

51458 Schoenherr Rd | Shelby Twp | 48315



Commercial Lease

**FOR
SALE**

OFFERED AT

\$ 2,400.00

- Commercial Space
- 12' Grade Level Door
- Gross Lease
- Close to Freeways
- Signage Available
- 2,400 SF
- 15' Ceilings
- Warehouse Space
- Office Space
- Bathroom

For more information: **Wilhelm & Associates (248) 625-9500 | www.wilhelmrealtors.com**



Commercial Full_w/Photos

51458 SCHOENHERR Road, Shelby Twp, Michigan 48315-2734

MLS#: **20240049922**
 P Type: **Real Estate Only**
 Status: **Active**

Area: **03071 - Shelby Twp**
 DOM: **N/3/3**

Short Sale:
 Trans Type: **Unknown Lease ERTL/FS**

LP: **\$2,400**
 OLP: **\$2,400**



Location Information

County: **Macomb**
 Township: **Shelby Twp**
 Mailing City: **Shelby**
 School Dist: **Utica**
 Location: **23 MILE RD & SCHOENHERR**
 Directions: **59 EAST TOWARDS UTICA, TO M -53 N TOWARDS IMLAY CITY. TAKE EXIT 20A TOWARDS 23 MILE RD.TURN LEFT TOWARDS SCHOENHERR RD. .02 MILE DOWN, THEN RIGHT INTO INDUSTRIAL PARK**

Side of Str:

Lot Information

Acres: **3.29**
 Rd/Wtr Frt Ft: **400 /**
 Lot Dim: **330.00 x 461.00**

General Information

Year Blt/Rmd: **1993**
 #Units/ % Lsd: **0 / -%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:

Business Information

Zoning: **Commercial, Light Industrial**
 Current Use: **Commercial, Warehouse**
 Bus Type: **Industrial**
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales:
 Annl Net Inc:
 Annl Gross Inc: **\$125,000**
 Annl Oper Exp:

Access To / Distance To

Interstate:
 Railroad:
 Airport:
 Waterway:

Square Footage

Est Sqft Ttl: **2,400** (LP/SqFt: \$1.00)
 Est Sqft Main: **34,200**
 Est Sqft Ofc:
 Sqft Source: **Public Records**

Recent CH: **07/29/2024 : New : PS->ACTV**

Listing Information

Listing Date: 07/29/2024	Off Mkt Date:	Pending Date:	BMK Date:
Exclusions:	Protect Period: 180	ABO Date:	Contingency Date:
Terms Offered: Gross Lease, Lease		Possession: Close Plus 2 Days	Originating MLS# 20240049922
Lease Length: 13-24 Months		MLS Source: REALCOMP	
Access: Appointment/LockBox		LB Location: Front Door	

Features

Arch Level: 1 Story	Exterior: Brick, Block/Concrete/Masonry, Metal Siding
Comm Ext Feat: Outside Lighting, Doors 10-15 ft	
Accessibility:	Sewer: Public Sewer (Sewer-Sanitary), Separate Meters
Water Source: Public (Municipal)	

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: 0714400027	Ownership:
Tax Summer:	Oth/Sp Assmnt:
SEV:	Existing Lease: Yes
Legal Desc: L 264B3B 87 88 89 SPLIT T3N R12E SEC 14 COMM AT SE COR SEC 14, TH N 0 DEG 30' 50" E 990 FT TO POB, TH S 89 DEG 18' 25" W 494.07 FT, TH N 0 DEG 30' 50" E 330.06 FT, TH N 89 DEG 18' 50" E 494.07 FT TO E SEC LINE, TH S 0 DEG 30' 50" W 330 FT TO POB. 3.7425 A.	Occupant: Tenant

Agent/Office/Contact Information

Listing Office:	List Ofc Ph:
Listing Agent:	List Agt Ph:
Contact Name:	Contact Phone:

Remarks

Public Remarks: **LOCATION LOCATION LOCATION FOR ALL YOUR BUSINESS NEEDS START YOUR OWN BUSINESS AND GROW FROM THERE. ATTRACTIVE AND WELL MAINTAINED BUILDING ACCESSIBLE TO M-53 AND M-59 HUGE PARKING LOT WITH LIGHTS AND SIGNAGE AVAILABLE HIGH VISIBILITY AND TRAFFIC COUNTS OFF MAIN HIGHWAY THE SPACE CURRENTLY IS A 2400 SQ FT WAREHOUSE WITH 12 FT ROLLUP DOOR WITH 15 FT CEILINGS GENEROUS OFFICE SPACE, 1 BATH AND STORAGE AREA UTILITIES ARE THE RESPONSIBILITY OF THE TENANT BUYERS AGENT TO VERIFY ALL INFORMATION.**

REALTOR® Remarks: **JUST HEADS UP, THIS IS A SUB-LEASE WITH 2 YEARS LEFT ON CURRENT LEASE. THIS WONDEFUL INDUSTRIAL PARK, FANTASTIC LANDLORD. ANY QUESTIONS FEEL FREE TO REACH OUT. SMOJICA0902@YAHOO.COM**

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FRONT ENTRANCE



MAIN UNIT



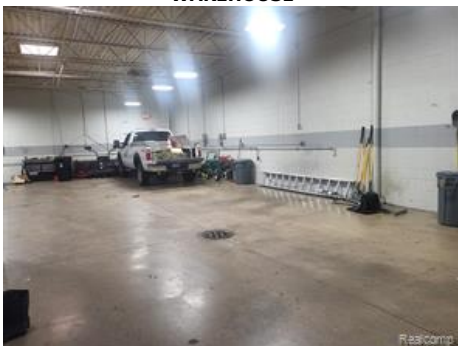
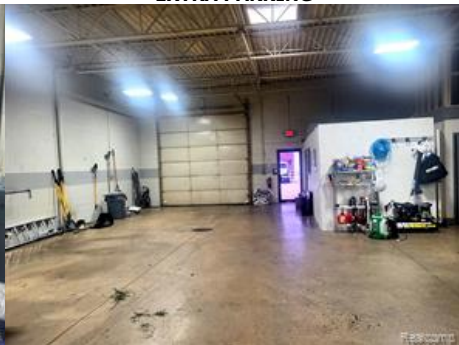
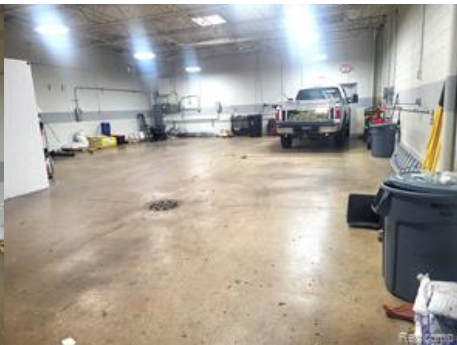
PARKING LOT



EXTRA PARKING



WAREHOUSE



MAIN OFFICE



MAIN BATHROOM



STORAGE AREA





W Star Dr

W Star Dr

LumaSn

51458 Schoenherr Rd

Detroit Fish House:
Steak and Oyster Bar

Miguel's Cantina

Pancake Factory

Chipotle Mexican Grill

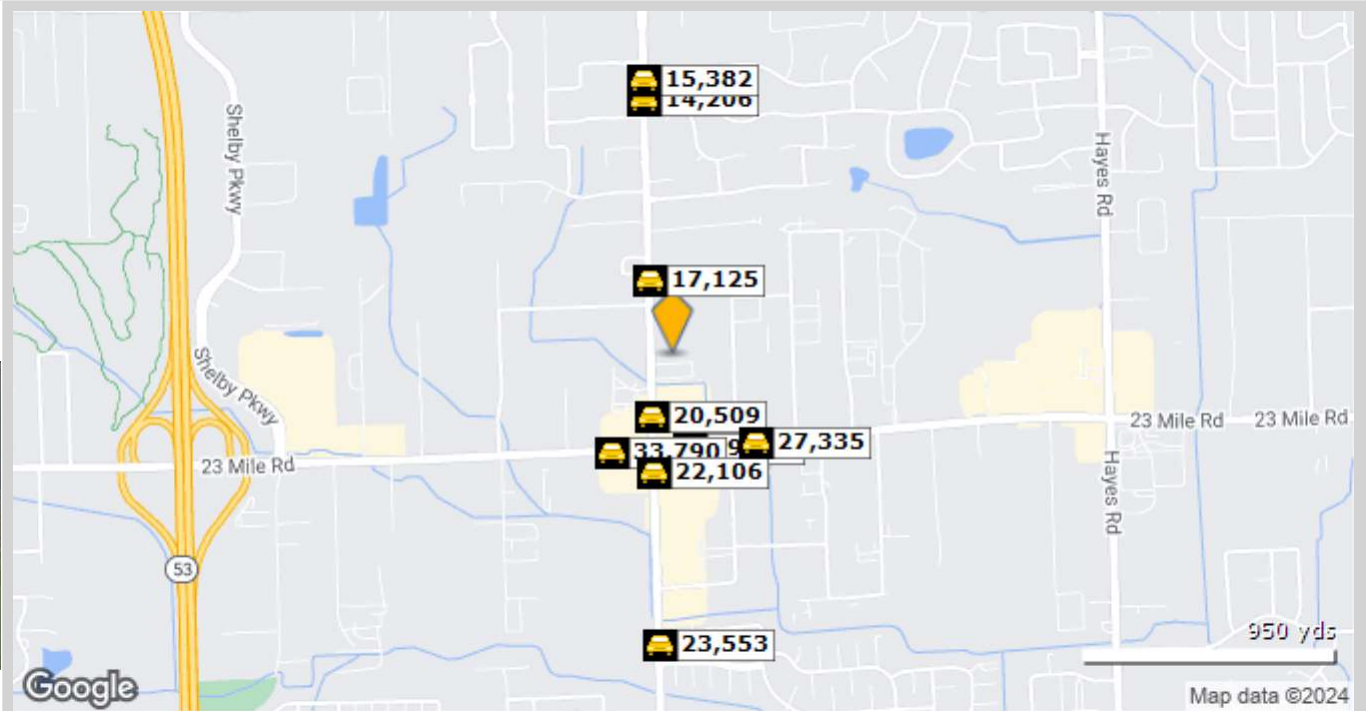
23 Mile Rd

Taco Bell

Traffic Count Report

51400-51466 Schoenherr Rd, Shelby Township, MI 48315

Building Type: **Industrial**
 RBA: **14,400 SF**
 Land Area: **1.27 AC**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Schoenherr Rd	23 Mile Rd	0.07 S	2022	20,509	MPSI	.13
2	Schoenherr Rd	W Star Dr	0.06 S	2022	17,125	MPSI	.18
3	23 Mile Rd	Schoenherr Rd	0.08 W	2022	29,830	MPSI	.20
4	23 Mile Rd	Schoenherr Rd	0.09 E	2022	33,790	MPSI	.24
5	Schoenherr Rd	23 Mile Rd	0.05 N	2022	22,106	MPSI	.25
6	23 Mile Rd	Sabrina Dr	0.04 W	2016	31,232	MPSI	.26
7	23 Mile Rd	Celeste	0.04 W	2022	27,335	MPSI	.26
8	Schoenherr Rd	Timberwyck	0.03 N	2022	14,206	MPSI	.57
9	Schoenherr Rd	Maple Lawn	0.01 N	2022	15,382	MPSI	.61
10	Schoenherr Rd	Petticoat Ln	0.04 S	2022	23,553	MPSI	.62

Demographic Summary Report

51400-51466 Schoenherr Rd, Shelby Township, MI 48315

Building Type: **Industrial**
 RBA: **14,400 SF**
 Land Area: **1.27 AC**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	2 Mile	5 Mile
Population			
2028 Projection	4,117	29,629	197,934
2023 Estimate	4,092	29,556	196,269
2010 Census	3,898	28,756	184,562
Growth 2023 - 2028	0.61%	0.25%	0.85%
Growth 2010 - 2023	4.98%	2.78%	6.34%
2023 Population by Hispanic Origin	114	594	6,636
2023 Population	4,092	29,556	196,269
White	3,648 89.15%	26,591 89.97%	170,058 86.65%
Black	158 3.86%	961 3.25%	11,691 5.96%
Am. Indian & Alaskan	10 0.24%	86 0.29%	548 0.28%
Asian	173 4.23%	1,345 4.55%	9,560 4.87%
Hawaiian & Pacific Island	0 0.00%	6 0.02%	75 0.04%
Other	103 2.52%	568 1.92%	4,337 2.21%
U.S. Armed Forces	0	3	118
Households			
2028 Projection	1,527	10,885	74,808
2023 Estimate	1,515	10,852	74,163
2010 Census	1,431	10,521	69,586
Growth 2023 - 2028	0.79%	0.30%	0.87%
Growth 2010 - 2023	5.87%	3.15%	6.58%
Owner Occupied	1,435 94.72%	10,316 95.06%	58,862 79.37%
Renter Occupied	80 5.28%	537 4.95%	15,301 20.63%
2023 Households by HH Income	1,515	10,853	74,161
Income: <\$25,000	130 8.58%	919 8.47%	7,612 10.26%
Income: \$25,000 - \$50,000	224 14.79%	1,513 13.94%	12,271 16.55%
Income: \$50,000 - \$75,000	185 12.21%	1,628 15.00%	12,763 17.21%
Income: \$75,000 - \$100,000	161 10.63%	1,315 12.12%	10,229 13.79%
Income: \$100,000 - \$125,000	218 14.39%	1,131 10.42%	9,366 12.63%
Income: \$125,000 - \$150,000	144 9.50%	1,284 11.83%	7,815 10.54%
Income: \$150,000 - \$200,000	246 16.24%	1,730 15.94%	8,210 11.07%
Income: \$200,000+	207 13.66%	1,333 12.28%	5,895 7.95%
2023 Avg Household Income	\$123,806	\$120,144	\$103,245
2023 Med Household Income	\$106,594	\$101,138	\$85,838