

# 3155 MOUND ROAD, WARREN, MI 48092

900 SF Restaurant Space in Gas Station Available



FOR LEASE



**DEVON CAMPBELL**  
dcampbell@keystonecres.com

www.Keystonecres.com | 248.356.8000 | **SITE SOURCE**  
RETAIL BROKER NETWORK

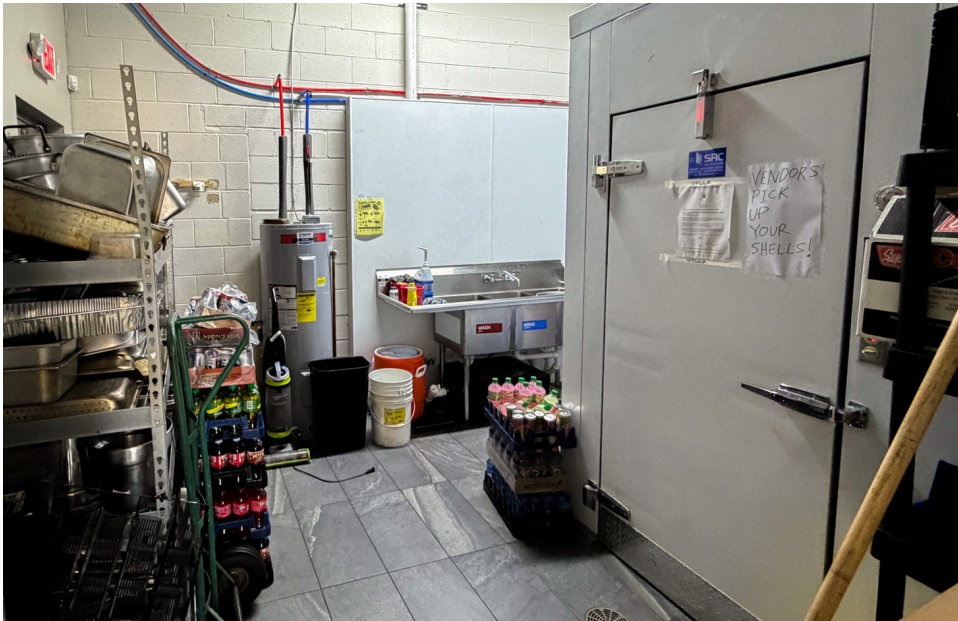
31555 MOUND ROAD, WARREN, MI 48092

Property Type	Retail
Property Subtype	Restaurant
Restaurant Space	900 SF

A fully built-out restaurant space is available within a high-traffic Exxon gas station on Mound Road, offering excellent visibility and steady customer flow. The space includes existing kitchen infrastructure, including a hood system, making it ideal for quick-service, carryout, or grab-and-go concepts. Positioned in a dense retail corridor with strong daily traffic, this location provides immediate access to a captive on-site customer base and surrounding rooftops and businesses.



- Fully built-out restaurant space within a high-traffic Exxon gas station on Mound Road
- Existing kitchen infrastructure including hood system
- Shared rear common area with a dedicated restaurant sink
- Back area available for light storage only; tenant cannot interfere with gas station storage
- Ideal for quick-service, carryout, and grab-and-go operators
- Ample parking in front and rear of building for employees and customers
- Excellent visibility with steady on-site customer flow





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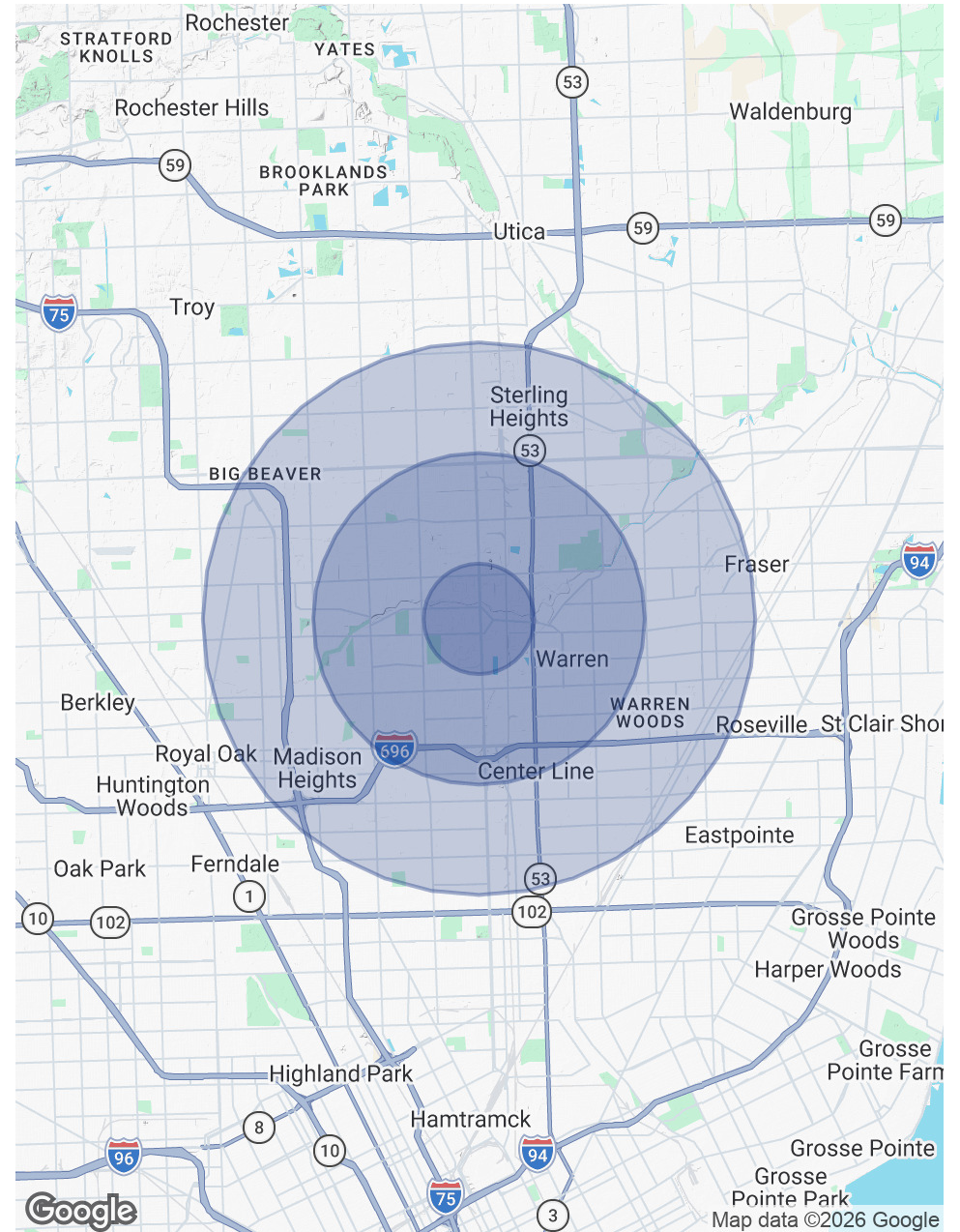
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,004	104,425	303,705
Average Age	39.8	40.9	40.2
Average Age (Male)	40.6	39.4	39.0
Average Age (Female)	38.3	43.0	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,146	42,001	124,010
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$81,568	\$83,468	\$89,313
Average House Value	\$211,101	\$225,106	\$226,780

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,334	71,946	215,717
Total Population - Black	1,405	13,226	35,990
Total Population - Asian	875	14,269	32,706
Total Population - Hawaiian	0	127	133
Total Population - American Indian	42	229	789
Total Population - Other	11	708	3,608

2023 American Community Survey (ACS)





31555 Mound Road

WARREN, MI 48092

For more information contact listing brokers:



**DEVON CAMPBELL**

Advisor  
248.406.7107  
dcampbell@keystonecres.com

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