

LAKE SIDE CIRCLE

13801 Lakeside Circle / Sterling Heights, MI



MID-AMERICA[®]
Real Estate-Michigan, Inc.

FOR LEASE

AVAILABLE
2,500 SF - 5,611 SF



RETAIL OPPORTUNITY

LAKE SIDE CIRCLE



Address

13801 Lakeside Circle
Sterling Heights, MI 48313

Availability

2,500 SF - 5,611 SF

Features

Lakeside Circle is a redeveloped former Toys “R” Us that was re-tenanted with Total Wine and Big Blue Swim School. The current space available is in white box condition. The property is optimally situated at the SEQ of M-59 & Schoenherr Road in Sterling Heights, MI. M-59 is dubbed the “Golden Corridor” because of its immense economic impact in Macomb County and Metro Detroit. M-59 is home to world-class shopping, dining, and retail as well as colleges, hospitals, a minor league baseball park, a major performing arts center and bustling industry.

Consumer spending for the Golden Corridor reveals more than \$2.6B spent annually. In addition to its ideal position along the corridor, the site sees a composite traffic count in excess of 130,000 VPD.

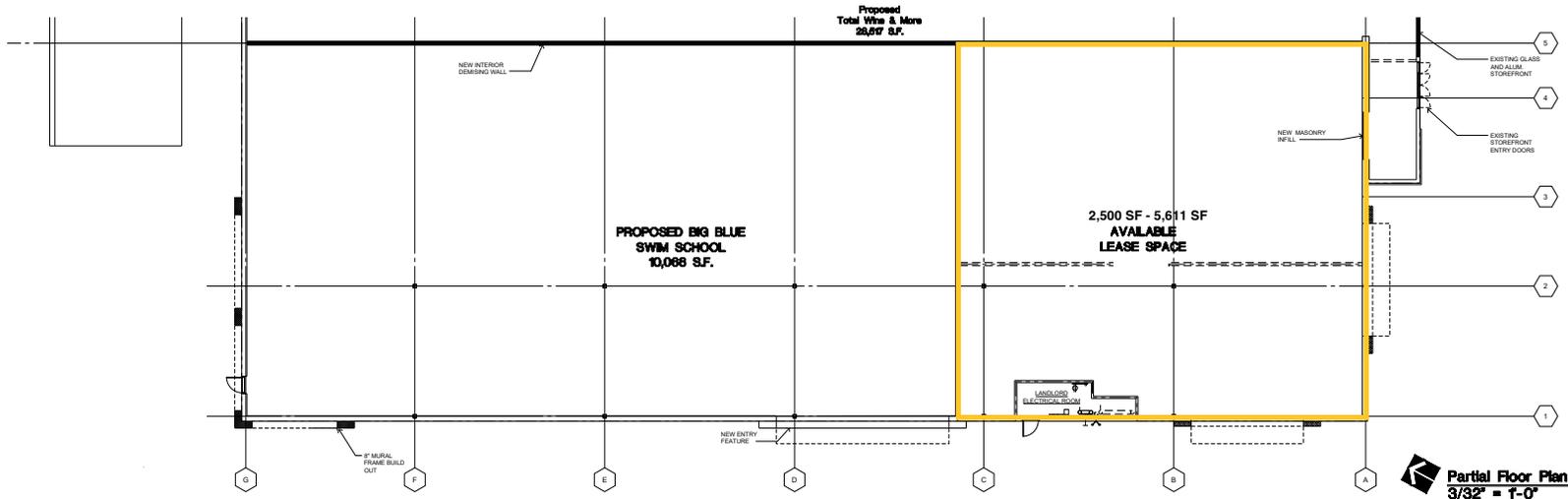
Co-Tenants



Demographics (2025)

	3 MILE	5 MILES	10 MILES
POPULATION	105,274	255,495	813,319
HOUSEHOLDS	45,200	104,220	335,409
AVG HOUSEHOLD INCOME	\$102,336	\$108,809	\$109,542
DAYTIME POPULATION	99,667	233,536	825,016

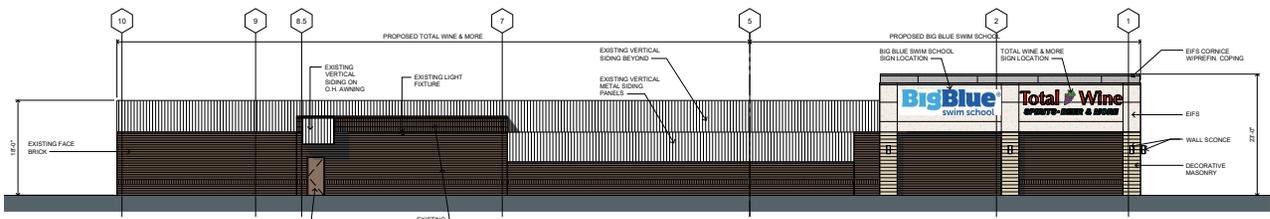
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Partial Floor Plan
3/32" = 1'-0"



South Elevation
3/32" = 1'-0"



North Elevation
3/32" = 1'-0"



West Elevation
3/32" = 1'-0"

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AVAILABLE
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SCHOENHERR ROAD

46,855 VPD

HALL ROAD

89,932 VPD



PHOTO

LAKESIDE CIRCLE

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