

FREESTANDING RETAIL



PILOT

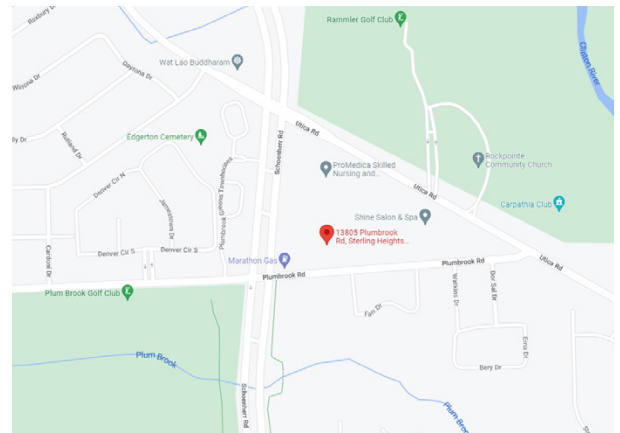
PROPERTY GROUP

13805 PLUMBROOK RD, STERLING HEIGHTS, MI 48312

PROPERTY OVERVIEW:

- Freestanding former 7-11 building available for lease.
- Great visibility.
- Professional and experienced Landlord.
- Contact the Broker for more details.

Property Type:	Freestanding Retail/Office/Medical
Cross Streets:	Plumbrook at Schoenherr
Total Square Footage:	2,400
Minimum Square Footage:	2,400
Maximum Square Footage:	2,400
Lot Size:	0.583 Acres
Year Built:	1970
Zoning:	C-1
Parking Spaces:	Ample
Heat Type:	Package HVAC
Property Taxes:	2024: \$8,864.36
Lease Rate:	\$3,400 \$3,250/Month
Lease Type:	NNN
Sale Price:	\$650,000 \$599,000



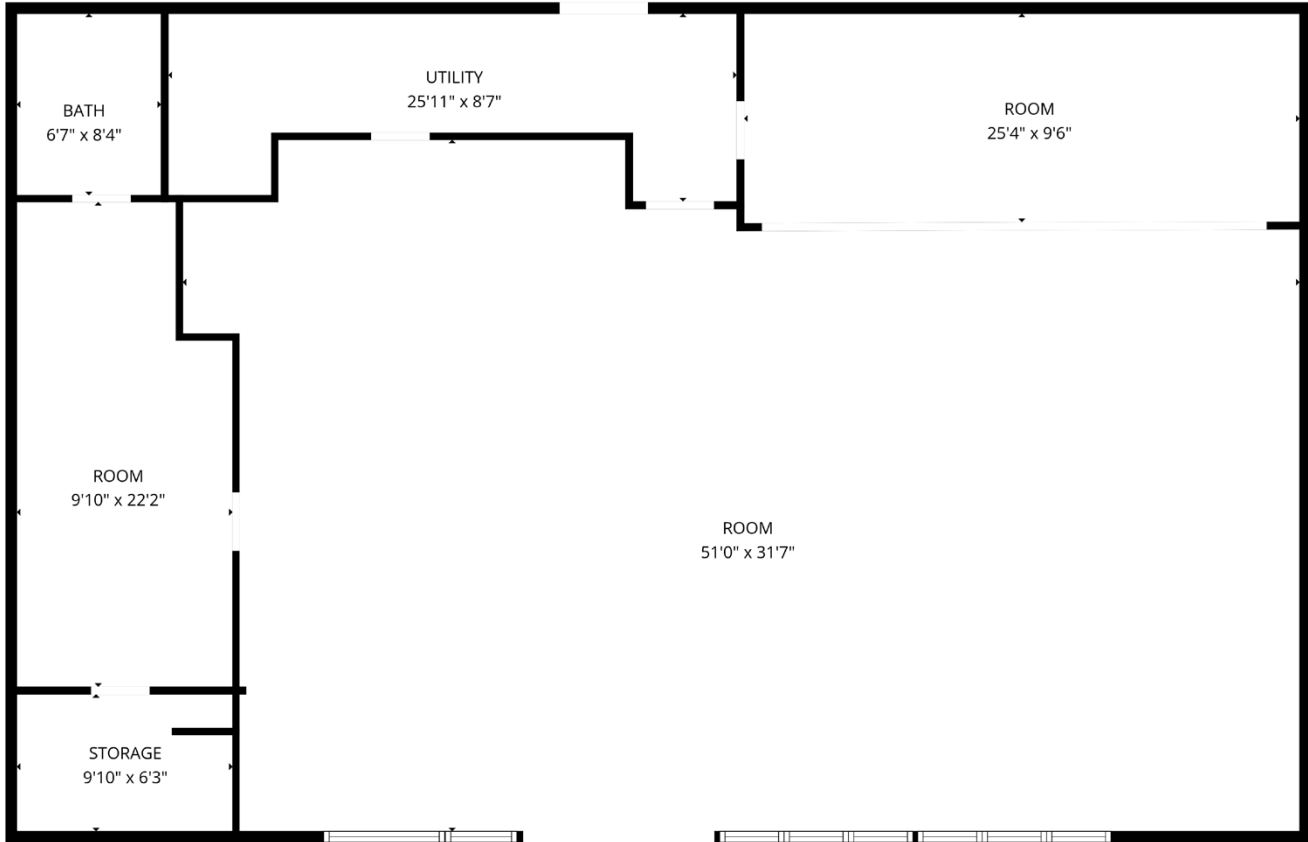
AGENT CONTACT INFO

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FLOORPLAN



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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	9,148	101,290	281,187
2024 Estimate	9,295	102,304	284,695
2020 Census	9,655	103,135	290,533
Growth 2024 - 2029	-1.58%	-0.99%	-1.23%
Growth 2020 - 2024	-3.73%	-0.81%	-2.01%
Households			
2029 Projection	3,543	41,816	114,979
2024 Estimate	3,603	42,222	116,422
2020 Census	3,750	42,462	118,742
Growth 2024 - 2029	-1.67%	-0.96%	-1.24%
Growth 2020 - 2024	-3.92%	-0.57%	-1.95%
Owner Occupied	2,810 77.99%	30,747 72.82%	83,834 72.01%
Renter Occupied	793 22.01%	11,475 27.18%	32,588 27.99%
2024 Households by HH Income	3,603	42,223	116,423
Income: <\$25,000	473 13.13%	5,080 12.03%	16,880 14.50%
Income: \$25,000 - \$50,000	681 18.90%	9,527 22.56%	25,924 22.27%
Income: \$50,000 - \$75,000	737 20.46%	7,451 17.65%	21,202 18.21%
Income: \$75,000 - \$100,000	519 14.40%	6,653 15.76%	17,622 15.14%
Income: \$100,000 - \$125,000	439 12.18%	4,281 10.14%	11,950 10.26%
Income: \$125,000 - \$150,000	238 6.61%	3,461 8.20%	8,311 7.14%
Income: \$150,000 - \$200,000	320 8.88%	3,331 7.89%	8,343 7.17%
Income: \$200,000+	196 5.44%	2,439 5.78%	6,191 5.32%
2024 Avg Household Income	\$89,520	\$89,395	\$85,391
2024 Med Household Income	\$71,833	\$71,919	\$68,247

TRAFFIC COUNTS

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Plumbrook Rd	Haylander Dr	0.04 E	2020	2,952	MPSI	.04
2	Plumbrook Rd	Haylander Dr	0.04 E	2018	2,286	MPSI	.04
3	Plumbrook Rd	Haylander Dr	0.04 E	2022	2,915	MPSI	.04
4	Schoenherr Rd	Plumbrook Rd	0.04 S	2022	30,928	MPSI	.07
5	Schoenherr Road	Plumbrook Rd	0.04 S	2022	20,750	MPSI	.07
6	Schoenherr Road		0.00	2019	8,549	AADT	.08
7	Utica Rd	Schoenherr Rd	0.14 NW	2022	15,692	MPSI	.11
8	Utica Rd	Schoenherr Rd	0.14 NW	2021	15,836	MPSI	.11
9	Plumbrook Rd	Plumbrook Greens Townhouses	0.01 W	2022	4,432	MPSI	.11
10	Schoenherr Rd	Utica Rd	0.02 N	2022	28,635	MPSI	.14

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ADDITIONAL PHOTOS



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