



# FOR LEASE

## NEW DEVELOPMENT STRIP CENTER

28934 RYAN RD, WARREN, MI 48092

**FOR  
LEASE**



**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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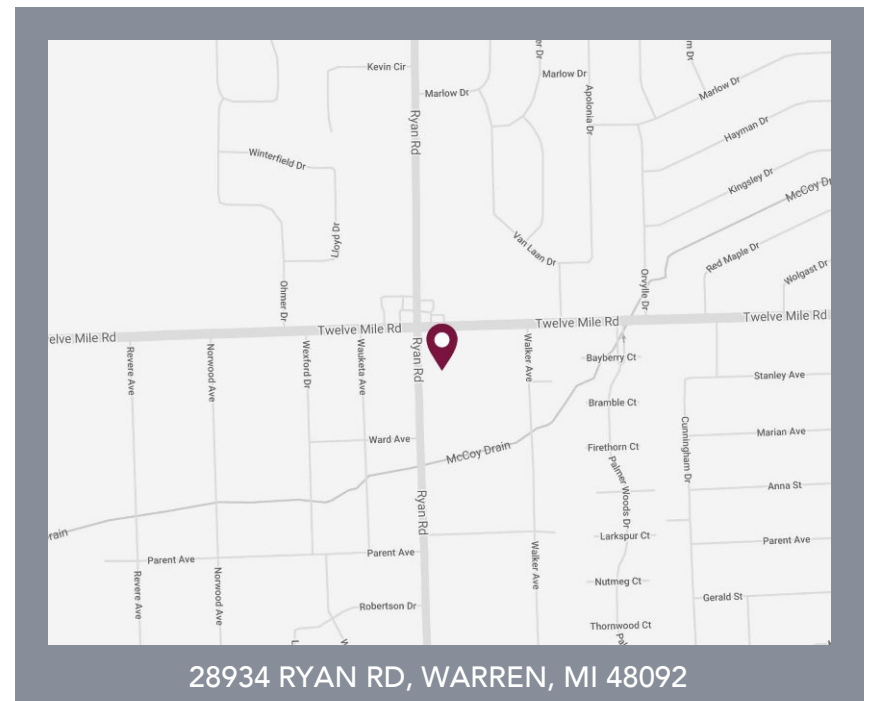
# FOR LEASE

## PROPERTY DETAILS

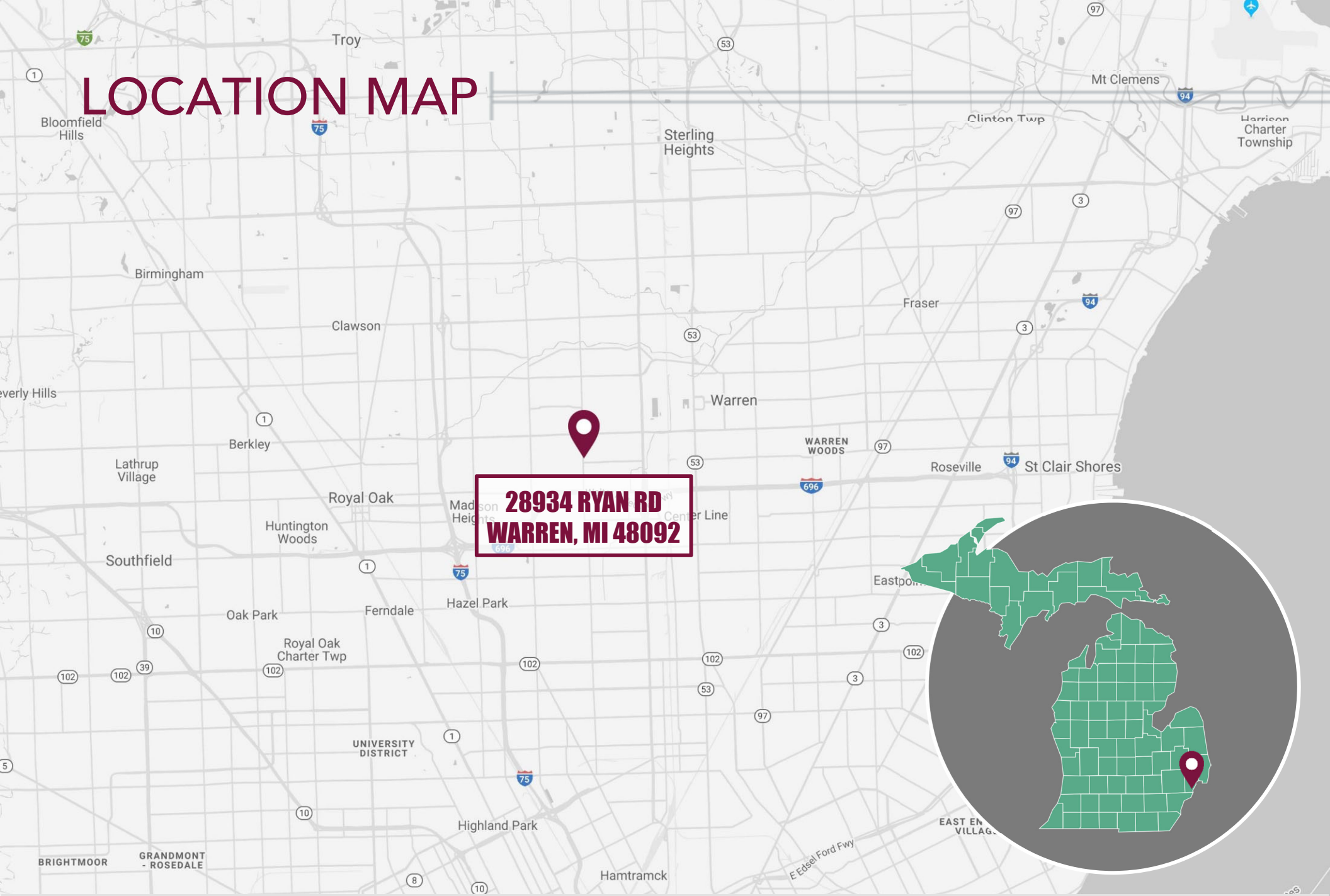
<b>Location:</b>	28934 Ryan Rd, Warren, MI 48092
<b>Property Type:</b>	Shopping Center
<b>Date Available:</b>	February 2020
<b>Rent:</b>	\$20/SF NNN
<b>NNN:</b>	Absolute Net
<b>Property Taxes:</b>	\$7,871.89
<b>Building Size:</b>	3,146 SF
<b>Building Dimensions:</b>	52' x 60'
<b>Lot Size:</b>	0.36 acre
<b>Lot Dimensions:</b>	135' x 118'
<b>Zoning:</b>	General Retail
<b>Traffic Count:</b>	12 Mile Rd east of Ryan Rd = 27,600 cpd Ryan Rd south of 12 Mile Rd = 24,400 cpd
<b>Contact:</b>	Louis J. Ciotti <a href="mailto:lcotti@landmarkcres.com">lcotti@landmarkcres.com</a>  (248) 488-2620

## DESCRIPTION

- New development retail center
- Hard SEC of Ryan Road & 12 Mile Road
- Up to a three tenant building
- Anticipated delivery date: February 2020



# LOCATION MAP





# MICRO

WARREN MOTT  
HIGH SCHOOL  
1,790 STUDENTS

Comença

RYAN RD (26,800 CPD)

Mobil

AMIS PIZZA

FANTASTIC SAMS  
SUBWAY

CVS pharmacy

(23,800 CPD)

12 MILE RD (27,600 CPD)

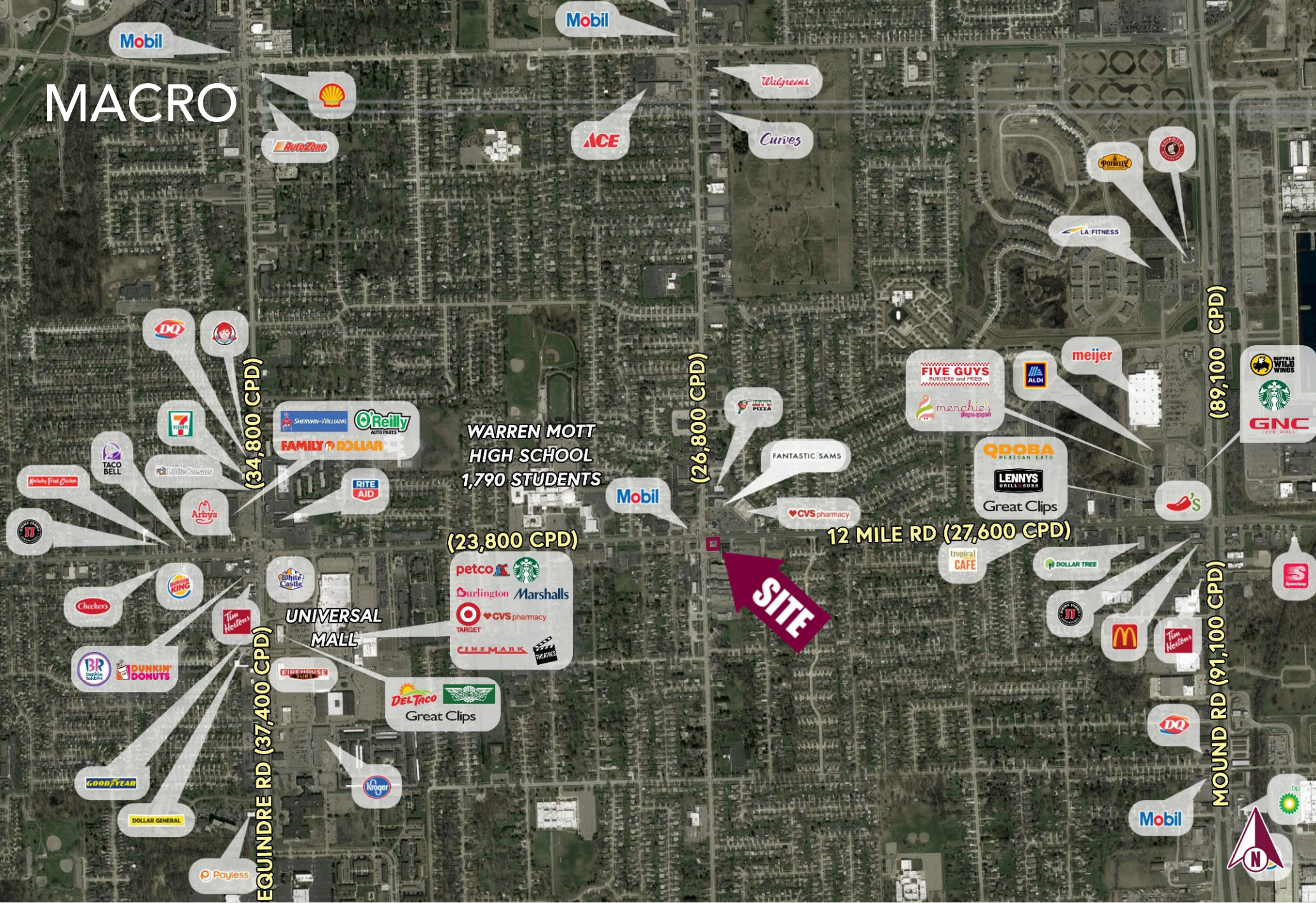
RYAN RD (24,400 CPD)

**SITE**



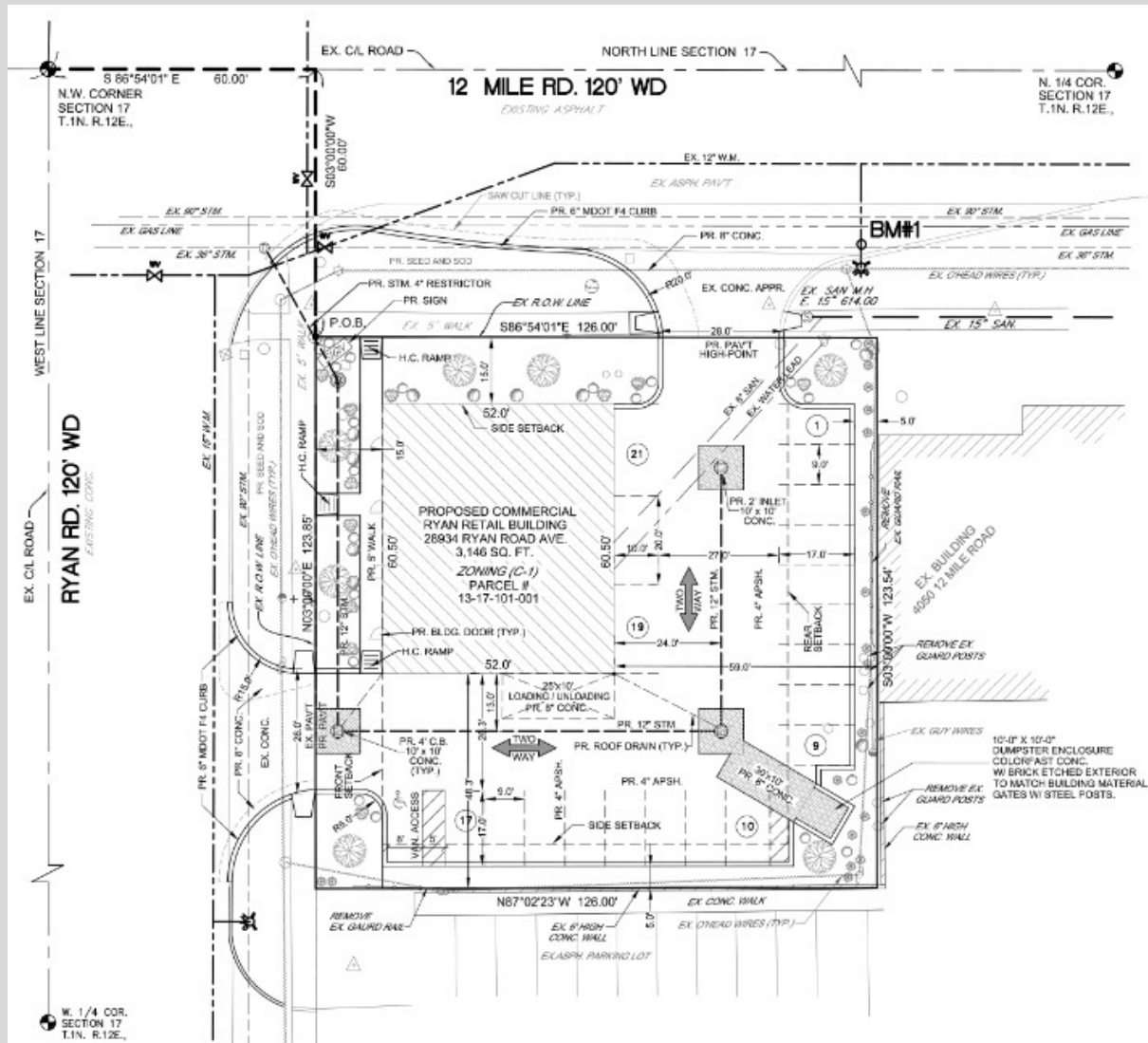


# MACRO





# SITE PLAN



# CONSTRUCTION PROGRESS





# DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE	7 MILE
POPULATION	2019 Estimated Population	14,530	105,259	319,234	648,613
	2024 Projected Population	14,686	107,340	327,234	665,684
	2010 Census Population	14,160	104,513	318,588	651,755
	2000 Census Population	13,848	105,914	335,602	714,303
	Projected Annual Growth 2019 to 2024	0.2%	0.4%	0.5%	0.5%
	Historical Annual Growth 2000 to 2019	0.3%	-	-0.3%	-0.5%
HOUSEHOLDS	2019 Estimated Households	6,013	45,141	137,855	273,240
	2024 Projected Households	6,118	46,433	142,365	282,237
	2010 Census Households	5,653	43,222	132,155	262,245
	2000 Census Households	5,524	44,610	137,783	280,474
	Projected Annual Growth 2019 to 2024	0.4%	0.6%	0.7%	0.7%
	Historical Annual Growth 2000 to 2019	0.5%	-	-	-0.1%
RACE	2019 Est. White	70.8%	76.9%	73.7%	64.7%
	2019 Est. Black	15.7%	11.7%	16.0%	24.7%
	2019 Est. Asian or Pacific Islander	9.8%	7.6%	6.6%	7.0%
	2019 Est. American Indian or Alaska Native	0.3%	0.4%	0.3%	0.3%
	2019 Est. Other Races	3.4%	3.4%	3.4%	3.3%
INCOME	2019 Est. Average Household Income	\$77,823	\$69,363	\$74,974	\$74,473
	2019 Est. Median Household Income	\$61,172	\$53,980	\$59,612	\$60,073
	2019 Est. Per Capita Income	\$32,211	\$29,807	\$32,439	\$31,480
BUSINESS	2019 Est. Total Businesses	504	5,296	14,764	27,426
	2019 Est. Total Employees	4,929	83,567	189,482	320,199

