

WARREN SHOPPING PLAZA

13344-13488 E. 11 MILE ROAD | WARREN, MI 48089

Retail Property For Lease



PROPERTY HIGHLIGHTS

- 4 units available from 1,200 - 14,300 SF
- Zoning allows for many uses including retail, office, medical office, and more
- Great visibility on Schoenherr and 11 Mile Roads
- Over 365,000 people within a 5-mile radius
- Join Dollar Tree, Future Force Staffing, Wright & Filippis, Synergy Health Partners - Mendelson Kornblum, and others in this active retail center



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Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



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OFFERING SUMMARY

Lease Rate:	\$8.00 - 12.00 PSF, NNN
Estimated NNN:	\$3.00 PSF
Zoning:	C-2, General Business
Building Size:	55,313 SF
Parking:	300+/-

BUILDING A SIZE (SF)

A	2,560 SF
B	1,200 SF

BUILDING B SIZE (SF)

C	14,300 SF
E	3,500 SF

PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Located on the southwest corner of Schoenherr and E. 11 Mile Roads at I-696 in Warren, MI.

CURRENT OCCUPANCY

Dollar Tree, Future Force, Wright & Filippis, Amentum Services, Synergy Health Partners - MendelsonKornblum

SURROUNDING BUSINESSES

Meijer, Starbucks, Tim Hortons, Dragonmead Brewery, American Red Cross Donation Center, Kroger, McDonald's, Arby's, Wendy's, Taco Bell, Home Depot, Dunham's, and more

TRAFFIC (VEHICLES PER DAY)

Schoenherr Road	17,457
E. 11 Mile Road	8,250
(2WAY/ADT/CoStar 2018)	



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11 MILE ROAD

SCHOENHERR ROAD

UNIT E:
3,500 SF








Amentum Services

UNIT C:
14,300 SF

UNIT B:
1,200 SF



UNIT A:
2,560 SF





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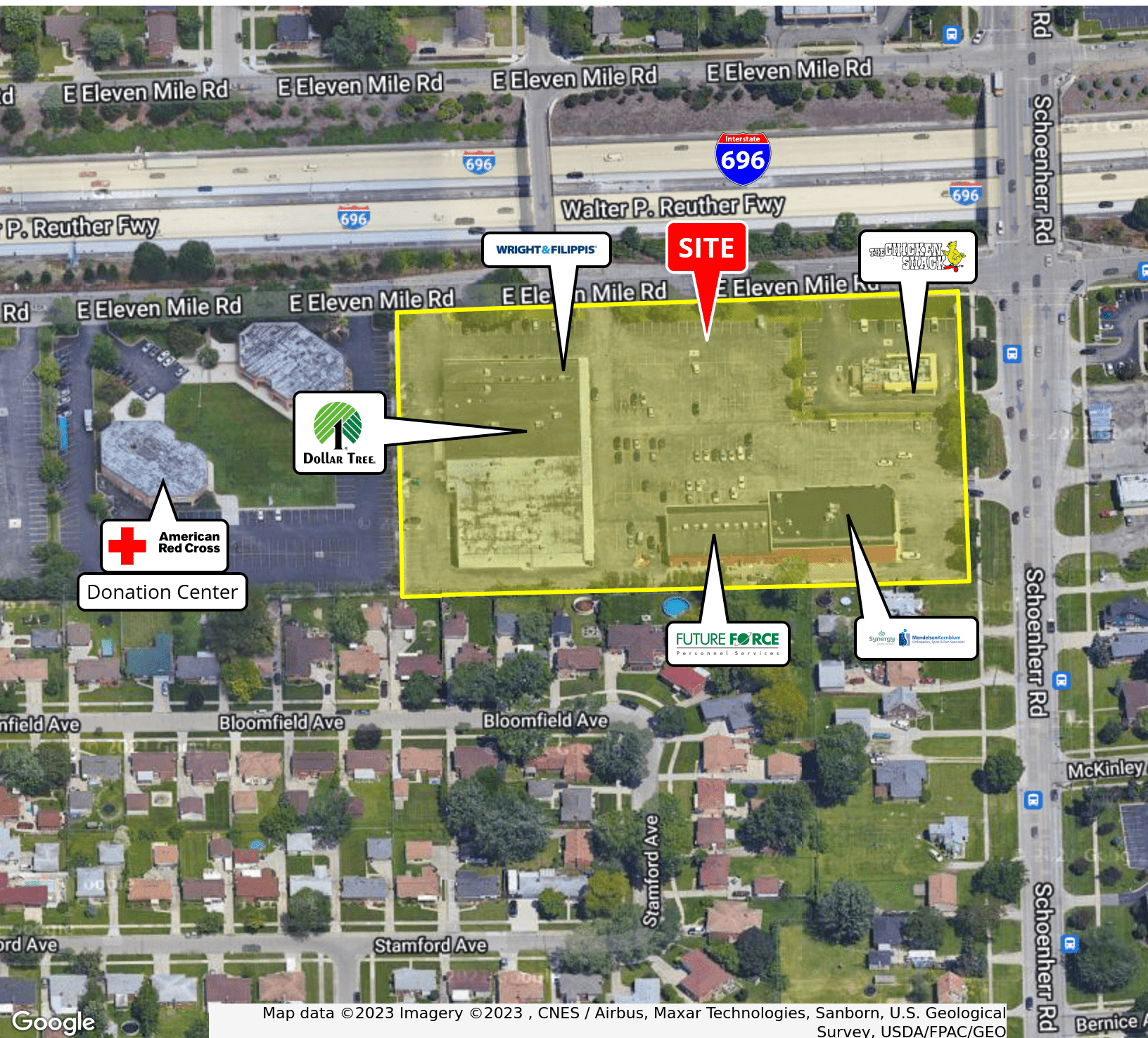
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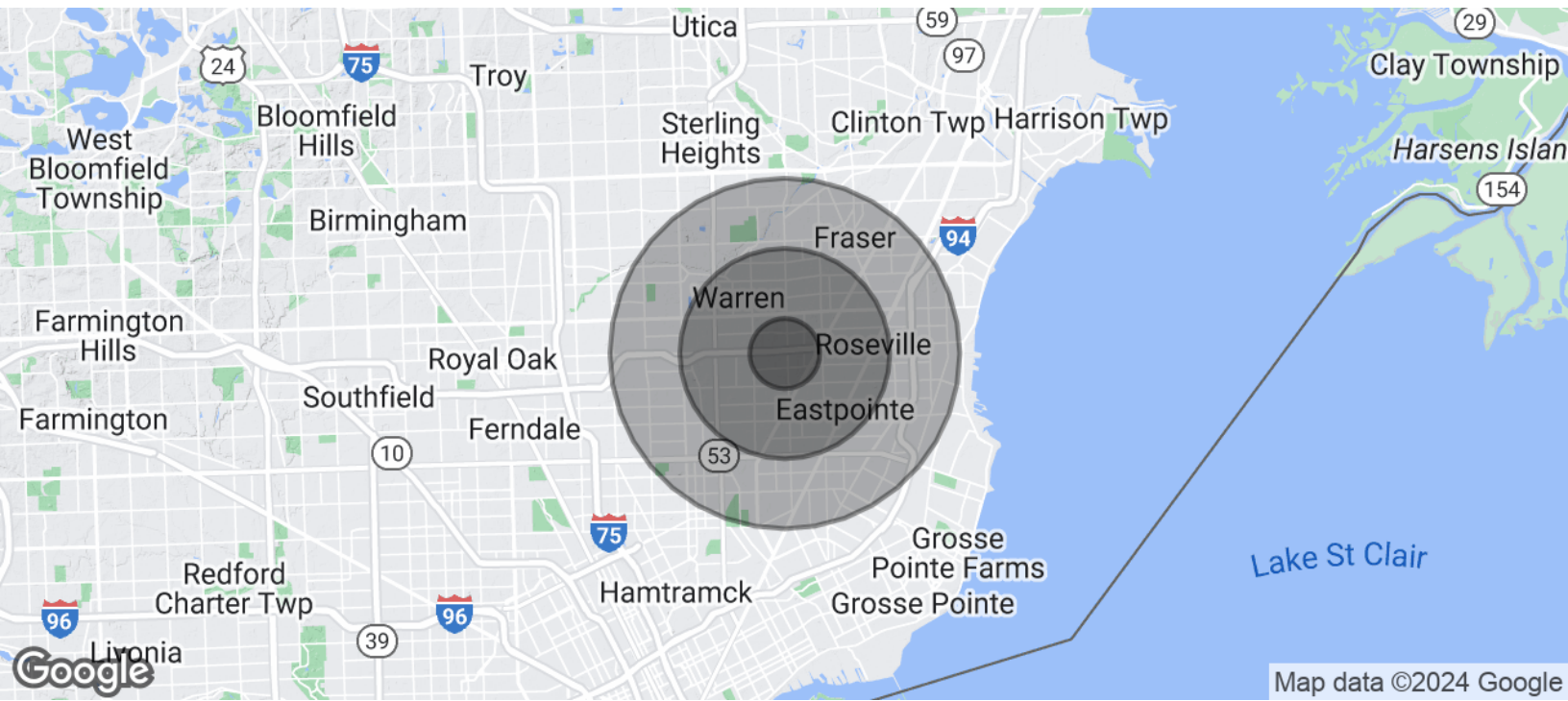
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,441	132,629	365,703
Average age	39.9	39.6	37.3
Average age (Male)	39.6	38.6	35.6
Average age (Female)	41.6	40.8	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,230	54,480	143,323
# of persons per HH	2.4	2.4	2.6
Average HH income	\$58,233	\$53,795	\$52,466
Average house value	\$140,984	\$126,960	\$129,386

* Demographic data derived from 2020 ACS - US Census



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