

CLINTON VALLEY - RETAIL SPACE AVAILABLE



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

FOR LEASE

44725-44955 Schoenherr Road / Sterling Heights, MI



RETAIL OPPORTUNITY

CLINTON VALLEY - RETAIL SPACE AVAILABLE



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

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.

Co-Tenants



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

CLINTON VALLEY - RETAIL SPACE AVAILABLE



CLINTON VALLEY - RETAIL SPACE AVAILABLE



FOR LEASE



BIRDS-EYE VIEW

CLINTON VALLEY - RETAIL SPACE AVAILABLE



Google, Accessed on 02/26/2024

CLINTON VALLEY - RETAIL SPACE AVAILABLE



Eric
Unatin

Mid-America Real Estate -
Michigan, Inc.
T: 248.855.6800
EUnatin@MidAmericaGrp.com

Eric
Birnholtz

Mid-America Real Estate -
Michigan, Inc.
T: 248.855.6800
EBirnholtz@MidAmericaGrp.com



38500 Woodward Ave, Suite 100
Bloomfield Hills, Michigan 48304
248.855.6800
MidAmericaGrp.com