



11700 E 15 MILE RD FOR SALE/LEASE

11700 E 15 Mile Rd, Sterling Heights, MI 48312



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 11700 E 15 Mile Rd | Sterling Heights, MI 48312



PROPERTY OVERVIEW

Excellent opportunity to lease or purchase a former bank building with abundant parking in a well traveled, dense commercial corridor.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Sale Price:	\$725,000
Building Size:	3,400 SF
Available SF:	3,400 SF
Year Built:	1968
Zoning:	C-1

PROPERTY HIGHLIGHTS

- Former PNC Bank branch
- Building dimensions: 40' x 85' totaling 3,400 SF
- Situated on 0.81 acres
- C-1 zoning
- Ideal for financial institution or other general/medical office user
- 4 lane drive-thru
- Strong population demographics and traffic counts



BUILDING/PROPERTY INFORMATION: 11700 E 15 Mile Rd | Sterling Heights, MI 48312

BUILDING INFORMATION

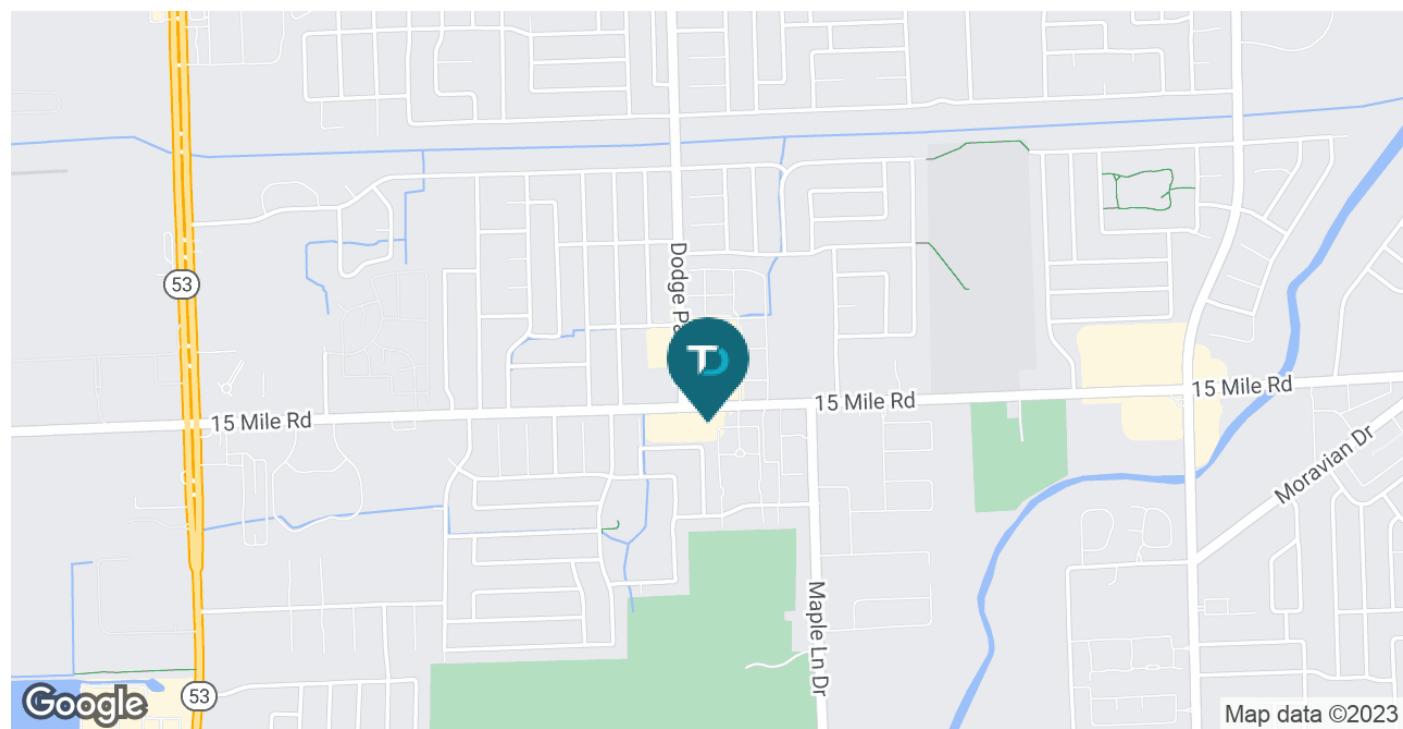
Building Size: 3,400 SF
Year Built: 1968
Number of Floors: 1
Parking Spaces: 33

PROPERTY INFORMATION

Lot Size: 0.81 AC
Property Type: Office
Property Subtype: Office Building
2022 Winter Tax: \$393.28
2022 Summer Tax: \$15,212.64
Zoning: C-1
Traffic Count: 24,575 Vehicles/Day (Costar, 2022)
Legal Description: Available upon request
APN: 10-10-35-101-003

LOCATION INFORMATION

Located on the south side of 15 Mile Rd, between Dodge Park Rd and Schoenherr Rd in Sterling Heights, MI.





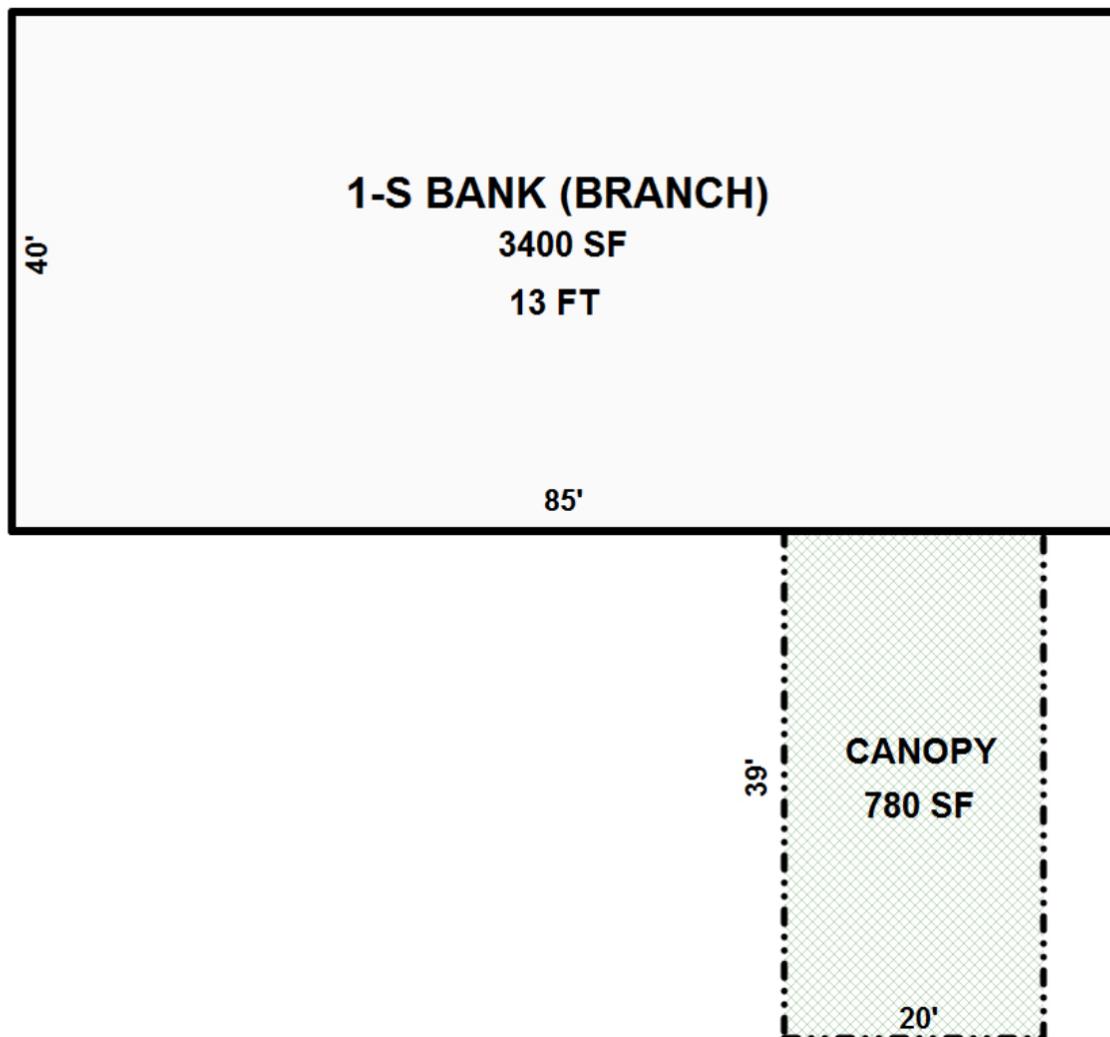
THOMAS DUKE
COMMERCIAL REAL ESTATE

ADDITIONAL PHOTOS: 11700 E 15 Mile Rd | Sterling Heights, MI 48312





FLOOR PLANS: 11700 E 15 Mile Rd | Sterling Heights, MI 48312





PERMITTED C-1 USES: 11700 E 15 Mile Rd | Sterling Heights, MI 48312

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SECTION 11.01. PERMITTED USES.

The following retail and service uses shall be permitted, provided that all business, servicing or processing (except for off-street parking or loading) shall be conducted within a completely enclosed building, and all goods produced on the premises shall be sold at retail on the same premises:

- A. Any one or more of the permitted uses in section 8.01 of the O-1 District, except as otherwise provided herein;
- B. Hardware store;
- C. Paint, wallpaper and window treatment stores;
- D. Grocery stores;
- E. Meat and fish markets;
- F. Fruit and vegetable markets;
- G. Candy, nut and confectionery store;
- H. Retail bakery;
- I. Drugstore and proprietary store;
- J. Beauty shop;
- K. Barber shop;
- L. Shoe repair shop;
- M. Miscellaneous repair services only limited to:
 - 1. Radio, television and VCR repair;
 - 2. Stereophonic repair;
 - 3. Small appliance repair;
 - 4. Watch, clock and jewelry repair;
 - 5. Locksmith;
 - 6. Tailors;
- N. Video tape rental;
- O. Dry cleaning pick-up services only;
- P. Miscellaneous personal services:
 - 1. Toning and tanning salons;
 - 2. Diet workshops;
 - 3. Quilting for individuals;
 - 4. Microblading, subject to all applicable body art facility licensing requirements set forth in state law and the City Code;
- Q. The following miscellaneous retail stores:
 - 1. Liquor store;

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2. Bookstore, excluding adult bookstores;
3. Stationery store;
4. Jewelry store;
5. Hobby, toy and games shop;
6. Camera and photographic supplies;
7. Gift, novelty and souvenir shop;
8. Florist;
9. Tobacco store;
10. Sewing, needlework and piece goods store;
11. Pet supplies store (excluding the sale of pets);
12. Home decorating and accessory stores;
13. Cellular telephone and pager stores (no on-premises installation);

R. Dance studios, martial arts schools and similar forms of activities, provided that the total useable floor area shall not exceed 5,000 square feet;

S. Apparel and accessory stores (excluding re-sale and second hand stores);

T. Supermarkets subject to the following:

1. The site's gross floor area shall not be in excess of 60,000 square feet;
2. The site shall be located on a major thoroughfare having a right-of-way equal to or greater than 120 feet, as specified on the Master Road Plan;
3. The site shall have a minimum depth of 550 feet and shall contain at least four acres;

U. Essential services needed to serve the immediate vicinity, provided that appropriate screening, as determined by the Planning Department, shall be required when abutting single family dwellings;

V. Other convenience commercial uses of a similar character as determined by the Zoning Official.

Outdoor storage and display of merchandise is prohibited.

(Ord. No. 278-E, §§ 5, 6, 7, 7-3-90; Ord. No. 278-0, § 2, 9-5-95; Ord. No. 278-DD, § 1, 7-6-04; Ord. No. 278-GGG, § 4, 5-4-22)

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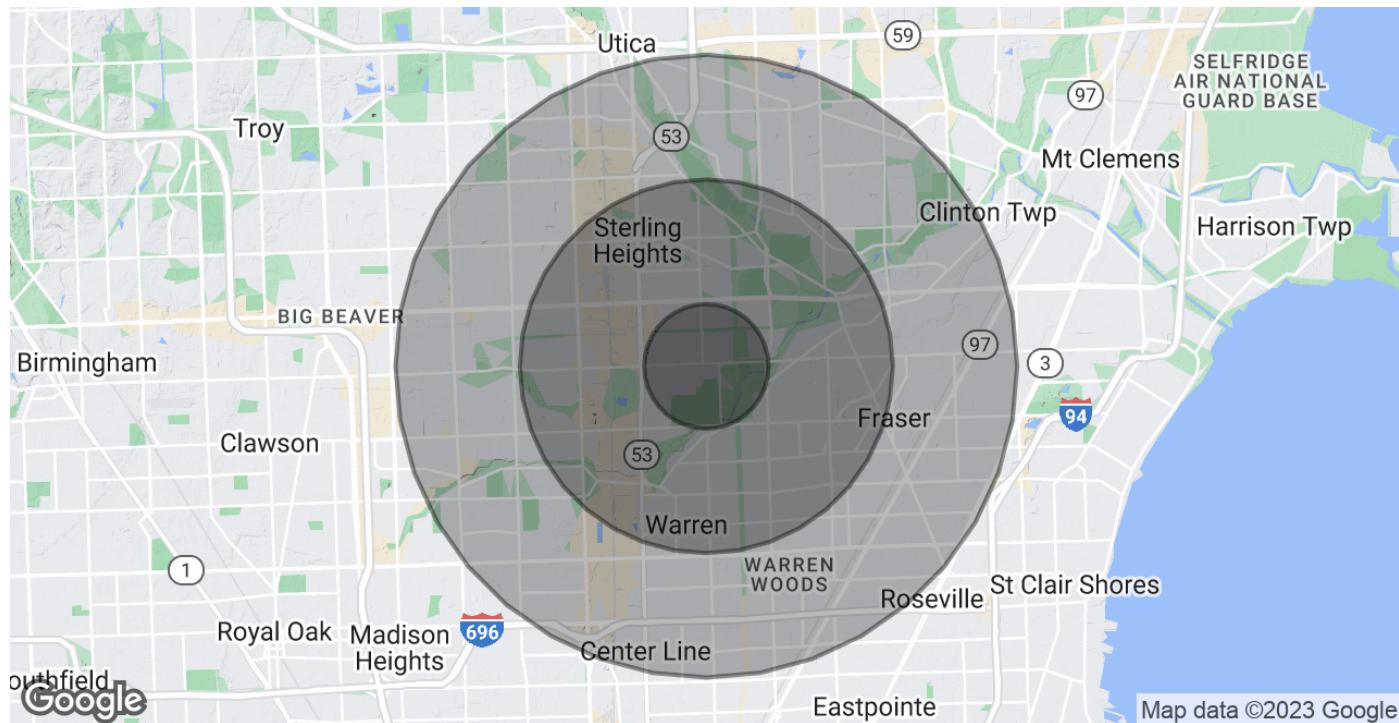


RETAILER MAP: 11700 E 15 Mile Rd | Sterling Heights, MI 48312





DEMOGRAPHICS MAP & REPORT: 11700 E 15 Mile Rd | Sterling Heights, MI 48312



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,957	101,460	299,654
Average Age	38.8	41.5	42.0
Average Age (Male)	38.1	39.9	40.0
Average Age (Female)	39.6	43.2	43.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,166	40,925	125,067
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$73,057	\$76,020	\$72,982
Average House Value	\$179,640	\$180,733	\$168,513

* Demographic data derived from 2020 ACS - US Census