



# FOR SUBLEASE

## PROPERTY DETAILS

<b>Location:</b>	44805 Schoenherr Rd Sterling Heights, MI 48313
<b>Property Type:</b>	Restaurant
<b>Date Available:</b>	Immediately
<b>Rent:</b>	\$115,000/YR Absolute Net
<b>Property Taxes:</b>	\$15,240
<b>Building Size:</b>	4,164 SF
<b>Lot Size:</b>	.75 AC
<b>Lot Dimensions:</b>	151' x 190'
<b>Available Space:</b>	4,164 SF
<b>Zoning:</b>	C-2
<b>Traffic Count:</b>	Hall Rd (M-59)(90,153 CPD) Schoenherr Rd (47,800 CPD)
<b>Contact:</b>	Louis J. Ciotti <a href="mailto:lcotti@landmarkcres.com">lcotti@landmarkcres.com</a> +1 248 488 2620

## HIGHLIGHTS

- Sublease Burger King available Sterling Heights, MI
- Sublease expires November 2030, possibility of assignment of lease or negotiation with current owner of property
- Dense demographics with over 255,000 people within a 5-mile radius of the subject property
- Close to all the major retailers along Hall Rd (M-59)



LAKESIDE MALL

# MICRO

HALL RD (M-59) (90,153 CPD)

**SITE**



**HOBBY LOBBY**

Office DEPOT  
OfficeMax

DSW  
DESIGNER SHOE WAREHOUSE

CARRABBA'S  
ITALIAN GRILL



SCHOENHERR RD (47,800 CPD)

LAKESIDE MALL

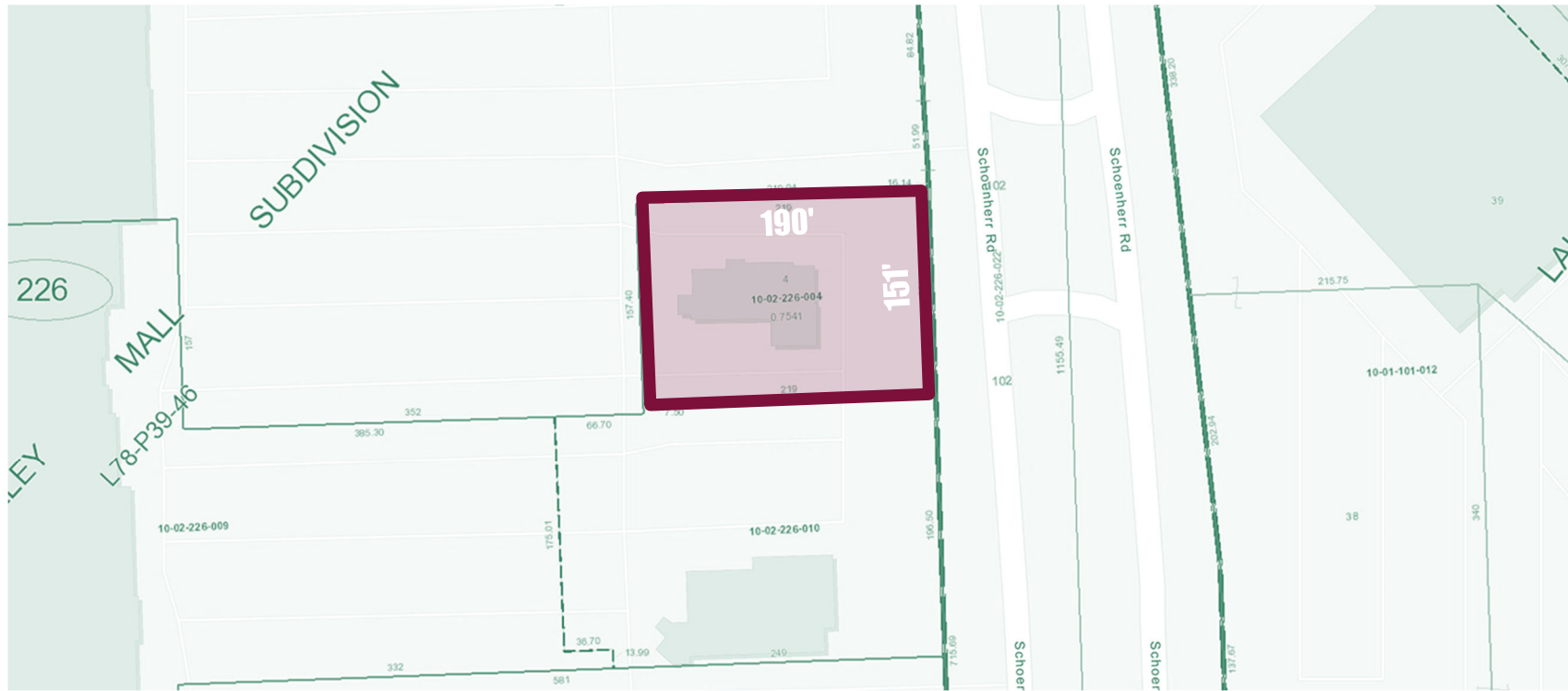




# PLAT MAP

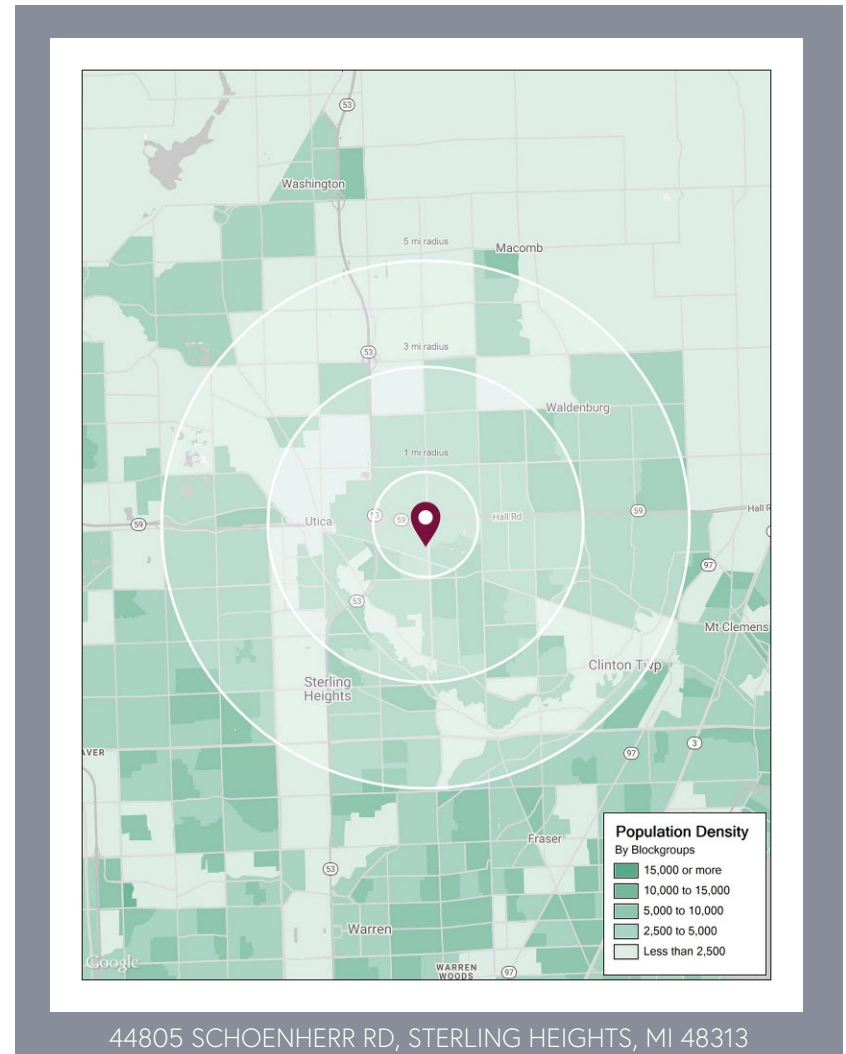


# PLAT MAP



# DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2021 Estimated Population	11,731	107,985	259,200
	2026 Projected Population	11,853	109,165	264,073
	2010 Census Population	10,642	100,347	240,566
	2000 Census Population	9,813	95,531	216,571
	Projected Annual Growth 2021 to 2026	0.2%	0.2%	0.4%
	Historical Annual Growth 2000 to 2021	0.9%	0.6%	0.9%
HOUSEHOLDS	2021 Estimated Households	5,181	45,389	103,477
	2026 Projected Households	5,376	47,054	107,915
	2010 Census Households	4,596	41,457	94,474
	2000 Census Households	3,839	37,442	82,572
	Projected Annual Growth 2021 to 2026	0.8%	0.7%	0.9%
	Historical Annual Growth 2000 to 2021	1.7%	1.0%	1.2%
RACE	2021 Est. White	80.7%	84.3%	82.7%
	2021 Est. Black	10.5%	8.0%	8.7%
	2021 Est. Asian or Pacific Islander	4.9%	4.3%	5.2%
	2021 Est. American Indian or Alaska Native	0.4%	0.3%	0.3%
	2021 Est. Other Races	3.6%	3.1%	3.2%
INCOME	2021 Est. Average Household Income	\$71,398	\$83,888	\$92,266
	2021 Est. Median Household Income	\$62,264	\$70,580	\$78,456
	2021 Est. Per Capita Income	\$31,717	\$35,299	\$36,869
BUSINESS	2021 Est. Total Businesses	857	4,241	8,771
	2021 Est. Total Employees	10,693	46,592	96,489



# CONTACT US

LOUIS J.

# CIOTTI

[lciotti@landmarkcres.com](mailto:lciotti@landmarkcres.com)

+1 248 488 2620