



FOR LEASE SHOPPING CENTER

11817-11825 E. 8 MILE RD, WARREN, MI 48089

FOR
LEASE

17,570 SF
AVAILABLE



LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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FOR LEASE

PROPERTY DETAILS

Location:	11817-11825 E. 8 Mile Rd Warren, MI 48089
Property Type:	Shopping Center
Rent:	\$11.00/SF
Property Taxes:	\$59,000.00
Building Size:	26,568 SF
Building Dimensions:	200' x 125'
Lot Size:	2.64 AC
Available Space:	17,570 SF
Zoning:	C-1
GLA:	26,568 SF
Traffic Count:	E. 8 Mile Rd (42,800 cpd) Groesbeck Hwy (21,600 cpd)
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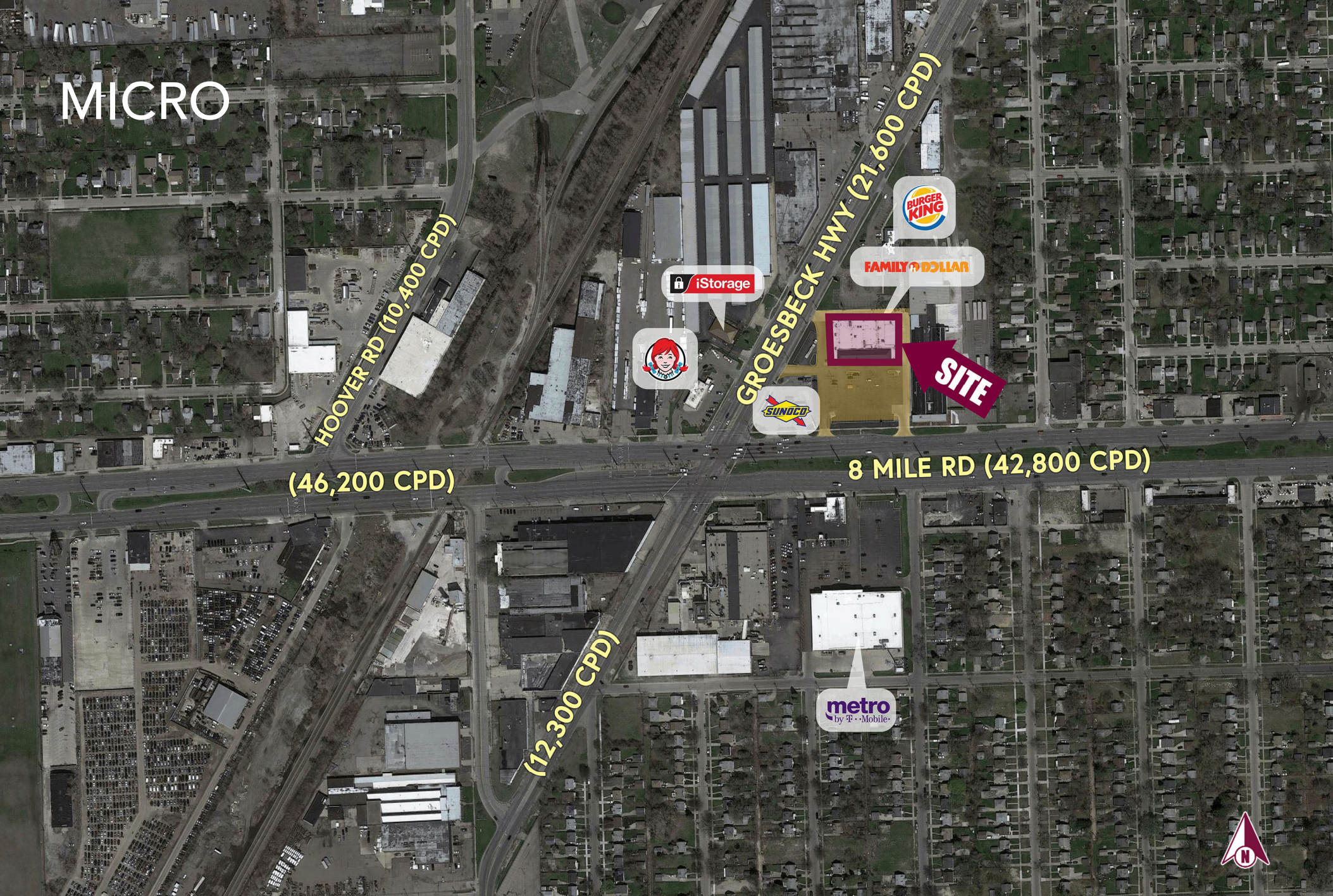
ANCHORS



HIGHLIGHTS

- Located on Two Heavily Traveled Roads
 - E. 8 Mile Rd (42,800 CPD)
 - Groesbeck Hwy (21,600 CPD)
- Outstanding Visibility & Accessibility
 - 2 Points of Access from 8 Mile Rd
 - 2 Points of Access from Groesbeck Hwy
 - Pylon on 8 Mile Rd
- Superior Daytime Population
 - 3,302 Total Employees (1 Mile)
- Dense Residential Population
 - 13,688 Estimated Population (1 Mile)

MICRO





PYLON SIGN

SITE PLAN



DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2019 Estimated Population	13,688	136,097	385,169
	2024 Projected Population	14,652	143,929	400,642
	2010 Census Population	14,242	141,508	401,873
	2000 Census Population	17,652	178,996	482,557
	Projected Annual Growth 2019 to 2024	1.4%	1.2%	0.8%
	Historical Annual Growth 2000 to 2019	-1.2%	-1.3%	-1.1%
HOUSEHOLDS	2019 Estimated Households	4,757	51,103	149,559
	2024 Projected Households	5,104	54,050	155,693
	2010 Census Households	4,678	50,301	147,747
	2000 Census Households	5,625	60,448	172,847
	Projected Annual Growth 2019 to 2024	1.5%	1.2%	0.8%
	Historical Annual Growth 2000 to 2019	-0.8%	-0.8%	-0.7%
RACE	2019 Est. White	31.0%	38.9%	44.5%
	2019 Est. Black	62.0%	54.3%	46.6%
	2019 Est. Asian or Pacific Islander	2.3%	3.0%	5.1%
	2019 Est. American Indian or Alaska Native	0.4%	0.4%	0.3%
	2019 Est. Other Races	4.2%	3.4%	3.4%
INCOME	2019 Est. Average Household Income	\$39,262	\$47,245	\$51,436
	2019 Est. Median Household Income	\$35,971	\$39,765	\$42,980
	2019 Est. Per Capita Income	\$13,658	\$17,822	\$20,164
BUSINESS	2019 Est. Total Businesses	307	3,473	11,547
	2019 Est. Total Employees	3,302	37,087	134,619

