

IMMEDIATE OCCUPANCY

10,000 SF Retail Building for Lease
37821 Mound Road, Sterling Heights, MI 48310



AGENT CONTACT INFO

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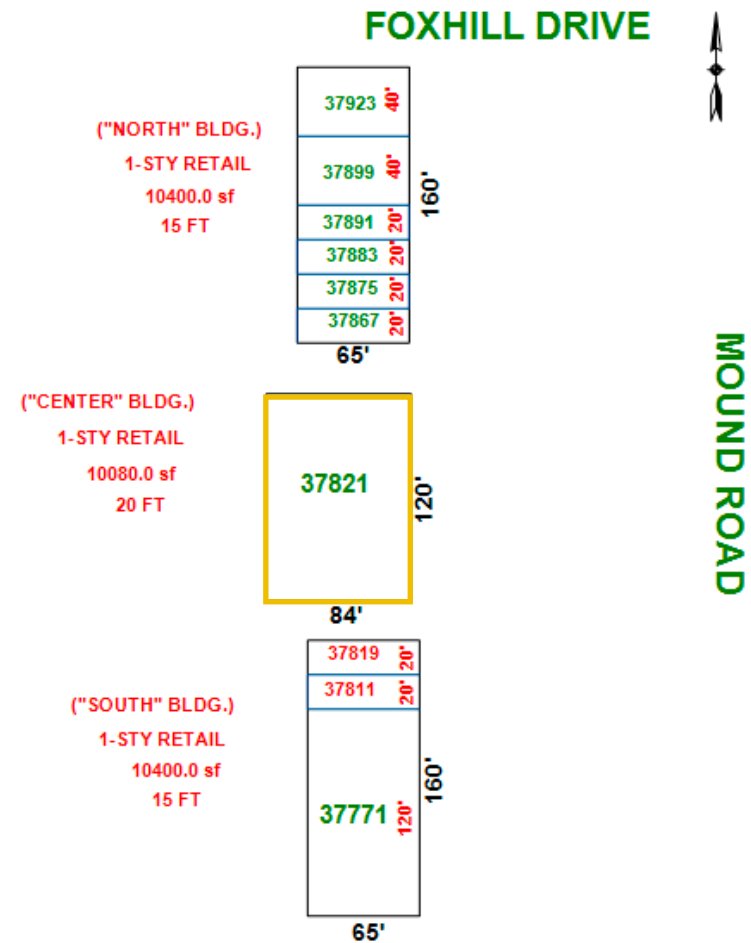
38600 Van Dyke, Suite 325
Sterling Heights, MI 48312
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Information is subject to verification and no liability for errors
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All properties are subject to change, or withdraw without notice.

PROPERTY SUMMARY

37821 MOUND ROAD, STERLING HEIGHTS, 48310

Property Type:Retail
Total Square Footage:.....Approx 10,000
Year Built:2005
Zoning:C-3
Ceiling Height:.....20'
Lighting:.....LED
Parking Spaces:.....Approx 40
Lease Rate:\$12.00
Lease Type:NNN



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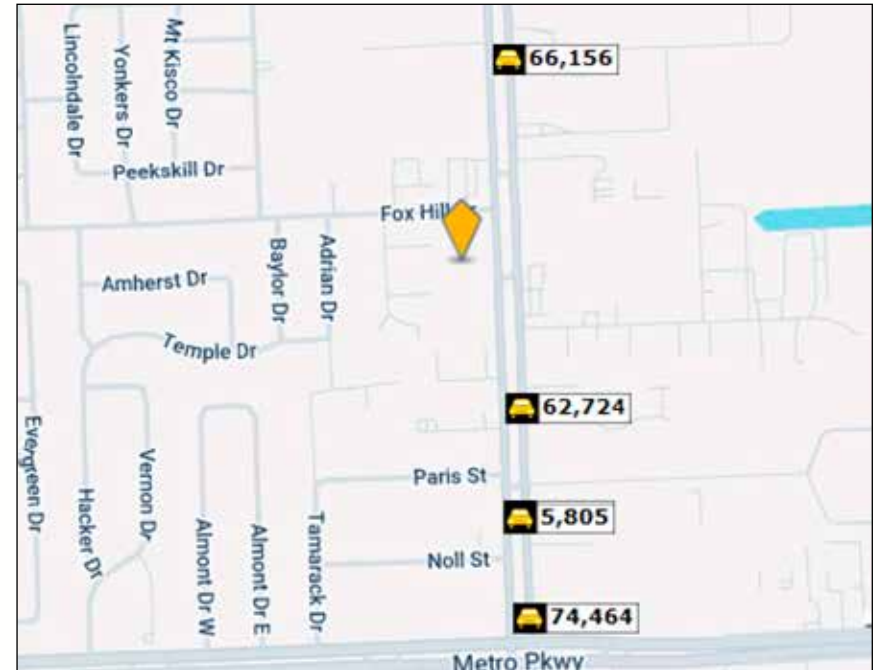
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AREA & DEMOGRAPHICS

DEMOGRAPHICS

Radius	2 Mile	5 Mile	10 Mile
Population			
2029 Projection	43,623	262,267	1,105,409
2024 Estimate	44,307	265,441	1,116,571
2020 Census	45,926	270,878	1,126,214
Households			
2029 Projection	15,493	103,738	456,025
2024 Estimate	15,737	104,997	460,634
2020 Census	16,312	107,074	464,441
Growth 2024 - 2029	-1.55%	-1.20%	-1.00%
Growth 2020 - 2024	-3.53%	-1.94%	-0.82%
Radius			
2024 Households by HH Income			
	15,739	104,998	460,634
<\$25,000	2,421 15.38%	14,897 14.19%	70,838 15.38%
\$25,000 - \$50,000	3,358 21.34%	21,116 20.11%	90,441 19.63%
\$50,000 - \$75,000	2,880 18.30%	17,721 16.88%	76,421 16.59%
\$75,000 - \$100,000	2,599 16.51%	15,280 14.55%	63,985 13.89%
\$100,000 - \$125,000	1,565 9.94%	11,092 10.56%	46,428 10.08%
\$125,000 - \$150,000	1,123 7.14%	9,060 8.63%	33,934 7.37%
\$150,000 - \$200,000	1,119 7.11%	8,844 8.42%	38,837 8.43%
\$200,000+	674 4.28%	6,988 6.66%	39,750 8.63%
2024 Avg Household Income	\$82,915	\$91,955	\$94,941
2024 Med Household Income	\$68,391	\$73,252	\$72,583

TRAFFIC COUNTS



STERLING HEIGHTS, MICHIGAN

Sterling Heights is a city in Macomb County in the U.S. state of Michigan, and northern suburb of Detroit. As of the 2020 census, the city had a population of 134,346, placing Sterling Heights as the second-largest suburb of Detroit, and the fourth-most populous city in Michigan.

According to the most recent equalization values, Sterling Heights is one of the top five cities in State Equalized Values (SEV) in the entire state of Michigan and ranks No. 3 in industrial property values among the five highest SEV communities in the state.

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