RETAIL OPPORTUNITY

CLINTON VALLEY - RETAIL SPACE AVAILABLE



44725-44955 Schoenherr Road / Sterling Heights, MI



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Address

44725-44955 Schoenherr Road Sterling Heights, MI 48313

Availability

Hall Road Frontage:

5,625 SF 7,480 SF (Outlot)

Schoenherr Road Frontage:

3,630 - 7,320 SF

Co-Tenants













Features

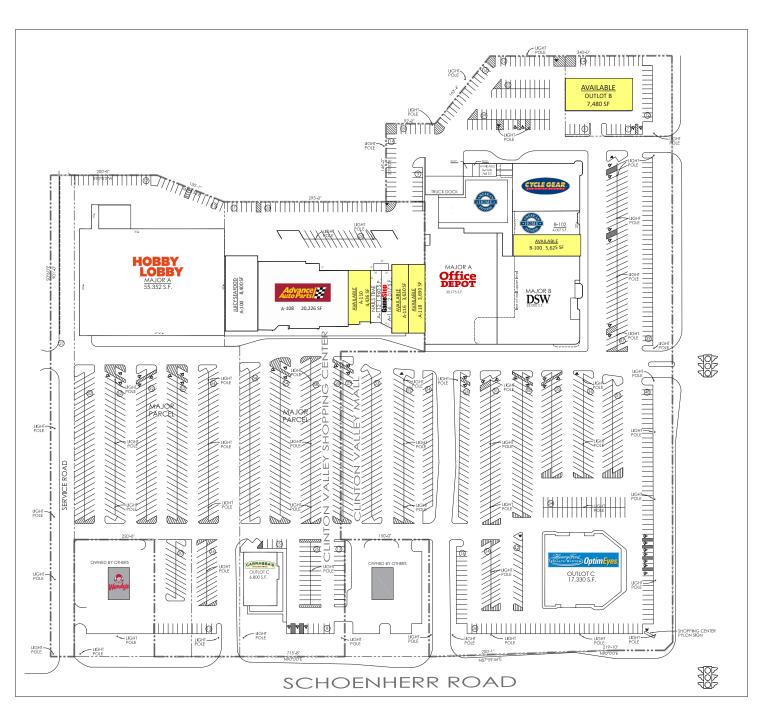
- Join Hobby Lobby, Advance Auto Parts, DSW, Cycle Gear, Office Depot & more at the SWC of Hall Road (M-59) and Schoenherr Road in the center of the "Hall Road Corridor".
- The Hall Road Corridor is considered one of the strongest retail corridors in Metro-Detroit.
- The area offers tremendous traffic, dense daytime and household population, and diverse incomes.
- Clinton Valley has seen a recent explosion in leasing velocity with the addition of an Advance Auto Parts Hub Store and Cycle Gear.
- Provides visibility, accessibility, and monument signage to both main roads at the intersection.
- Great opportunity for restaurant users, neighborhood service retailers, and/or medical offices.

Demographics (2023)

	1 MILE	3 MILES	5 MILES	
POPULATION	10,386	102,955	253,472	
HOUSEHOLDS	4,614	43,625	102,019	
AVG HOUSEHOLD INCOME	\$81,369	\$96,533	\$105,749	
DAYTIME POPULATION	19,389	98,575	229,804	

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BIRDS-EYE VIEW

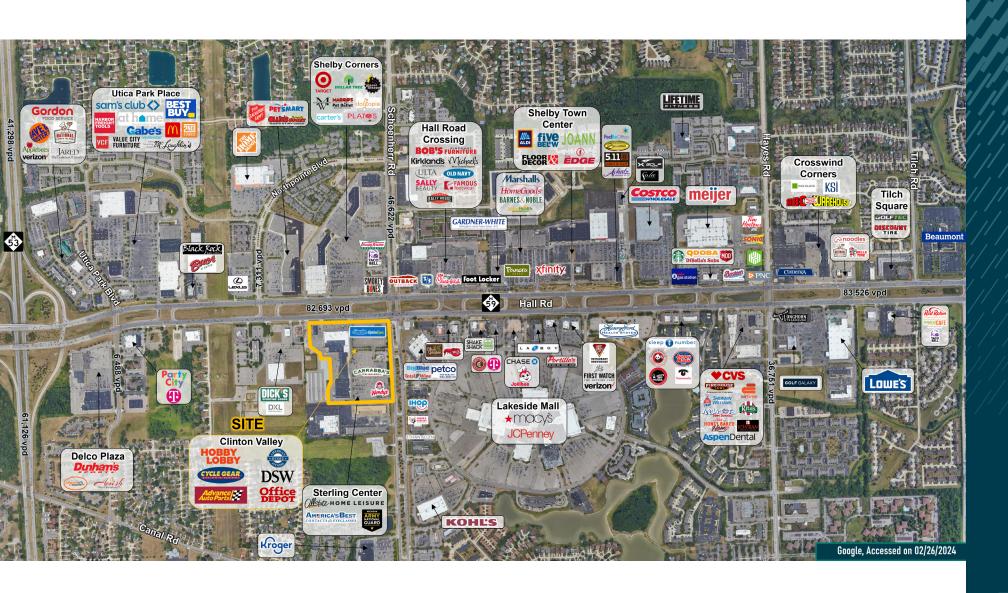
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CONTACT

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