



FOR LEASE



**RETAIL / RESTAURANT /
OFFICE**



5,925 SF

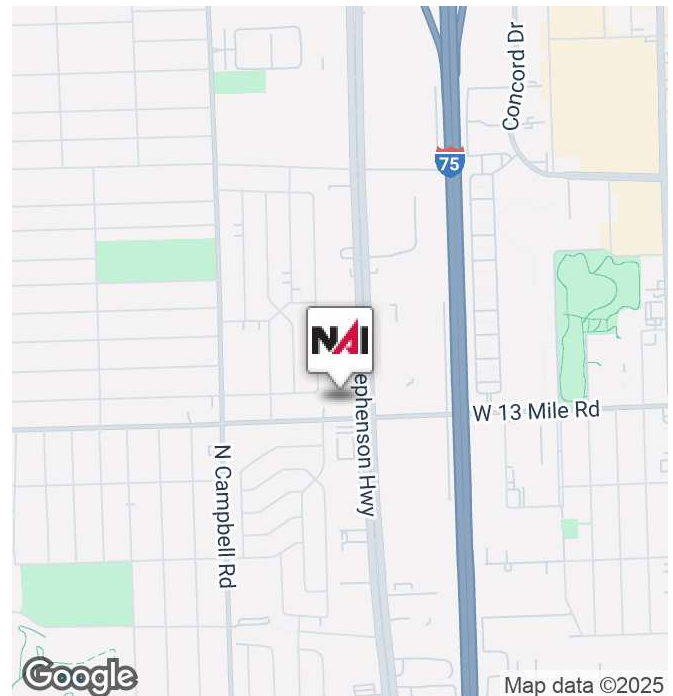


1450-1460 West 13 Mile Road

Madison Heights, Michigan 48071

Property Highlights

- Free Standing Retail / Office Building
- Available for Lease - \$15 NNN
- 5,925 SF Retail / Office Building
- 0.52 Acres
- B-1 LOCAL BUSINESS DISTRICTS
- 16 ft ceiling height
- Generous Zoning: Drive-Thru, Restaurants, Retail, Professional Office
- Tremendous Visibility and Access from 13 Mile & Stephenson Hwy
- Exceptional Population & VPD in 5-Mile Radius
- Close Proximity to I-75 and I-696
- Minutes from Oakland Mall Trade Area



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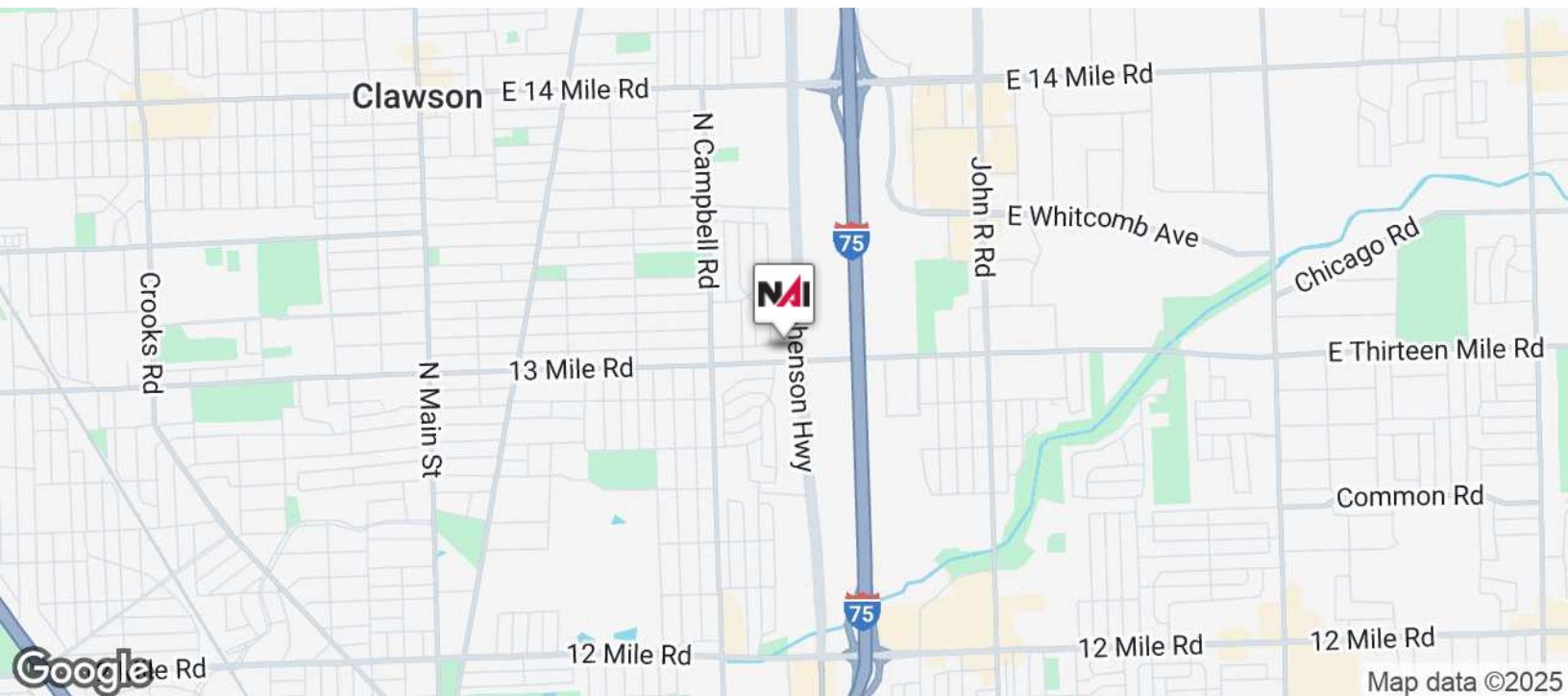
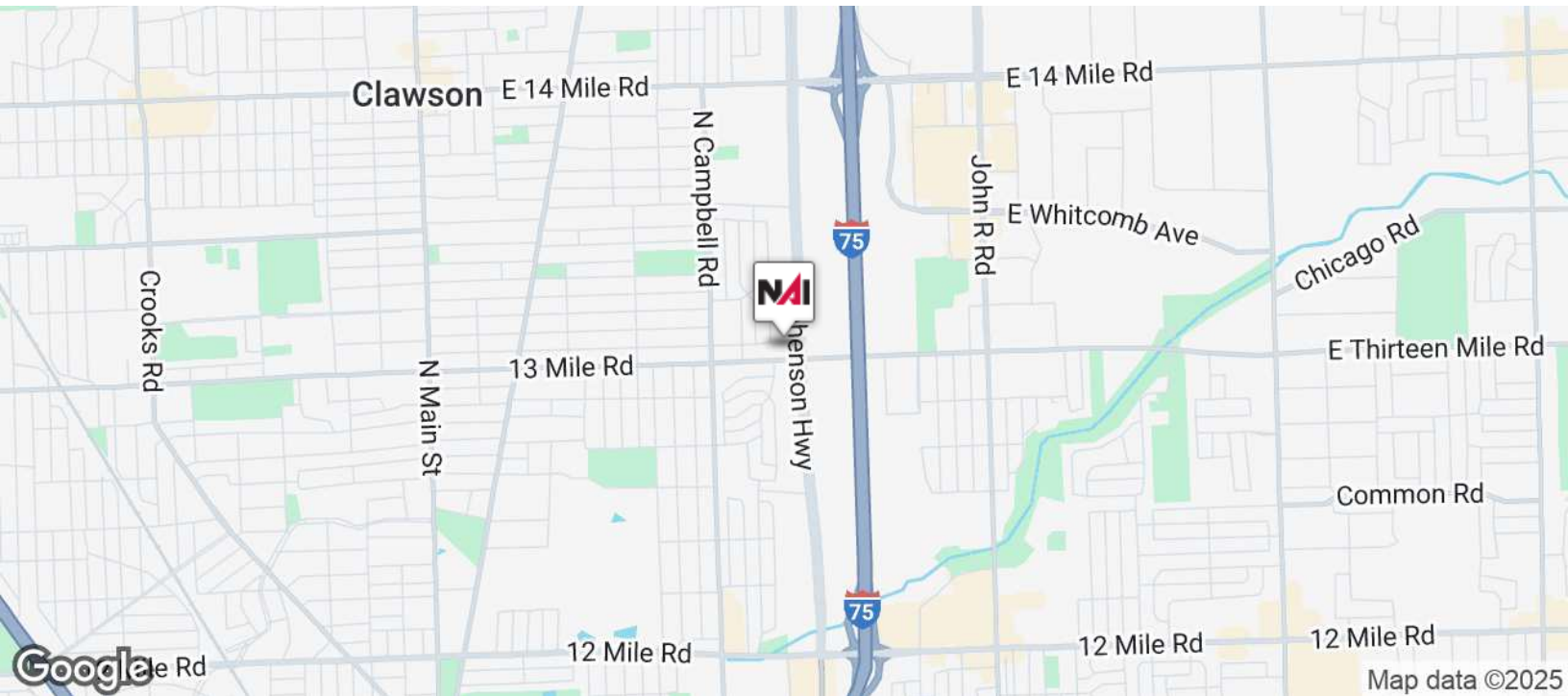
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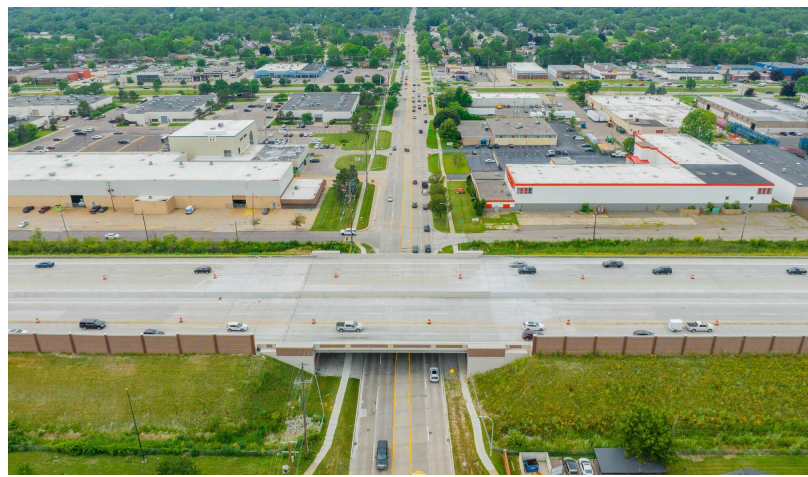
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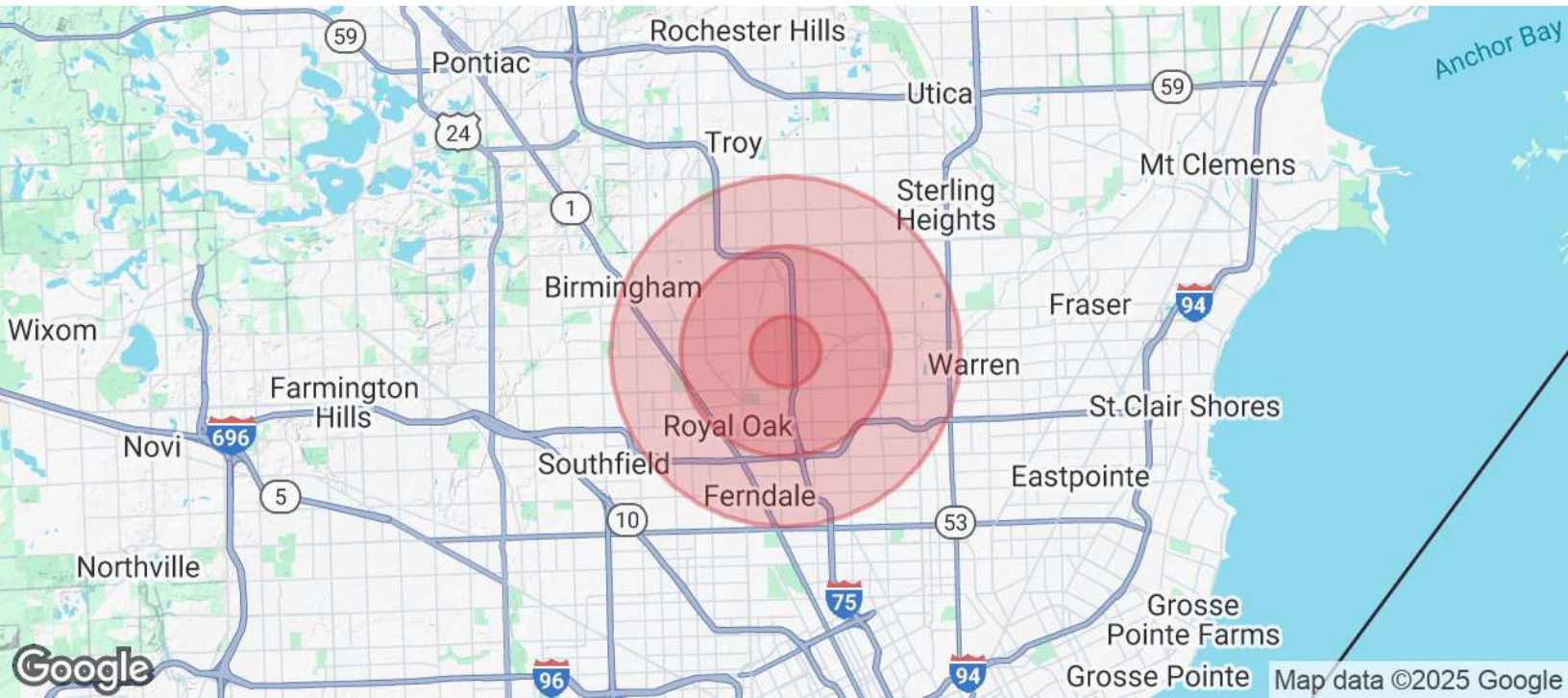
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POPULATION

1 MILE

3 MILES

5 MILES

| | | | |
|----------------------|--------|---------|---------|
| Total Population | 12,399 | 119,737 | 320,956 |
| Average Age | 38.5 | 39.9 | 39.5 |
| Average Age (Male) | 37.6 | 38.4 | 38.1 |
| Average Age (Female) | 39.4 | 41.1 | 40.8 |

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 6,342 | 58,780 | 146,980 |
| # of Persons per HH | 2.0 | 2.0 | 2.2 |
| Average HH Income | \$69,136 | \$83,482 | \$86,164 |
| Average House Value | \$135,537 | \$186,434 | \$202,385 |

2020 American Community Survey (ACS)

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