUNTY



RETAIL COMPETITION

TECH PLAZA	HARVARD CORNERS	MEIJER	UNIVERSAL PLAZA	EASTGATE SHOPPING CENTER	KROGER
<p>ANCHORS: Walmart, Five Below, Marshalls, ULTA, DSW TOTAL SF: 301,963 SF ASKING RENT: \$18-26/SF</p>	<p>ANCHORS: Kroger (former Kmart), Sherwin Williams, Advance Auto TOTAL SF: 100,865 SF ASKING RENT: \$7-12/SF</p>	<p>ANCHOR: Meijer TOTAL SF: 200,000 SF ASKING RENT: N/A OPENING: Proj. 2018</p>	<p>ANCHORS: Kroger, Marshalls, Petco, Target, Cinemark, Burlington TOTAL SF: 167,910 SF ASKING RENT: \$6-30/SF</p>	<p>ANCHORS: Kroger, TJ Maxx, CitiTrends, Family Dollar TOTAL SF: 129,104 SF ASKING RENT: \$8-14/SF</p>	<p>ANCHOR: Kroger TOTAL SF: 115,068 SF ASKING RENT: \$6/SF</p>



DEMOGRAPHICS



HOOVER ELEVEN

26013 Hoover Rd, Warren, MI

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	16,152	118,548	356,912
2028 Projected Population	15,863	117,998	354,763
2020 Census Population	16,122	119,099	357,793
2010 Census Population	15,674	116,482	364,381
Projected Annual Growth 2023 to 2028	-0.4%	-	-0.1%
Historical Annual Growth 2010 to 2023	0.2%	0.1%	-0.2%
HOUSEHOLDS			
2023 Estimated Households	6,903	47,533	143,002
2028 Projected Households	6,881	47,964	143,361
2020 Census Households	6,808	47,194	141,775
2010 Census Households	6,633	46,260	141,543
Projected Annual Growth 2023 to 2028	-	0.2%	-
Historical Annual Growth 2010 to 2023	0.3%	0.2%	-
RACE			
2023 Est. White	66.4%	61.0%	54.0%
2023 Est. Black	20.6%	27.3%	36.0%
2023 Est. Asian or Pacific Islander	8.5%	7.1%	5.6%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	4.3%	4.5%	4.2%
INCOME			
2023 Est. Average Household Income	\$77,999	\$79,820	\$77,369
2023 Est. Median Household Income	\$61,070	\$60,298	\$58,537
2023 Est. Per Capita Income	\$33,488	\$32,065	\$31,065
BUSINESS			
2023 Est. Total Businesses	488	4,043	10,957
2023 Est. Total Employees	9,212	55,899	123,213

CONTACT US



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Director

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