



# FOR LEASE

## WINDMILL PLAZA REDEVELOPMENT

NEC DEQUINDRE RD & 18 MILE RD, STERLING HEIGHTS, MI 48314

**FOR  
LEASE**



**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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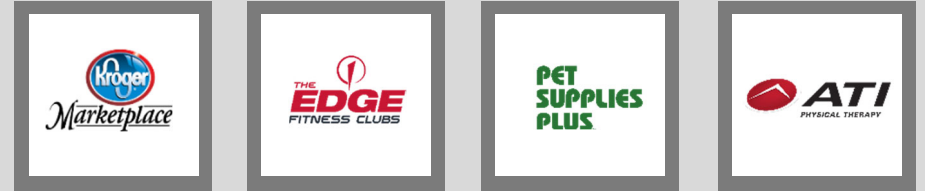
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# FOR LEASE

## PROPERTY DETAILS

<b>Location:</b>	NEC Dequindre Rd & 18 Mile Rd Sterling Heights, MI 48314
<b>Property Type:</b>	Shopping Center
<b>Date Available:</b>	Immediately
<b>Rent:</b>	\$24.00/SF
<b>NNN Expense:</b>	\$5.00/SF
<b>Building Size:</b>	202,892 SF
<b>Lot Size:</b>	19.43 AC
<b>Available Space:</b>	Minimum: 2,000 SF Maximum: 13,341 SF 100' depths
<b>Traffic Counts:</b>	18 Mile Rd (18,200 CPD) Dequindre Rd (26,500 CPD)
<b>Zoning:</b>	C-2
<b>Contact:</b>	Louis J. Ciotti <a href="mailto:lcotti@landmarkcres.com">lcotti@landmarkcres.com</a>  (248) 488-2620

## ANCHORS



## DESCRIPTION

Windmill Plaza will be fully redeveloped to include a brand new 129,000 square foot Kroger Marketplace. This development will transform the intersection and solidify the property as the prominent shopping destination in Sterling Heights. New national tenants have been executed. Be a part of this revived shopping center.

- Updated façade
- New pylon sign
- Improved parking lot & lighting
- Small shop spaces available

# MICRO

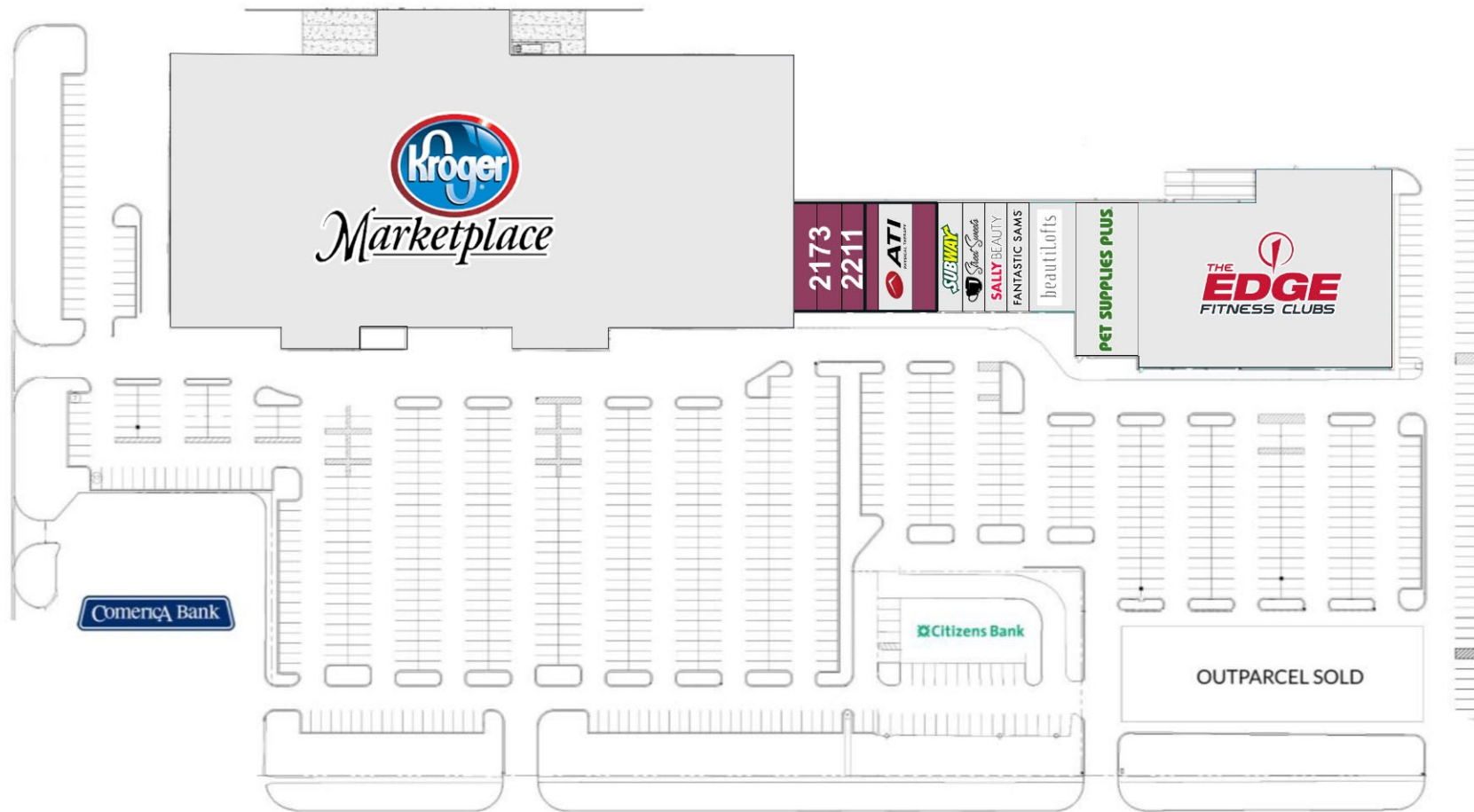


# MACRO

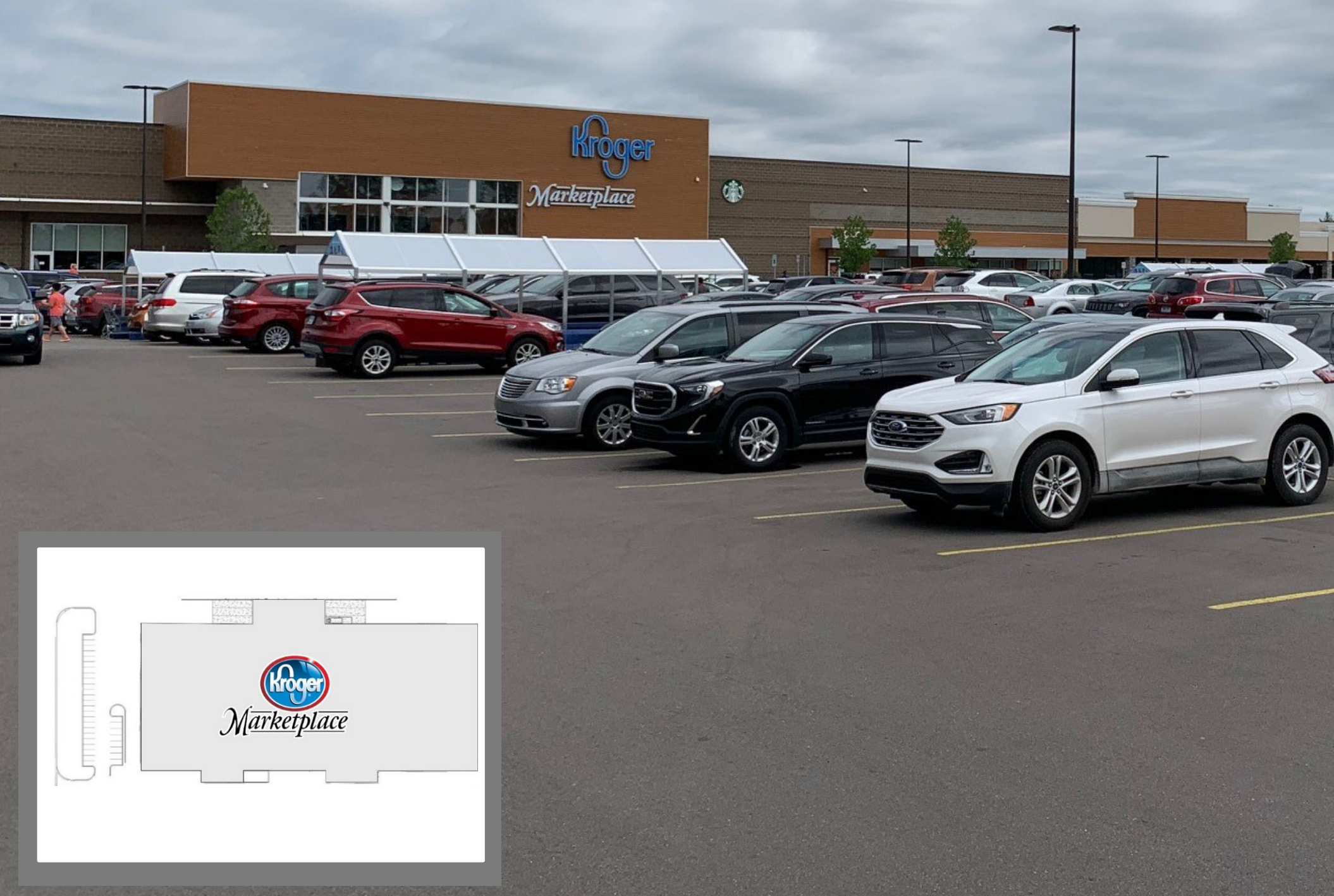


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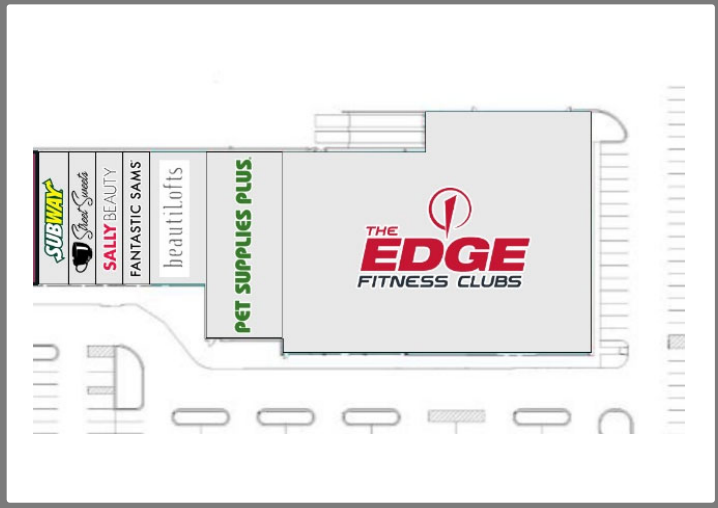
# SITE PLAN



UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF
2051	Kroger	129,000	2210	ATI Physical Therapy	2,395	2245	Sally Beauty	2,000	2297	Pet Supplies Plus	7,780
2173-2211	Available	13,341	2209	Subway	2,000	2253	Fantastic Sam's	2,000	2325	Edge Fitness	36,676
			2237	Street Sweets	2,000	2261	BeautiLofts	4,000	TOTAL		202,892







# DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	13,063	93,429	232,272
	2025 Projected Population	13,168	94,453	233,976
	2010 Census Population	12,651	89,413	222,799
	2000 Census Population	12,504	85,042	218,158
	Projected Annual Growth 2020 to 2025	0.2%	0.2%	0.1%
	Historical Annual Growth 2000 to 2020	0.2%	0.5%	0.3%
HOUSEHOLDS	2020 Estimated Households	4,605	34,967	93,033
	2025 Projected Households	4,682	35,644	94,571
	2010 Census Households	4,288	32,133	85,772
	2000 Census Households	4,006	29,641	82,642
	Projected Annual Growth 2020 to 2025	0.3%	0.4%	0.3%
	Historical Annual Growth 2000 to 2020	0.7%	0.9%	0.6%
RACE	2020 Est. White	74.9%	74.0%	75.1%
	2020 Est. Black	4.1%	6.1%	6.7%
	2020 Est. Asian or Pacific Islander	17.6%	16.1%	14.6%
	2020 Est. American Indian or Alaska Native	-	0.1%	0.2%
	2020 Est. Other Races	3.3%	3.6%	3.4%
INCOME	2020 Est. Average Household Income	\$113,467	\$103,516	\$94,992
	2020 Est. Median Household Income	\$95,975	\$85,072	\$78,372
	2020 Est. Per Capita Income	\$40,013	\$38,764	\$38,083
BUSINESS	2020 Est. Total Businesses	245	3,668	12,326
	2020 Est. Total Employees	1,748	41,961	166,288

