

COUNTY LINE PLAZA

1999 15 MILE ROAD, STERLING HEIGHTS, MI 48310

1,400 - 3,000 SF AVAILABLE

FOR LEASE



KATHLEEN GARMO

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PROPERTY DESCRIPTION



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Situated at the dominant hard corner of 15 Mile Road and Dequindre, County Line Plaza offers an unparalleled opportunity for businesses seeking high visibility and foot traffic. The plaza boasts ample parking with approximately 400 surface spaces, ensuring convenience for both customers and employees alike.

Join esteemed tenants such as Great Expressions Dental Centers, Bangkok Cuisine, and Kung Fu Tea, and capitalize on the tenant synergy that permeates County Line Plaza. With a diverse mix of businesses already in place, the plaza fosters a vibrant atmosphere conducive to success.

LOCATION DESCRIPTION

Located in Sterling Heights, Michigan, 15 Mile Road intersects with Dequindre Road in the northeast corner. This area is characterized by a mix of commercial and residential properties. The intersection hosts the Center, a hub of activity for locals and visitors. Surrounding the Center are various shops and restaurants catering to diverse tastes and needs. Further along 15 Mile Road, residential neighborhoods dominate, with tree-lined streets and parks providing a suburban ambiance. As the road extends eastward, the urban density decreases, giving way to more open spaces and greenery. Overall, 15 Mile Road serves as a vital artery in Sterling Heights, connecting its residents to both commercial amenities and residential tranquility.

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ADDITIONAL PHOTOS - 1,400 SF SPACE



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SITE PLAN



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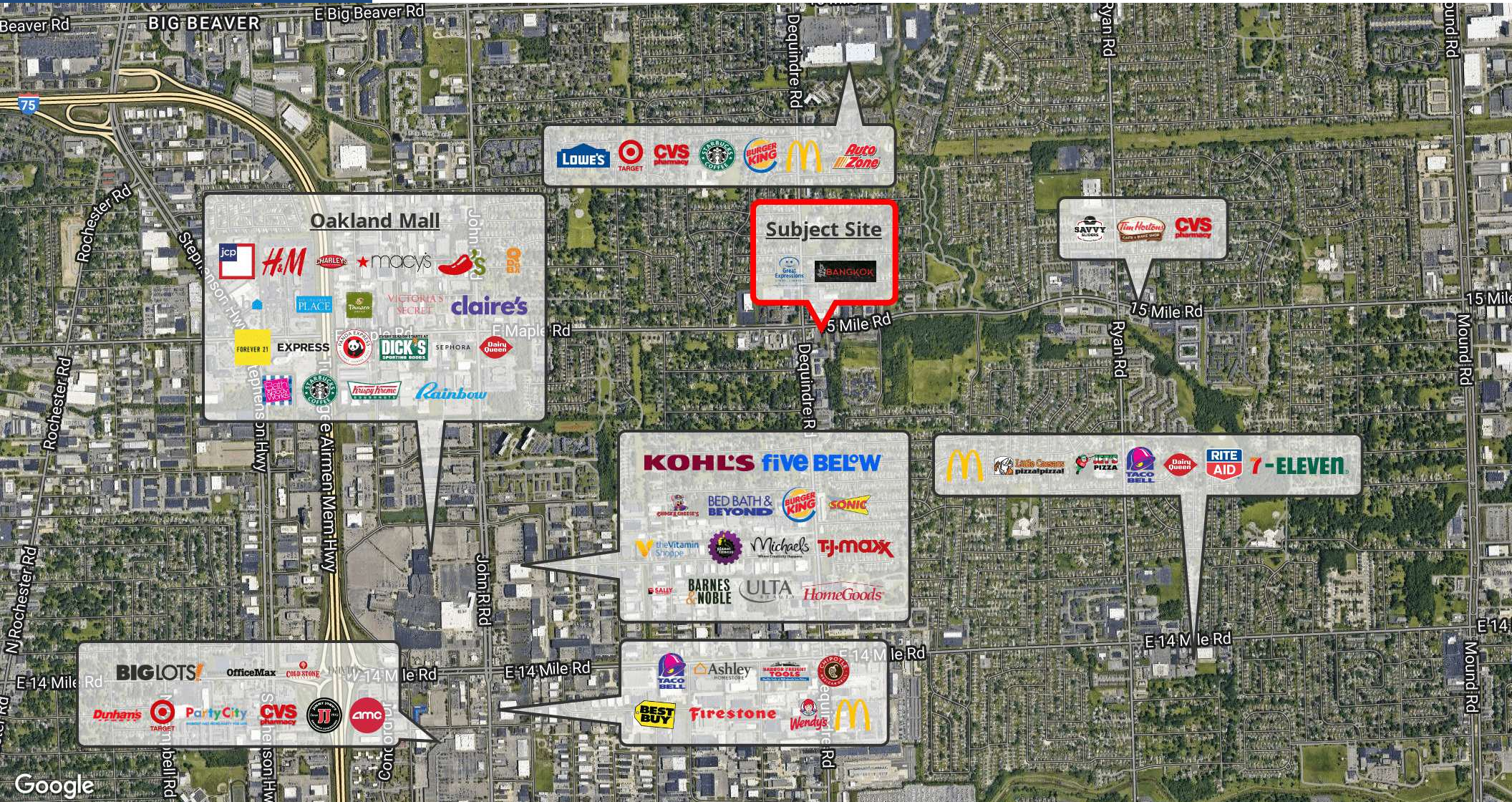
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TRADE AERIAL



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,452	107,395	263,887
Average Age	37.1	39.3	39.6
Average Age (Male)	35.5	38.1	38.3
Average Age (Female)	39.3	41.0	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,736	40,010	104,305
# of Persons per HH	2.5	2.7	2.5
Average HH Income	\$60,055	\$67,510	\$69,724
Average House Value	\$169,555	\$186,990	\$193,359

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	11,924	87,269	220,548
Total Population - Black	640	5,348	12,248
Total Population - Asian	1,520	11,536	24,771
Total Population - Hawaiian	0	0	0
Total Population - American Indian	6	248	616
Total Population - Other	158	875	1,349

* Demographic data derived from 2020 ACS - US Census



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BROKER



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