



FOR SALE VACANT COMMERCIAL LAND

28877 SCHOENHERR RD, WARREN, MI 48088

**FOR
SALE**



JOIN




LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

ANTHONY J. VITALE

Senior Associate
avitale@landmarkcres.com
(248) 488-2620

LOUIS J. CIOTTI

Managing Director
lciotti@landmarkcres.com
(248) 488-2620

SCOTT J. SONENBERG

Senior Associate
ssonenberg@landmarkcres.com
(248) 488-2620

CONTACT US

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334

Phone: (248) 488-2620

landmarkcres.com

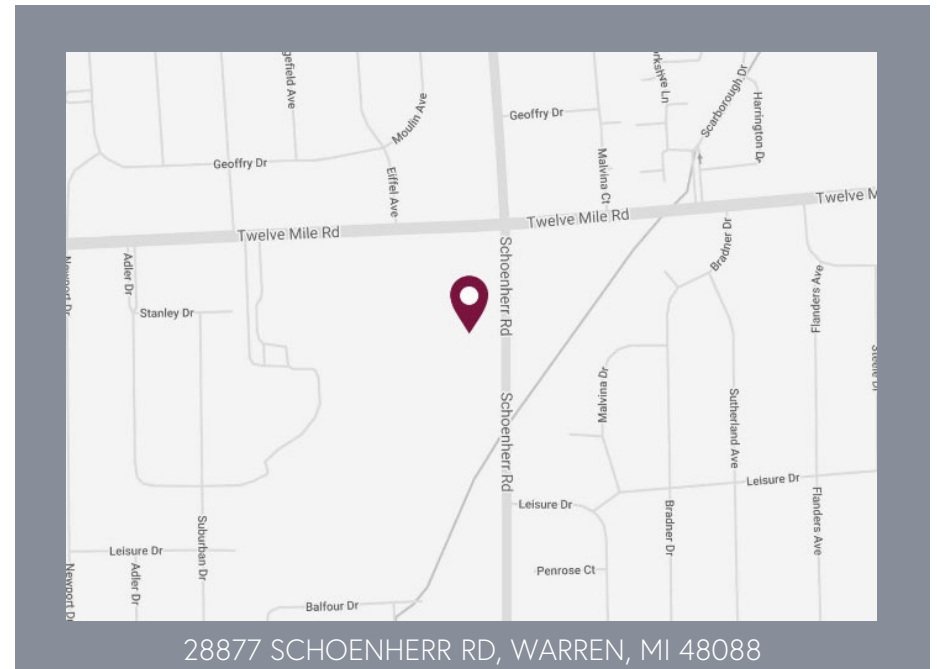
FOR SALE

PROPERTY DETAILS

Location:	28877 Schoenherr Rd Warren, MI 48088
Property Type:	Vacant Land
Date Available:	Immediately
Sales Price:	\$425,000
Property Taxes:	\$6,496.97
Lot Size:	1.02 Acre
Lot Dimensions:	210.90' x 243.23'
Zoning:	C-1
Traffic Count:	12 Mile Rd (25,600 CPD) Schoenherr Rd (26,100 CPD)
Contact:	Anthony J. Vitale avitale@landmarkcres.com Louis J. Ciotti lcotti@landmarkcres.com Scott J. Sonenberg ssonenberg@landmarkcres.com (248) 488-2620

DESCRIPTION

Fully developed site ready to be built on. The property has terrific visibility to the intersection and has cross access to 12 Mile Road and direct access to Schoenherr Road. Join Tim Hortons and Cold Stone Creamery on this excellent corridor with daytime and evening population.



MICRO

12 MILE RD (25,600 CPD)

(34,900 CPD)

(23,900 CPD)

SCHOENHERR RD (26,100 CPD)



metroPCS



FAMILY DOLLAR

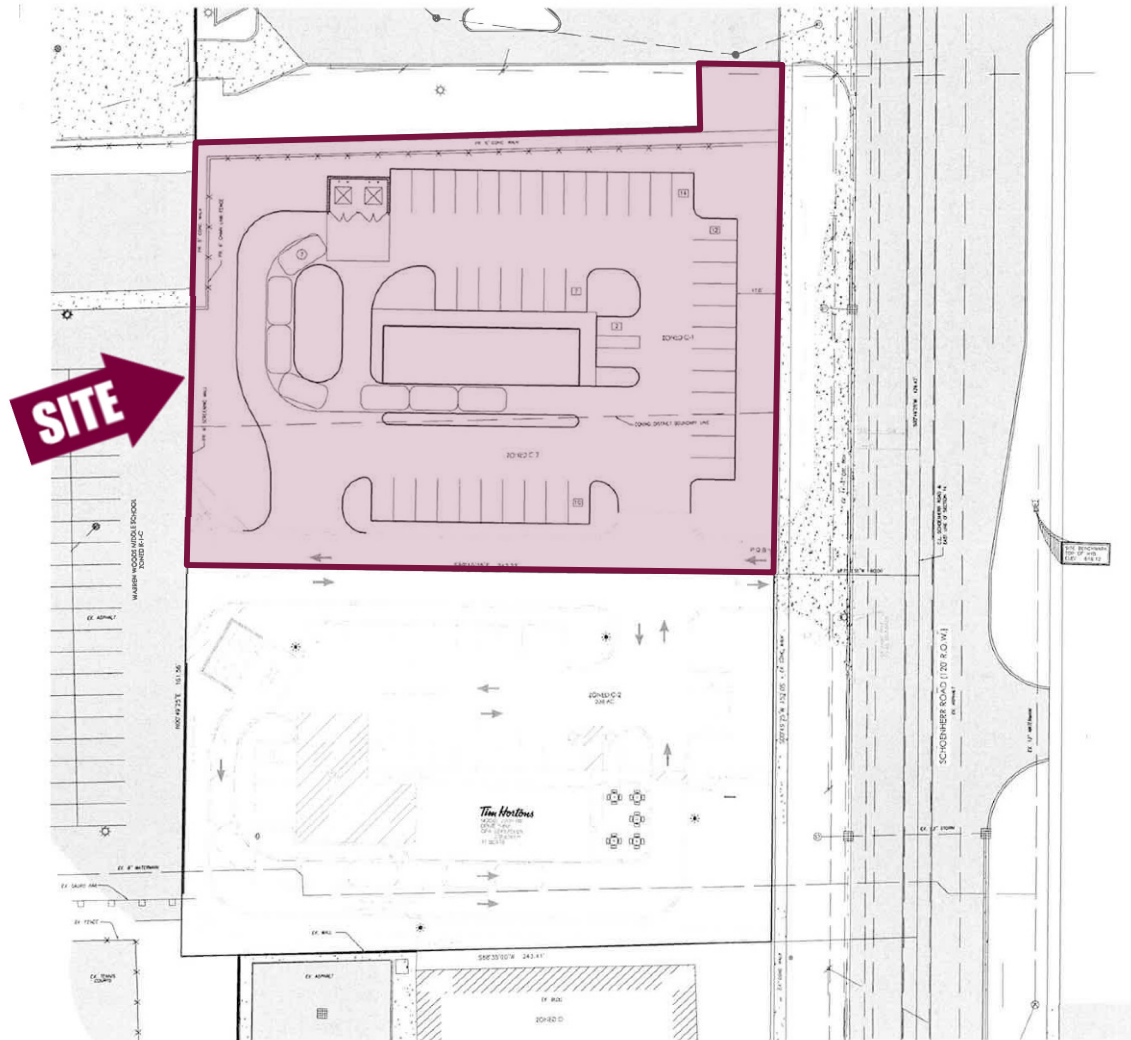
Tim Hortons
COLD STONE

WARREN WOODS
MIDDLE SCHOOL
773 STUDENTS

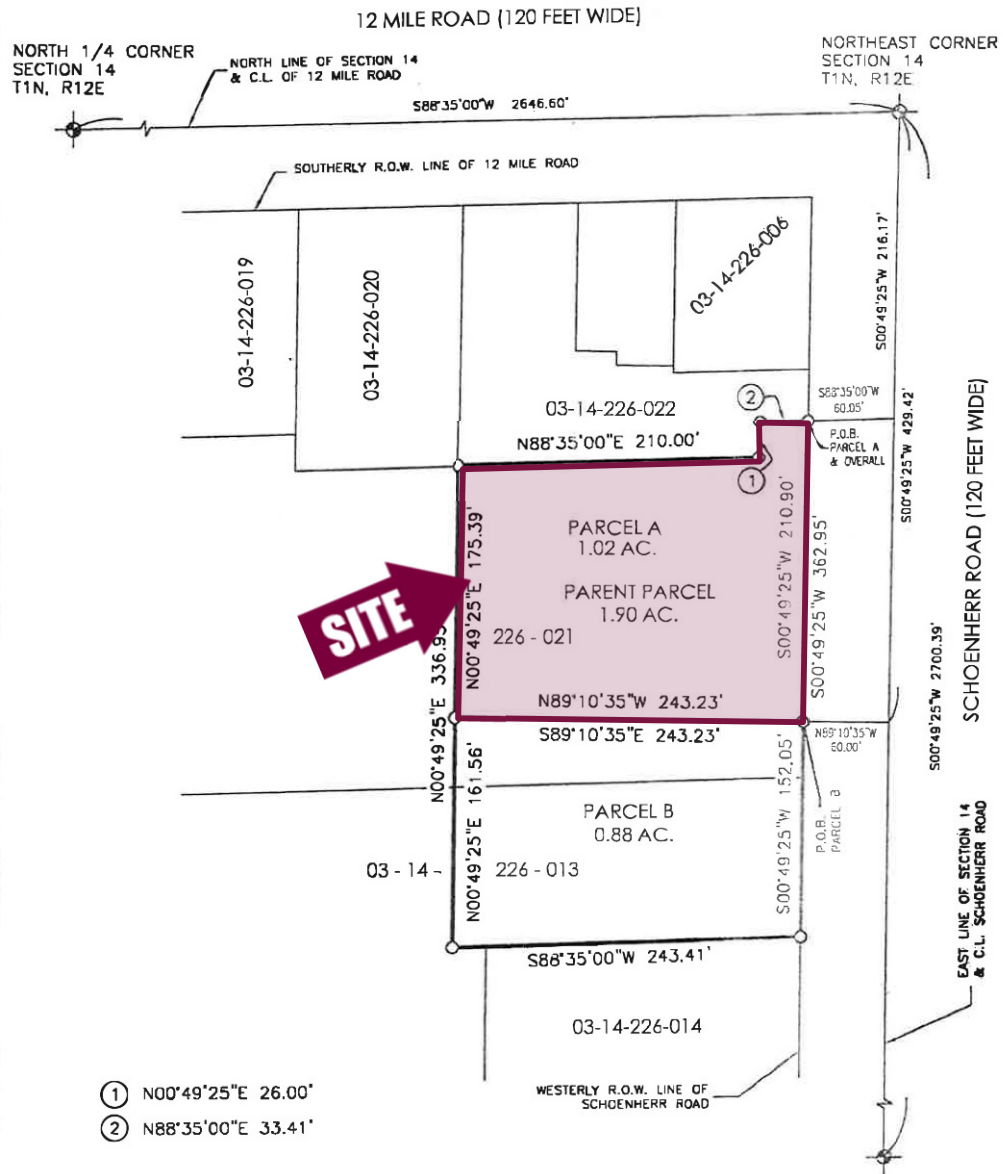
WARREN WOODS
ENTERPRISE HIGH SCHOOL
116 STUDENTS



CONCEPTUAL SITE PLAN

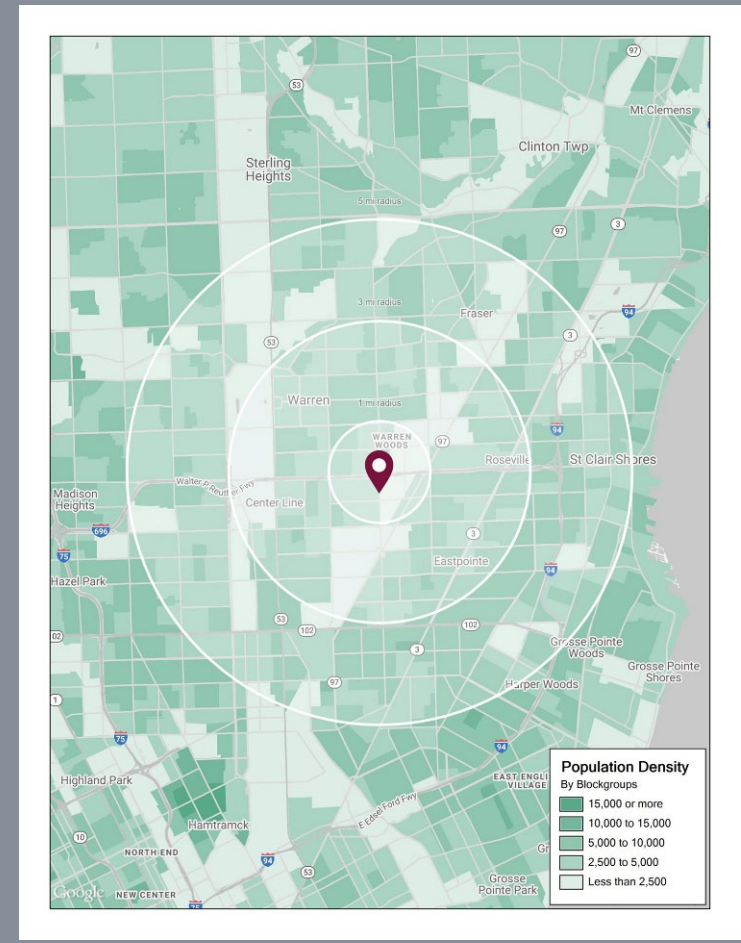


SURVEY



DEMOGRAPHICS

	DESCRIPTION	1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	11,207	128,613	345,051
	2025 Projected Population	11,126	132,596	354,434
	2010 Census Population	11,359	130,250	353,144
	2000 Census Population	11,428	135,782	383,810
	Projected Annual Growth 2020 to 2025	-0.1%	0.6%	0.5%
	Historical Annual Growth 2000 to 2020	-	-0.3%	-0.5%
HOUSEHOLDS	2020 Estimated Households	4,514	53,436	139,269
	2025 Projected Households	4,580	56,027	145,242
	2010 Census Households	4,468	52,796	139,113
	2000 Census Households	4,481	55,252	148,507
	Projected Annual Growth 2020 to 2025	0.3%	1.0%	0.9%
	Historical Annual Growth 2000 to 2020	-	-0.2%	-0.3%
RACE	2020 Est. White	77.3%	74.3%	64.4%
	2020 Est. Black	14.1%	18.1%	27.7%
	2020 Est. Asian or Pacific Islander	6.0%	3.8%	4.2%
	2020 Est. American Indian or Alaska Native	0.2%	0.4%	0.4%
	2020 Est. Other Races	2.5%	3.4%	3.3%
INCOME	2020 Est. Average Household Income	\$77,872	\$65,406	\$67,177
	2020 Est. Median Household Income	\$63,579	\$53,871	\$54,846
	2020 Est. Per Capita Income	\$31,418	\$27,251	\$27,181
BUSINESS	2020 Est. Total Businesses	533	4,702	11,889
	2020 Est. Total Employees	7,218	70,206	145,354



SWC 12 MILE RD & SCHOENHERR RD, WARREN, MI 48088