

FOR LEASE - RETAIL

Red Run Plaza

34843-34863 Schoenherr Rd, Sterling Heights, MI



Space Retail/Restaurant

Size 1,210-7,590 SF

Asking Rate \$12 SF NNN + (\$5 NNN)

TRAFFIC COUNT (VPD)

Schoenherr Rd 26,379

Fifteen Mile 21,733

HIGHLIGHTS

- Ideal for Financial Institutions, QSR, Fitness, etc.
- End Cap with Potential Drive Thru Opportunity
- Flexible Space Sizes
- High Visibility Monument & Building Signage
- Strong Area Demographics
- Ample parking
- New HVAC units and roof in 2026

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JACOB DOMBROWSKI 947.223.5596 jdombrowski@sbre1.com

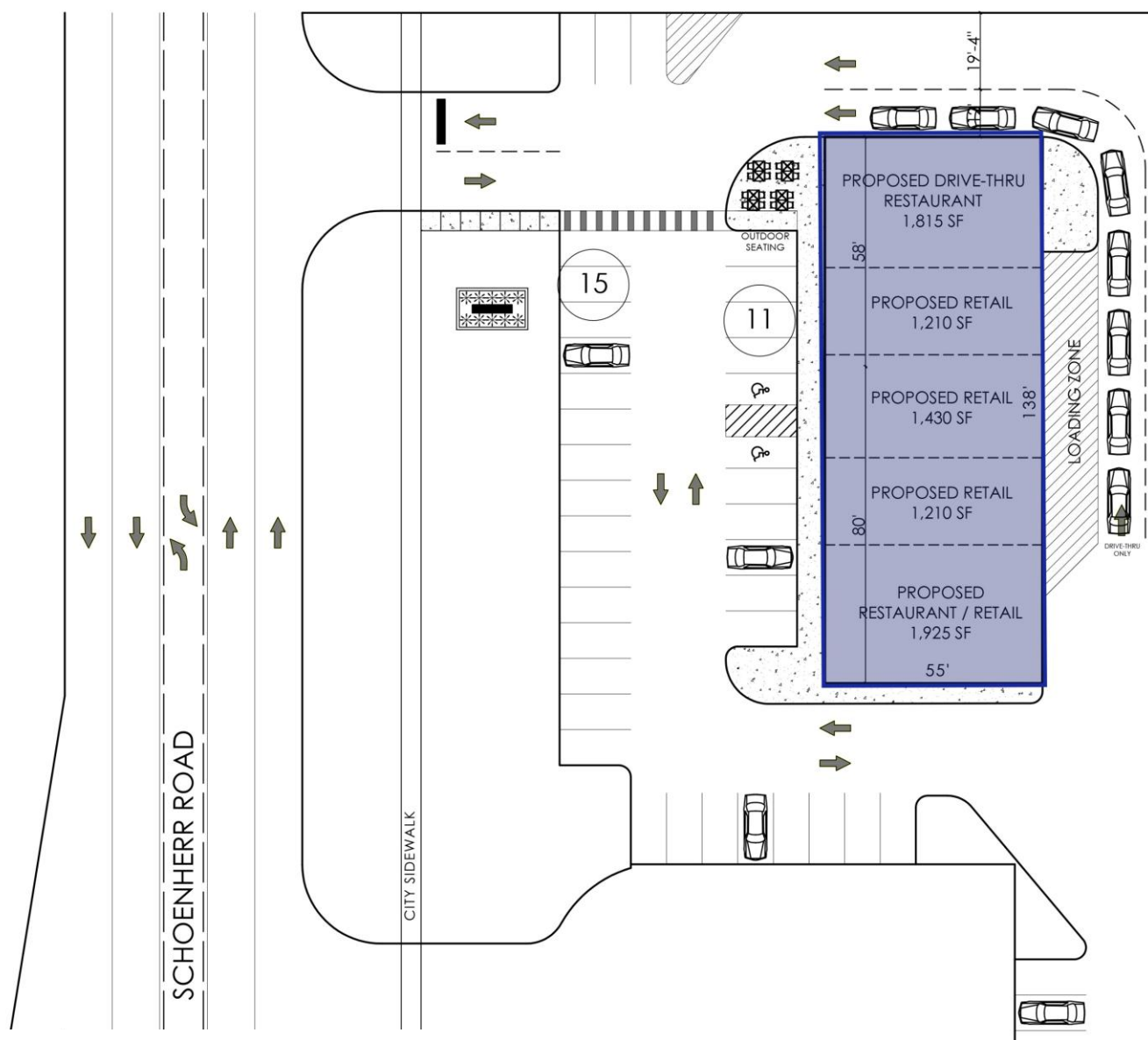


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SITE PLAN



SPACE

SIZE

ASKING RATE

Retail/Restaurant 1,210 - 7,590 \$12 SF NNN + (\$5 NNN)
SF

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EXTERIOR PHOTOS



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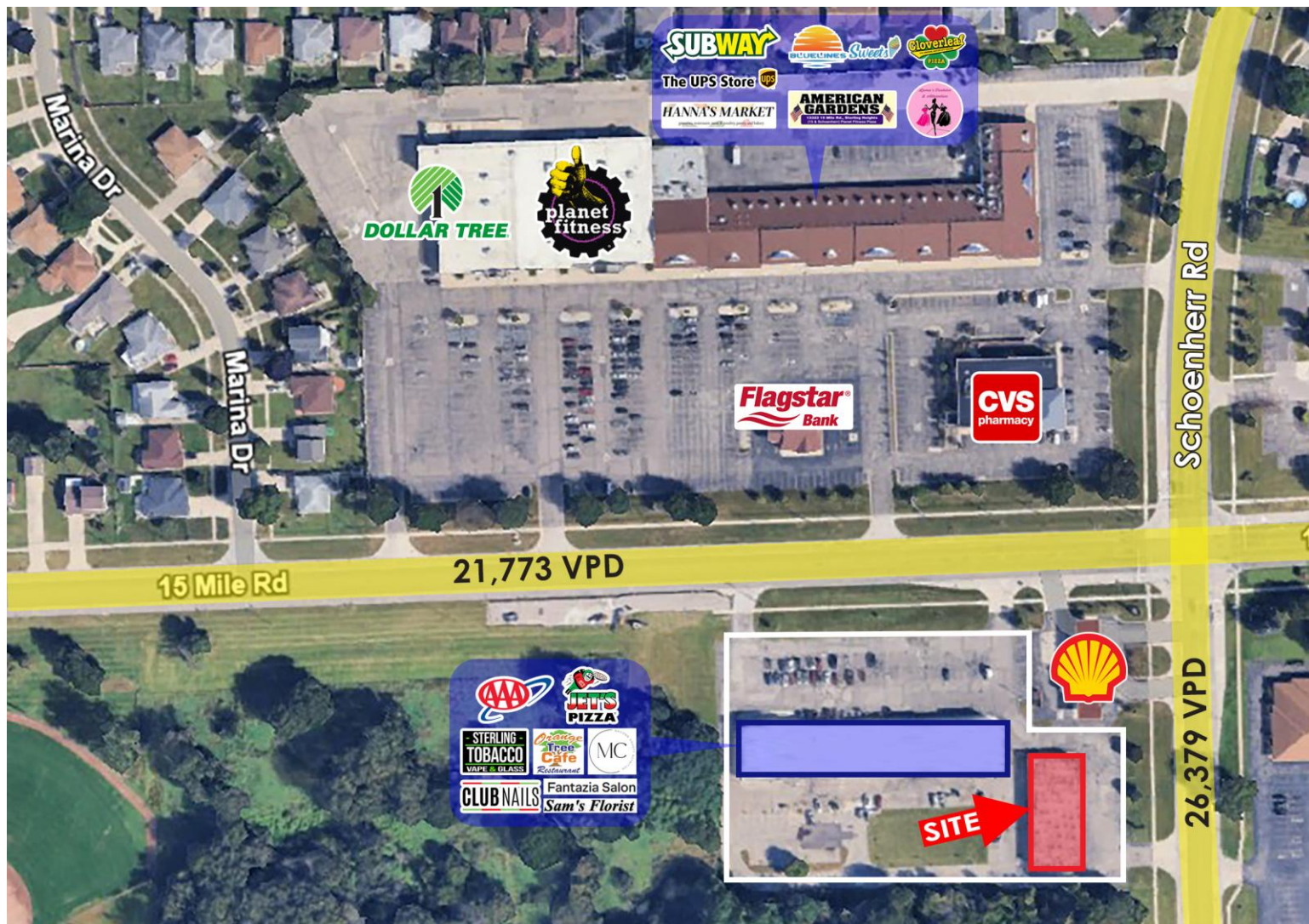


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LOW AERIAL



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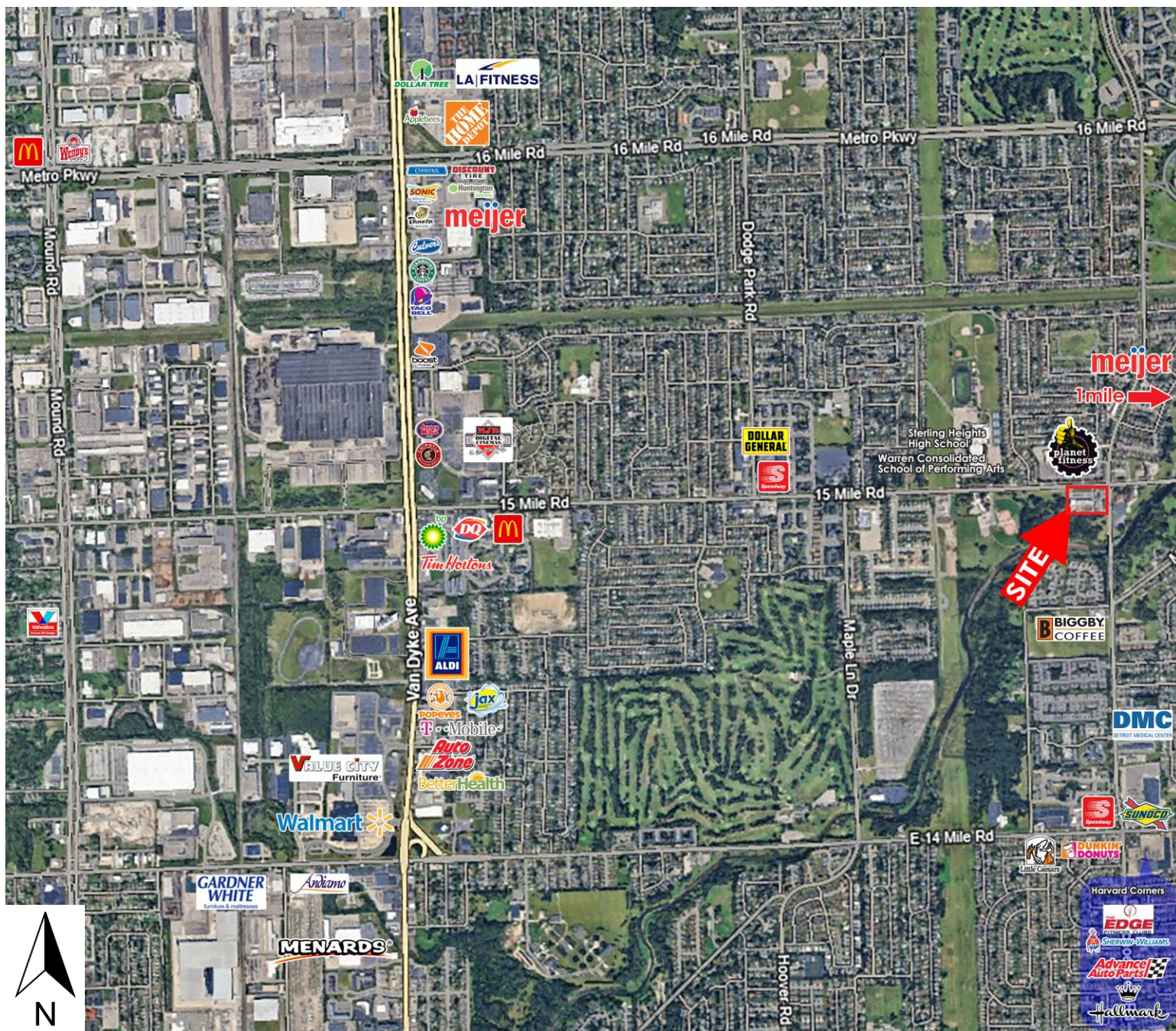


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HIGH AERIAL



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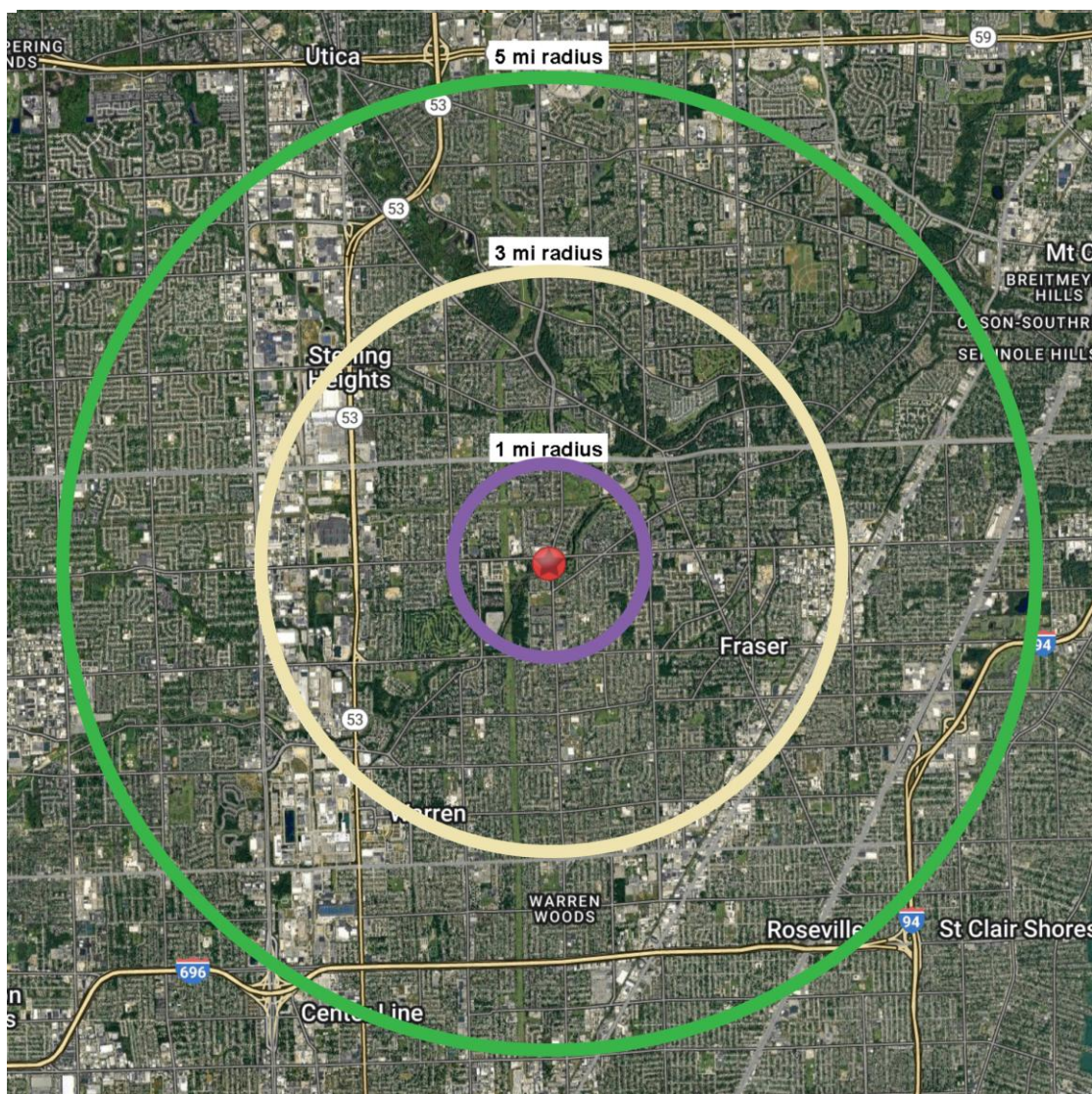


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DEMOGRAPHICS



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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