

THE FORUM AT GATEWAYS



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Real Estate-Michigan, Inc.

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44575-44833 Mound Road / Sterling Heights, MI



RETAIL OPPORTUNITY

THE FORUM AT GATEWAYS



Address

44575-44833 Mound Road
Sterling Heights, MI 48314

Availability

2,227 - 16,709 SF

1,600 - 14,848 SF -
Proposed Outlot

Features

- Join Walmart, LA Fitness, and Dollar Tree at the SWC of Hall Road (M-59) and Mound Road.
- The site is shadow anchored by a 30 Screen AMC Movie Theater and has various national restaurants/banks servicing the center in the outlots.
- The area offers tremendous traffic and dense household population with diverse incomes.
- Provides visibility, accessibility, and monument signage to both main roads at the intersection.
- Exterior facade, parking lot, and landscaping renovations planned for Fall 2019.
- New outlot proposed at hard corner intersection, with ground lease and build-to-suit options available. Delivery will be Summer 2020.
- In addition to being directly off the M-59 highway ramp, it is within close proximity to M-53 highway.
- Great opportunity for restaurants users, neighborhood service retailers, and/or medical offices.

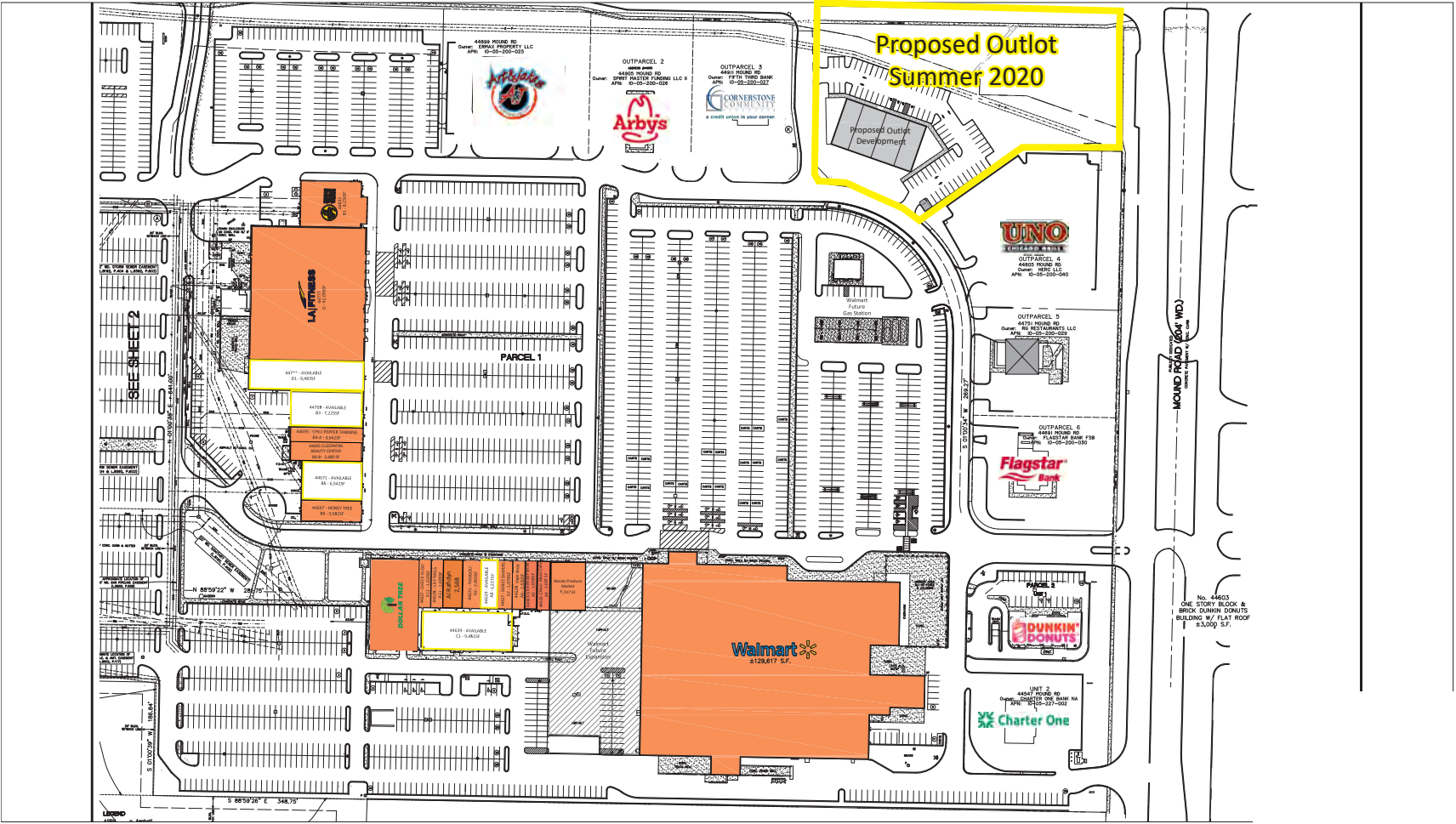
Co-Tenants



Demographics (2019)

	1 MILE	3 MILES	5 MILES
POPULATION	9,462	81,569	238,220
HOUSEHOLDS	4,229	31,813	92,603
AVG HOUSEHOLD INCOME	\$86,927	\$86,253	\$92,333
DAYTIME POPULATION	9,274	80,183	229,320

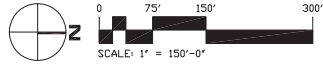
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SP-4 General Leasing Plan
June 16th, 2017

Forum at Gateways Shopping Center
44667-44833 Mound Road, Sterling Heights, MI



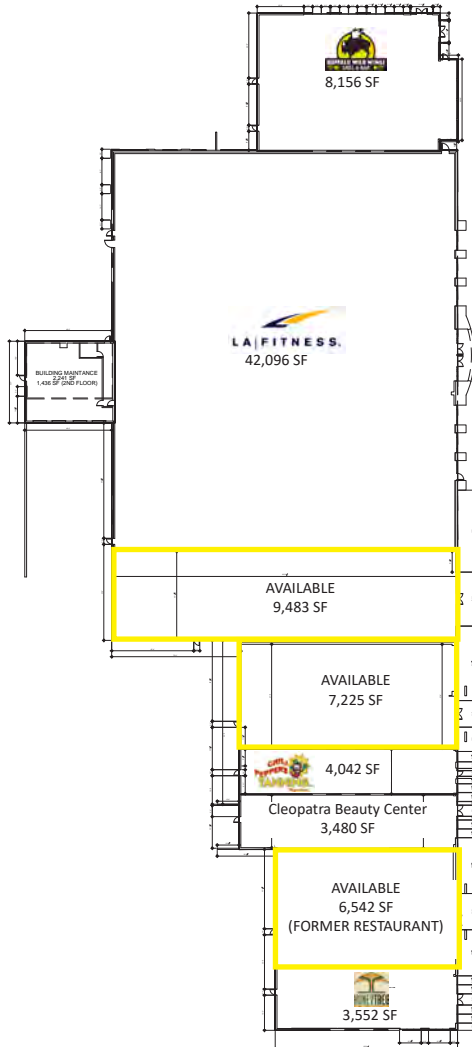

GATLIN DEVELOPMENT COMPANY

SITE PLAN

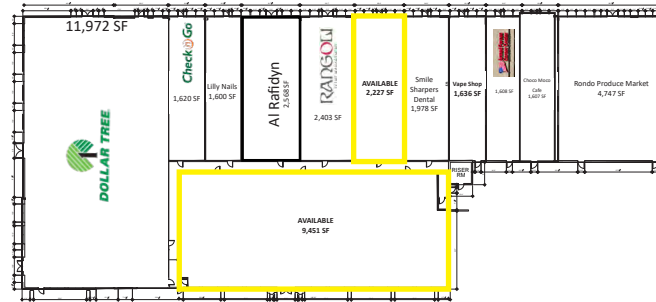
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Building 1:



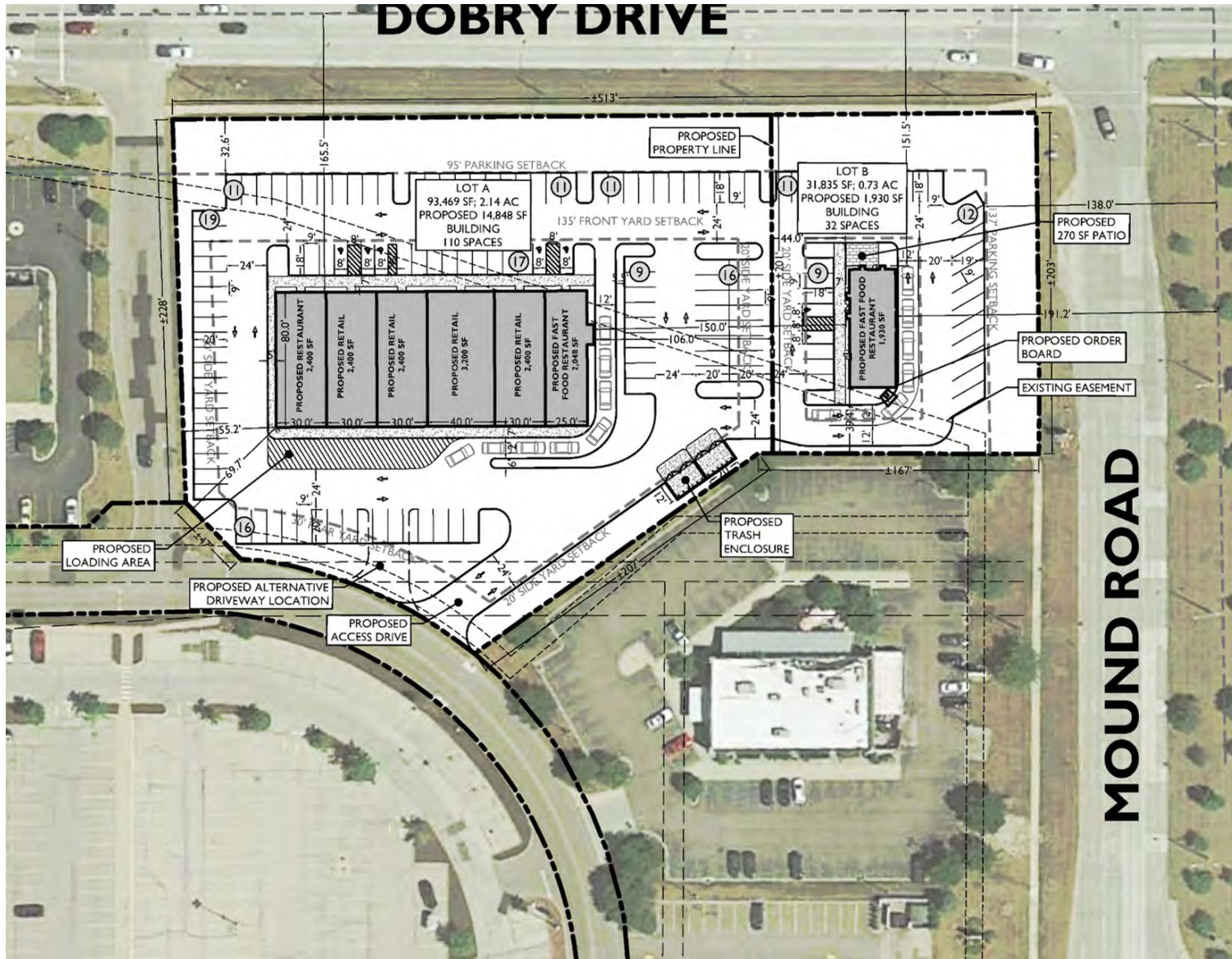
Building 2:



Building 1:	
Space	SF
Buffalo Wild Wings	8,156
LA Fitness	42,096
Available	9,483
Available	7,225
Chili Peppers	4,042
Cleopatra Beauty Center	3,480
Available (Former Restaurant)	6,542
Honey Tree	3,552

Building 2:	
Space	SF
Dollar Tree	11,972
Check N Go	1,620
Lilly Nails	1,600
Al Rafidyn	2,568
Rangoli Indian Grill	2,403
Available	2,227
Smile Sharpers Dental	1,978
Vape Shop	1,636
US Armed Forces	1,608
Choco Moco Cafe	1,607
Rondo Produce Market	4,747
Available	9,451

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