

EST. **T** 1978

THOMAS DUKE
COMMERCIAL REAL ESTATE

31710 MOUND RD

31710 Mound Rd, Warren, MI 48092



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

JORDAN SCHAFER

Associate

jschafer@thomasduke.com

DAVE TESCH

Vice President

dtesch@thomasduke.com

OFFERING SUMMARY: 31710 Mound Rd | Warren, MI 48092



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

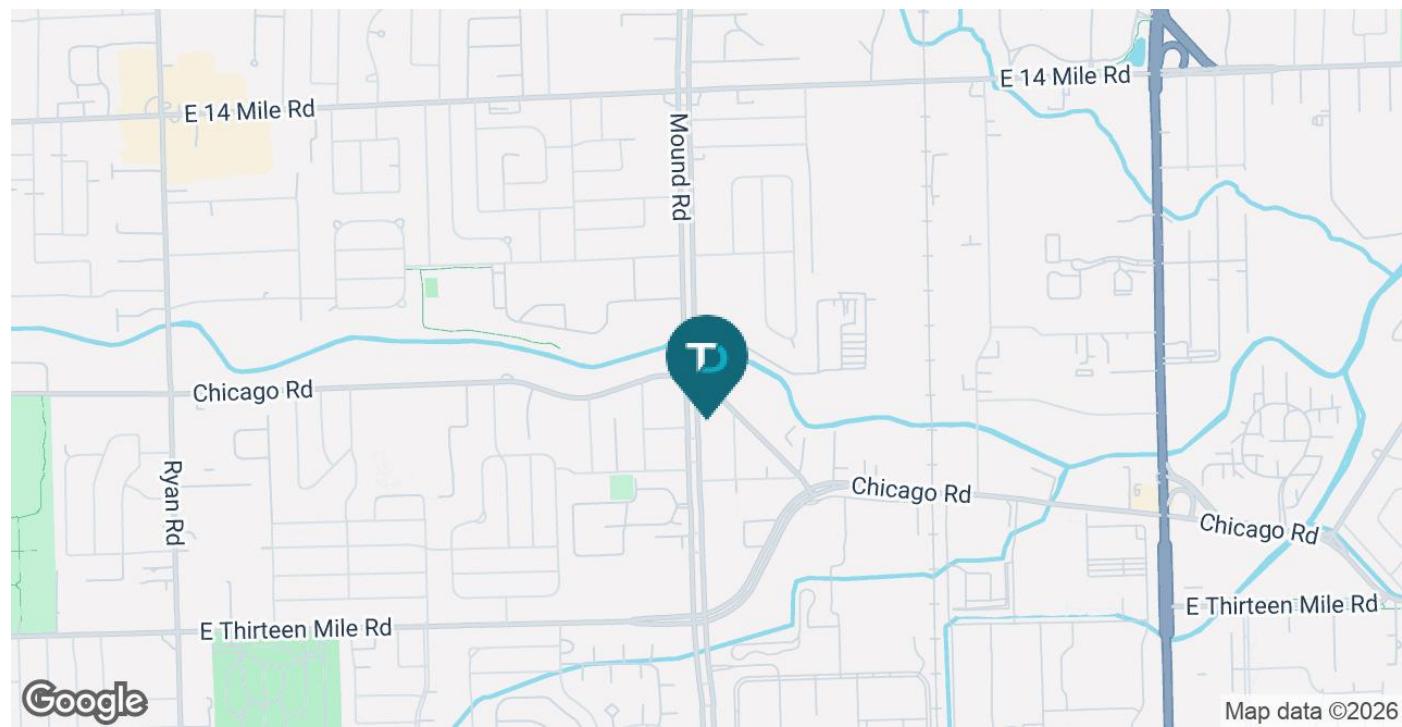
Price: \$3,500/mo Modified Gross
Building Size: 3,104 SF
Year Built: 1950
Number of Floors: 1
Utilities: City water and sewer
Parking Spaces: 17

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



THOMAS DUKE
COMMERCIAL REAL ESTATE

AERIAL: 31710 Mound Rd | Warren, MI 48092



ADDITIONAL PHOTOS: 31710 Mound Rd | Warren, MI 48092



THOMAS DUKE
COMMERCIAL REAL ESTATE

ADDITIONAL PHOTOS: 31710 Mound Rd | Warren, MI 48092

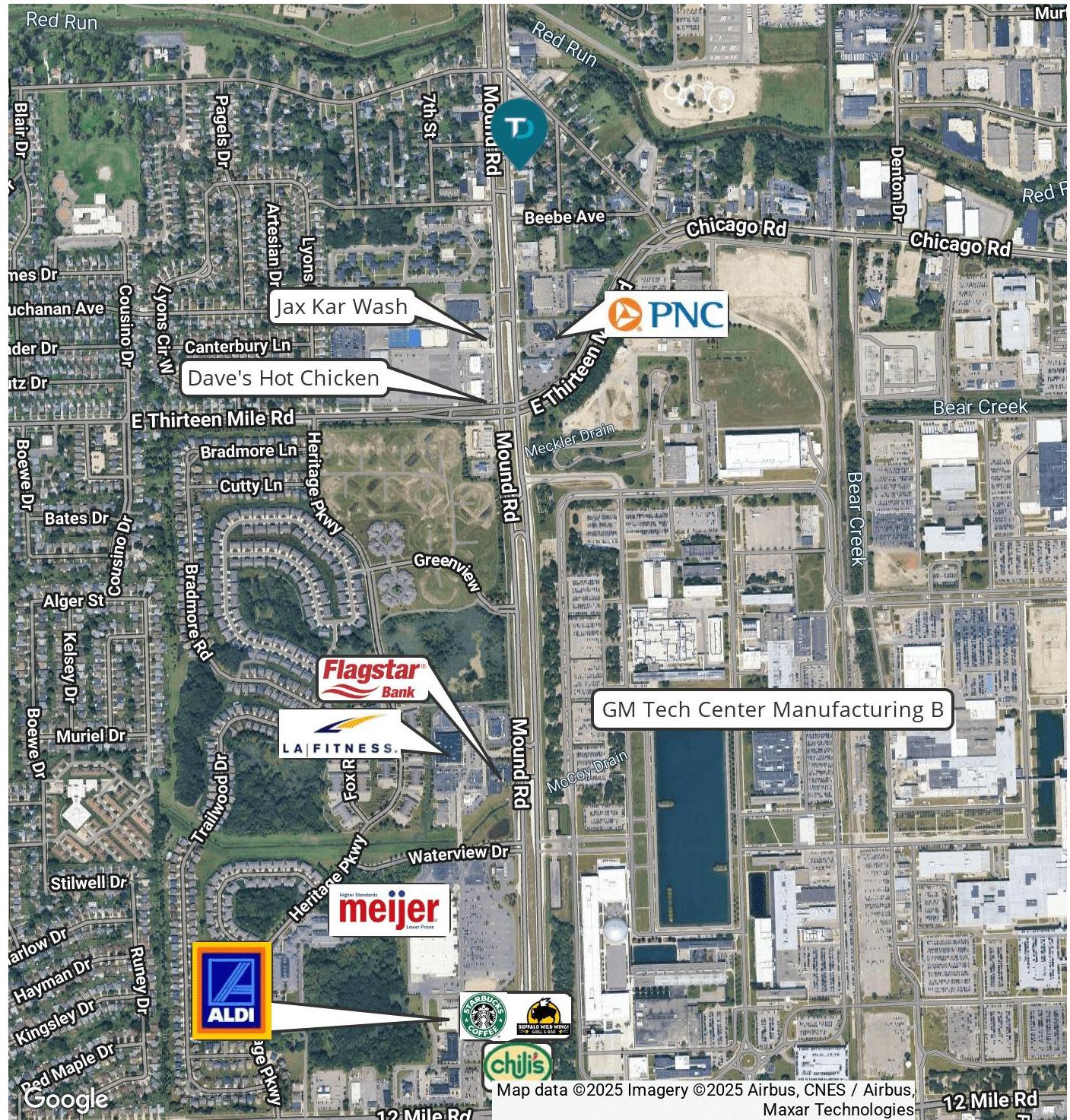


: 31710 Mound Rd | Warren, MI 48092



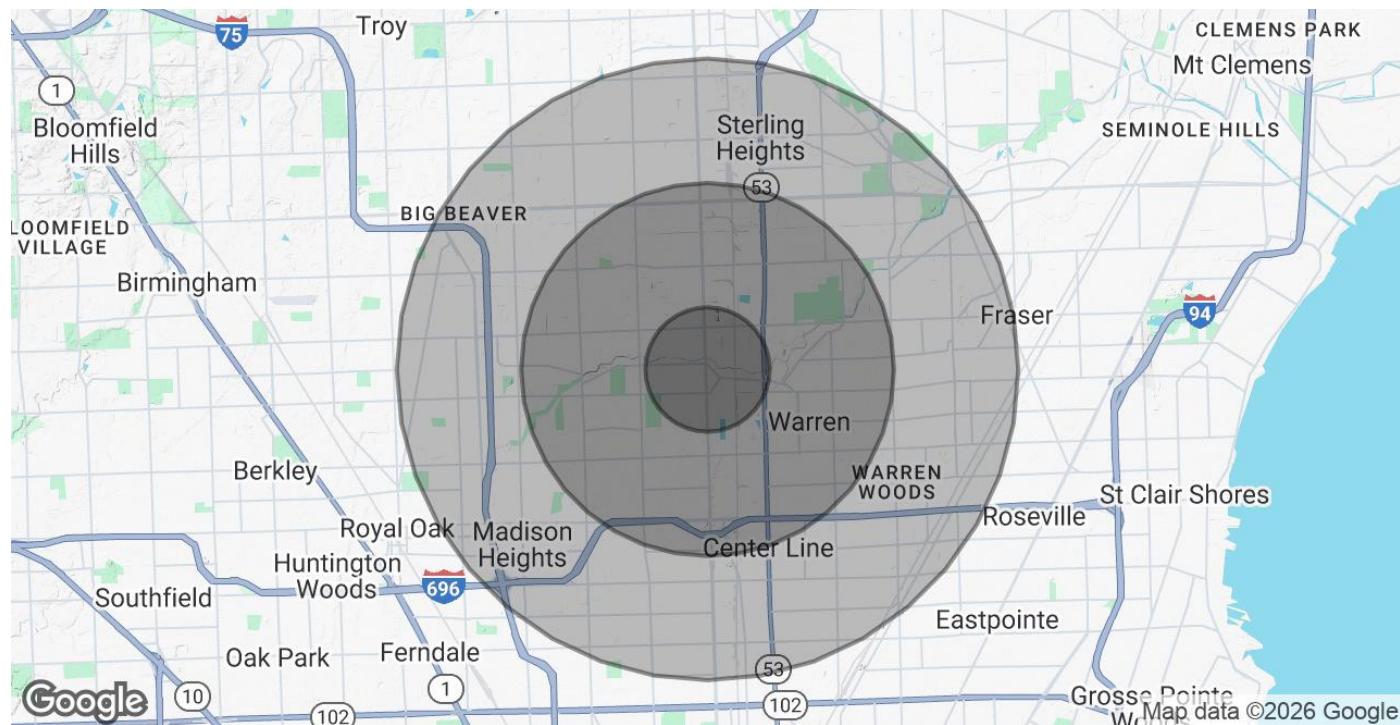


RETAILER MAP: 31710 Mound Rd | Warren, MI 48092





DEMOGRAPHICS MAP & 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 & 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