

FOR LEASE – BUILT OUT MEDICAL / RETAIL

Red Run Plaza

13400 15 Mile Rd & 34843-34863 Schoenherr Rd
Sterling Heights, MI



SPACE	SIZE	ASKING RATE	HIGHLIGHTS
#1 Medical/Retail	1,485 - 3,205 SF	\$16 SF NNN	• Turn-Key Medical Office and Retail Space • 6+ Exam Rooms with Plumbing In Place • Private Employee Entrance & Break Room • End Cap with Potential Drive Thru Opportunity • Newly Renovated Building Exterior • Adjustable Floorplans • Flexible Space Sizes • High Visibility Signage • Strong Area Demographics • Ample parking
#2 Retail/Restaurant	1,210 - 7,590 SF	\$12 SF NNN	
Estimated NNNs \$5 SF			
TRAFFIC COUNT (VPD)			
Schoenherr Rd	26,379		
Fifteen Mile	21,733		

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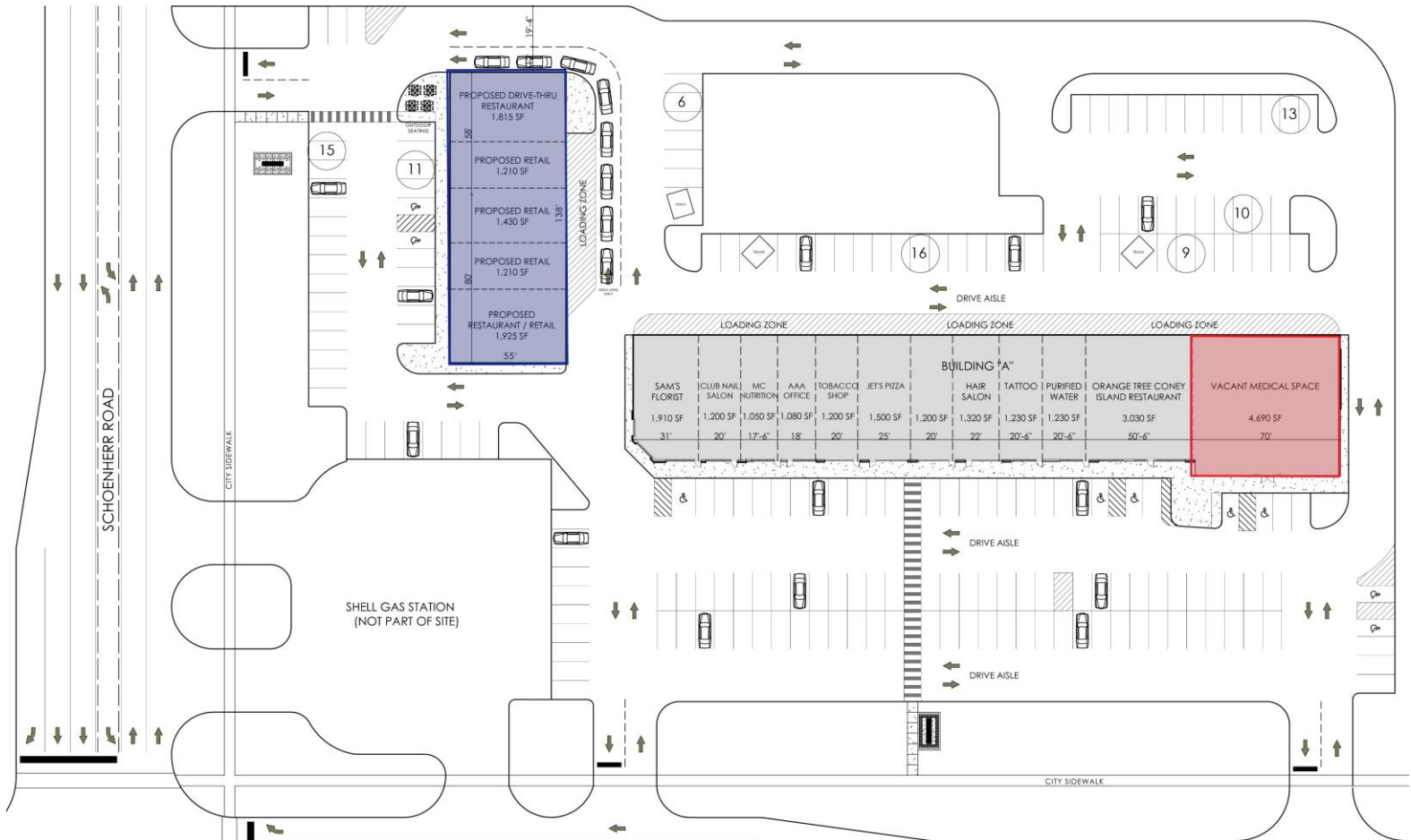


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SITE PLAN



SPACE

SIZE

**ASKING
RATE**

#1 Medical/Retail 1,485 – 3,205 SF \$16 SF NNN

#2 Retail/Restaurant 1,210 - 7,590 SF \$12 SF NNN

Estimated NNNs \$5 SF



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LOW AERIAL



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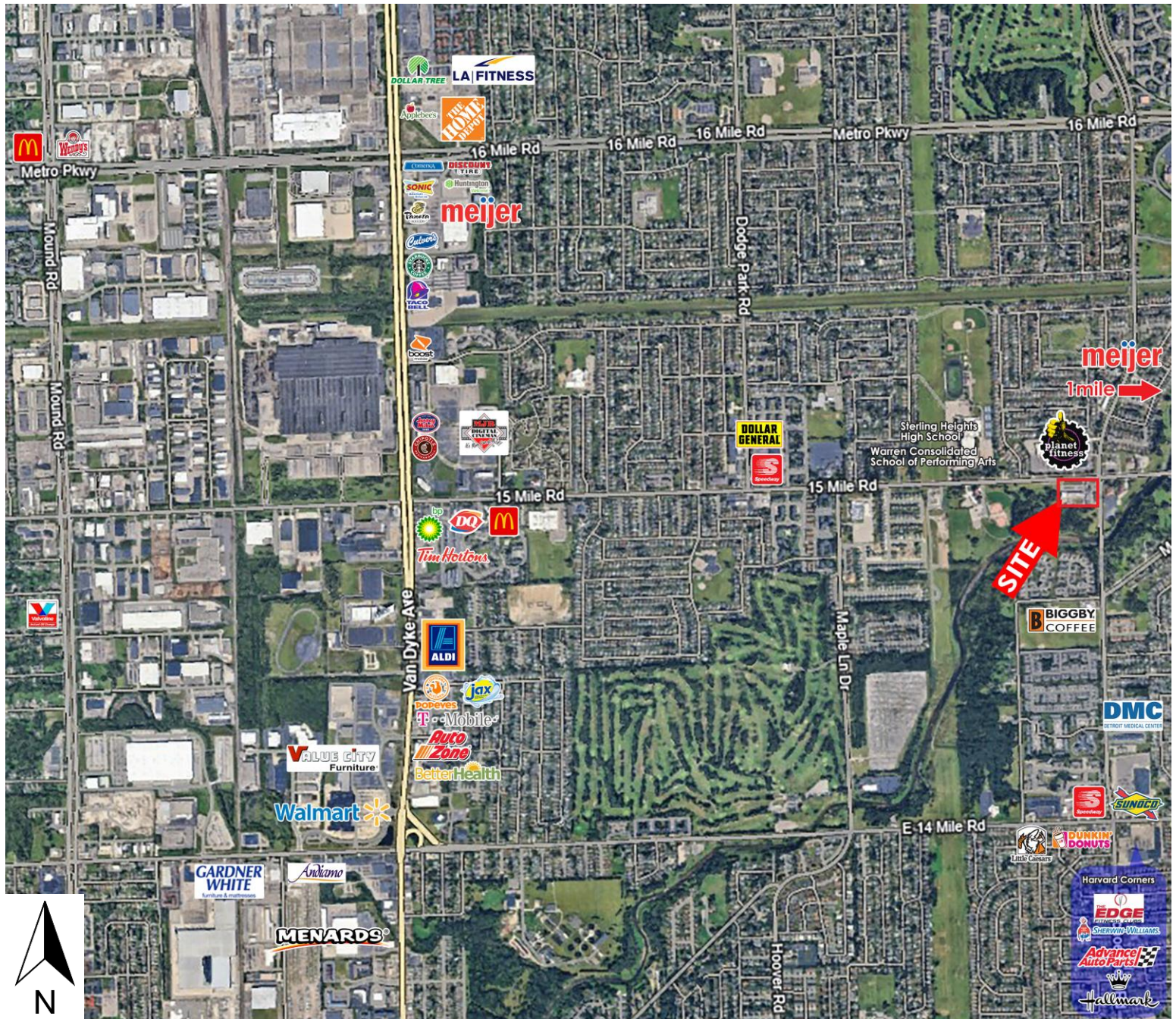


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HIGH AERIAL



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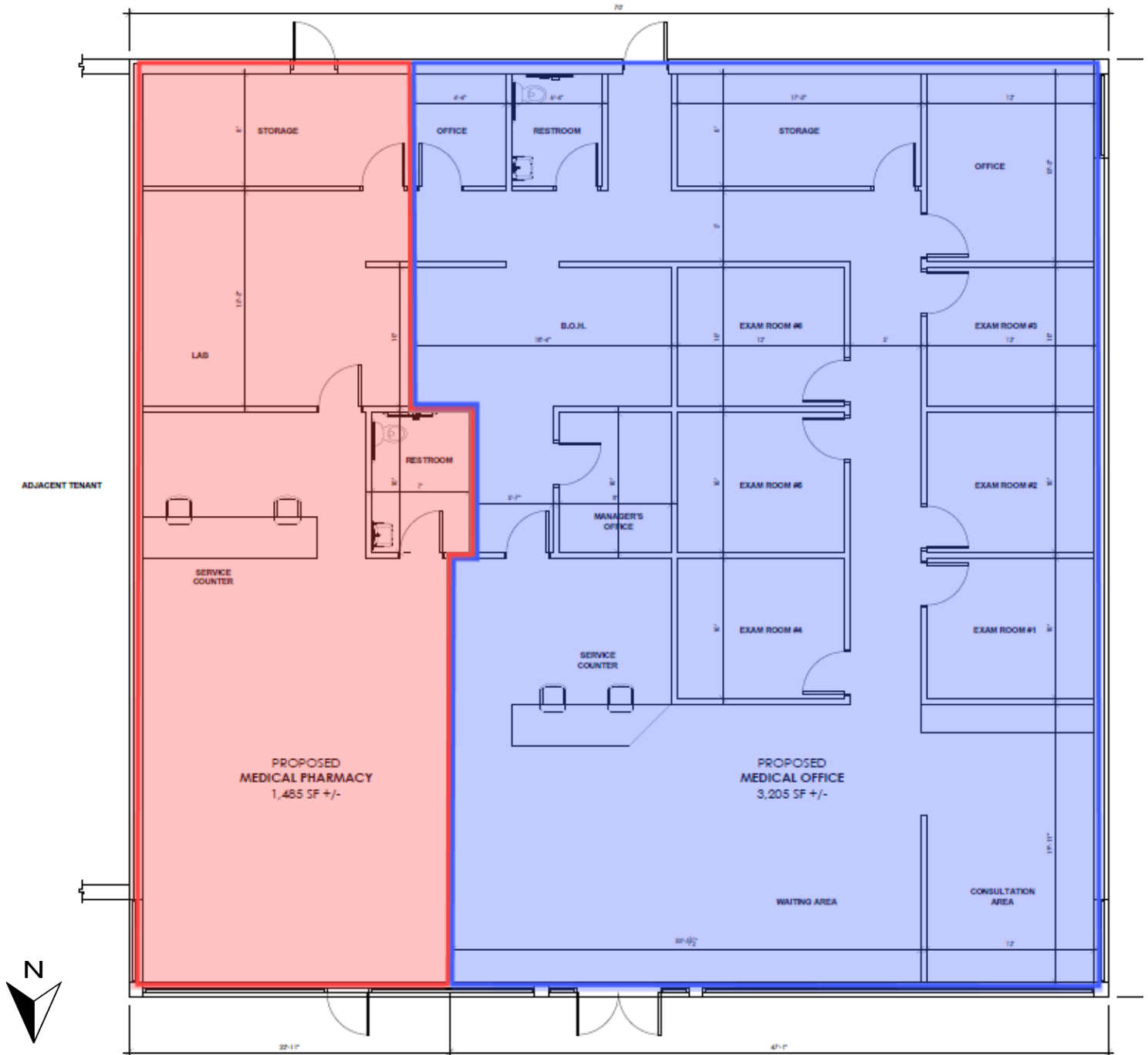


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FLOOR PLAN – SPACE #1 – 1,485 - 3,205 SF



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PHOTOS – SPACE #1 – 1,485 - 3,205 SF



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SPACE #2 – 1,210-7,590 SF – Retail / Medical



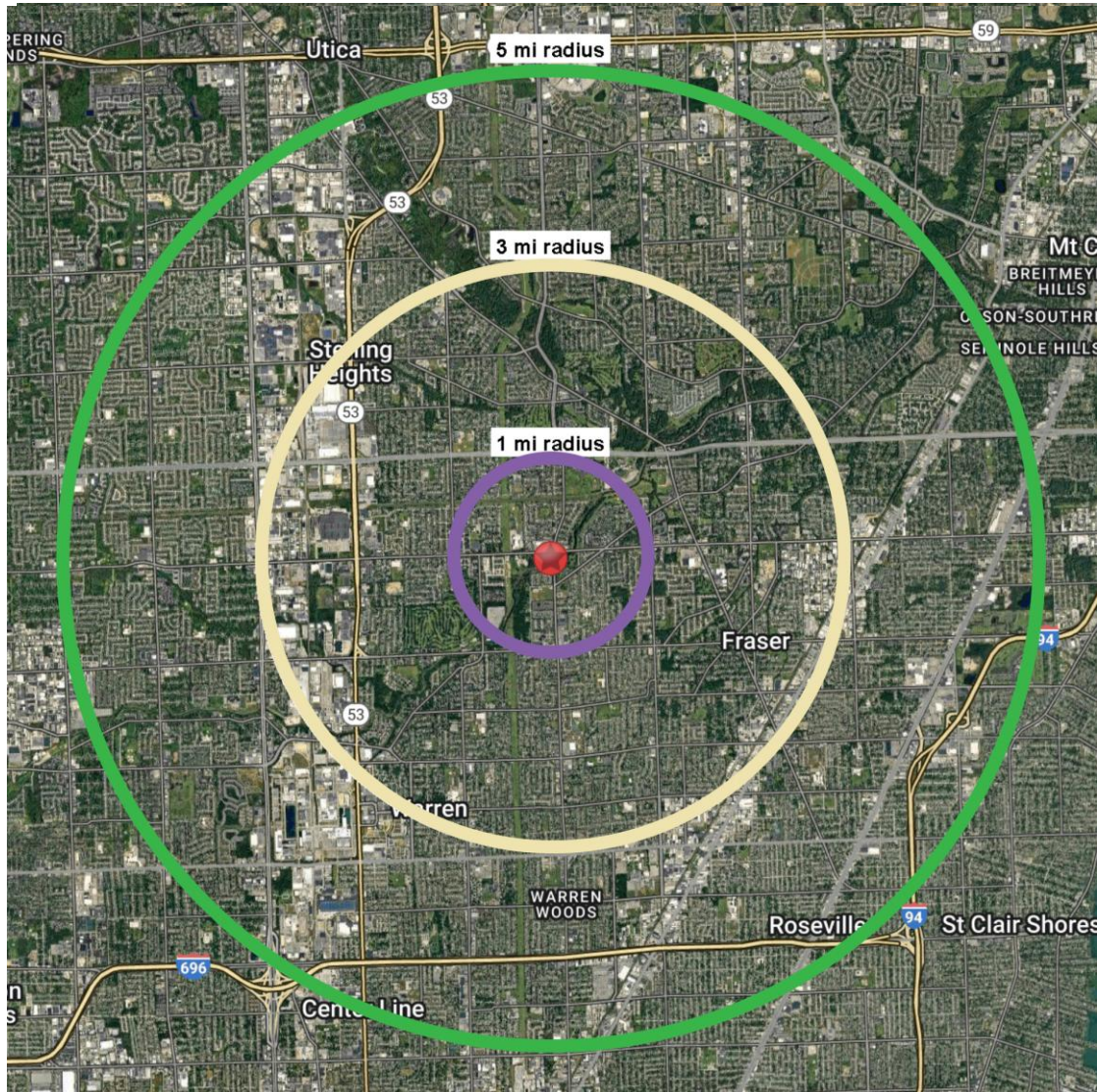
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DEMOGRAPHICS



Area Demographics	3 Miles	5 Miles	8 Miles
Est Population (2025)	99,931	305,011	758,460
Average HH Income	\$100,730	\$93,975	\$95,185
Households	41,432	126,624	316,358
Median Age	42.9	41.0	40.0

Area Demographics	3 Miles	5 Miles	8 Miles
Total Businesses	2969	9,910	27,498
Daytime Population	41,079	116,592	313,598

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