

EST. **TD** 1978

**THOMAS DUKE**  
COMMERCIAL REAL ESTATE

**31710 MOUND RD**

31710 Mound Rd, Warren, MI 48092



**FOR LEASE**

**248.476.3700**

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** 31710 Mound Rd | Warren, MI 48092

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#### PROPERTY OVERVIEW

3,104 SF freestanding building on Mound Rd, located 2.5 miles north of the I-696 on the border of Sterling Heights. Featuring C-1 zoning and 17 dedicated parking spaces, the property accommodates a wide range of retail, medical, and office uses, and was previously operated as a photography studio.

#### OFFERING SUMMARY

Lease Rate: \$3,500.00 per month (MG)  
Building Size: 3,104 SF  
Available SF: 3,104 SF  
Year Built: 1950  
Zoning: C-1 Local Business

#### PROPERTY HIGHLIGHTS

- 3,104 SF freestanding building
- Ample parking
- Located just north of the GM Tech Center
- Former photography studio
- Excellent visibility on highly trafficked Mound Rd



## BUILDING/PROPERTY INFORMATION: 31710 Mound Rd | Warren, MI 48092

### BUILDING INFORMATION

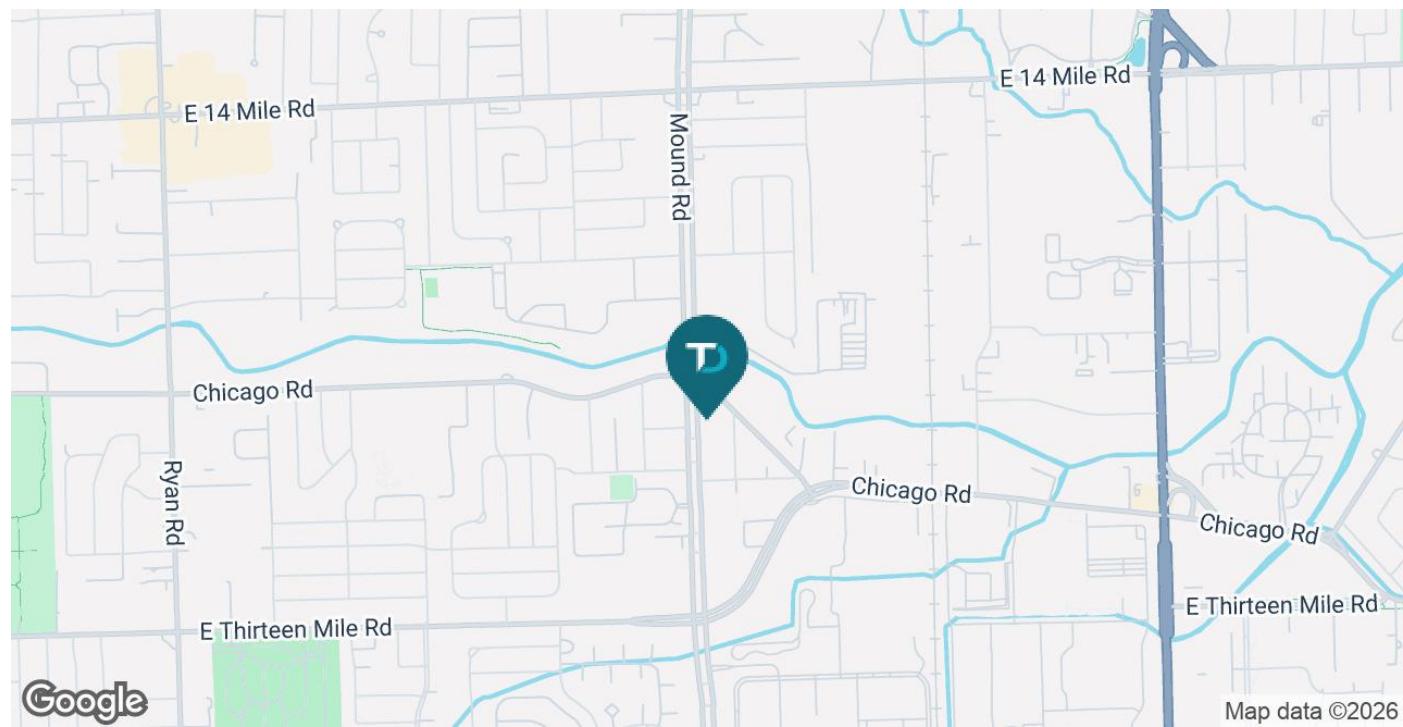
Price: \$3,500/mo Modified Gross  
Building Size: 3,104 SF  
Year Built: 1950  
Number of Floors: 1  
Utilities: City water and sewer  
Parking Spaces: 17

### PROPERTY INFORMATION

Lot Size: 0.25 AC  
Property Type: Retail  
Property Subtype: Free Standing Building  
Zoning: C-1 Local Business  
Traffic Count: 77,666 Vehicles/Day (Costar, 2024)  
Legal Description: Available upon request  
APN: 12-13-04-302-004

### LOCATION INFORMATION

Located on the northbound side of Mound Rd between 13 Mile and 14 Mile.





**LEASE SPACES:** 31710 Mound Rd | Warren, MI 48092



#### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,104 SF	Lease Rate:	\$3,500.00 per month

#### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
31710	Available	3,104 SF	Modified Gross	\$3,500 per month	Former photography studio



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AERIAL: 31710 Mound Rd | Warren, MI 48092

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**ADDITIONAL PHOTOS:** 31710 Mound Rd | Warren, MI 48092





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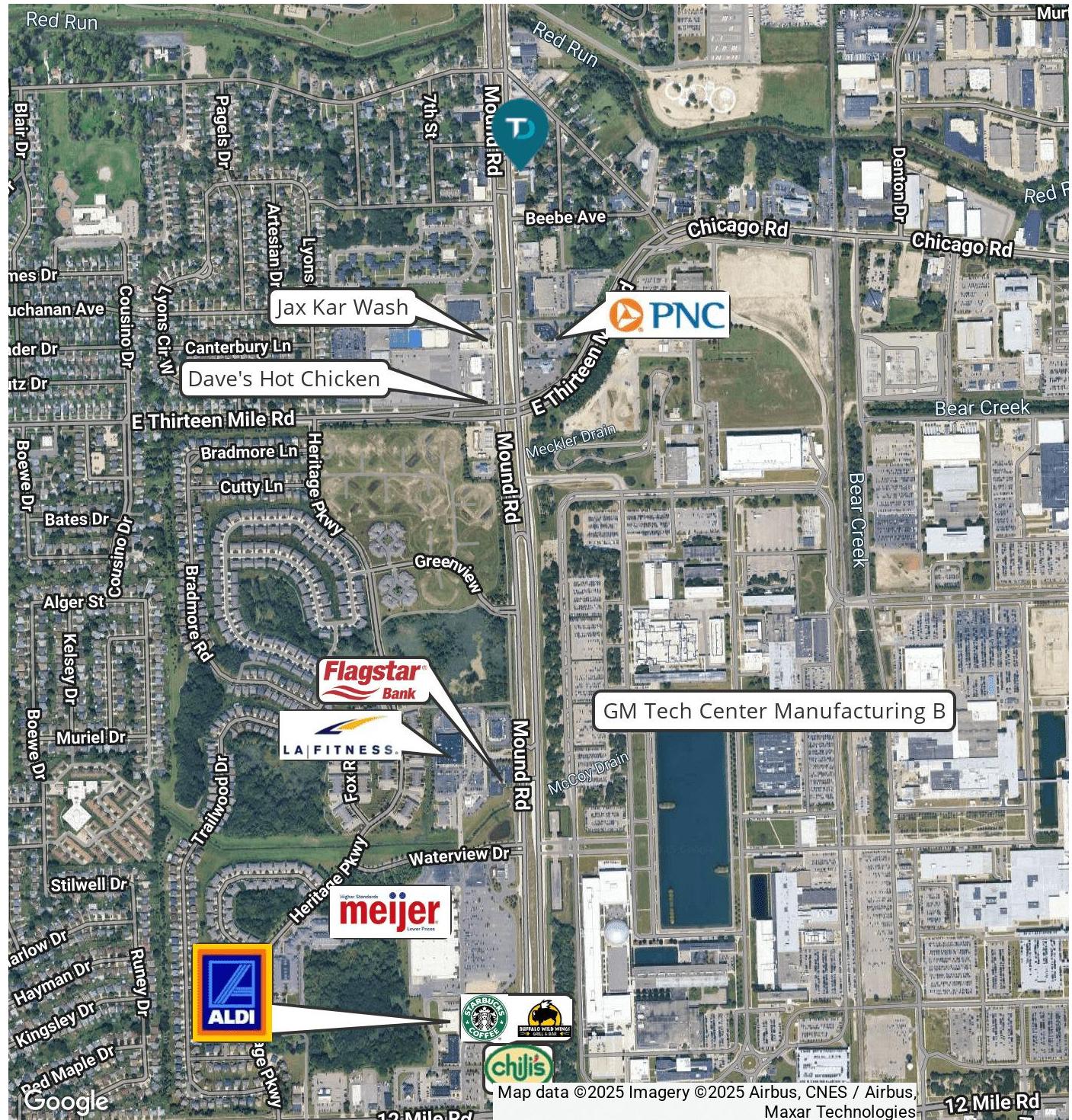
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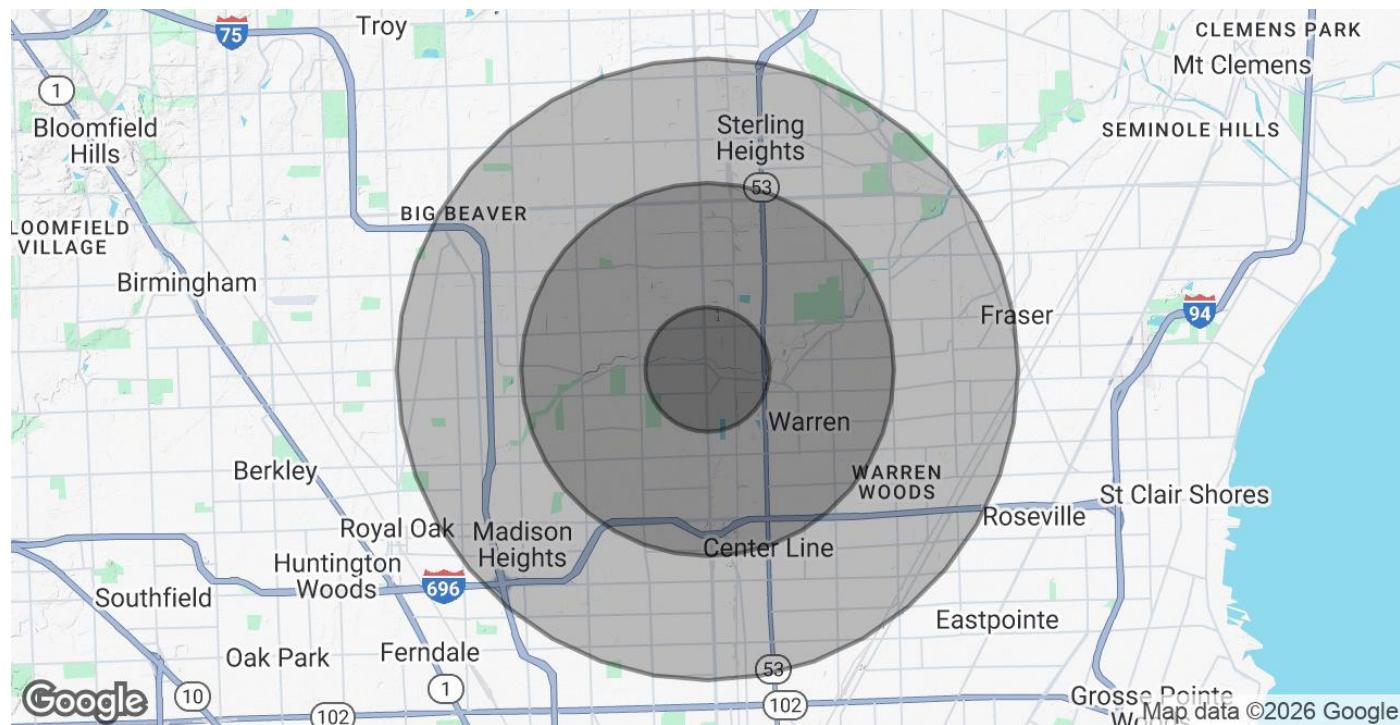


RETAILER MAP: 31710 Mound Rd | Warren, MI 48092



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

## DEMOGRAPHICS MAP &amp; REPORT: 31710 Mound Rd | Warren, MI 48092



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,667	99,820	289,291
Average Age	43	43	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

## HOUSEHOLDS &amp; INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,121	39,782	118,351
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$78,904	\$84,797	\$88,240
Average House Value	\$222,116	\$232,255	\$232,467

Demographics data derived from AlphaMap