



# FOR SALE FORMER MCDONALD'S OUTLOT

7251 14 MILE RD, STERLING HEIGHTS, MI 48312

Walmart  
Supercenter

SALLY BEAUTY

RadioShack

GameStop

VALUE CITY  
FURNITURE

SITE

14 MILE RD (25,100 CPD)

VAN DYKE AVE (M-53) (60,500 CPD)

(11,600 CPD)

LANDMARK

COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

MATTHEW SWANTKO

Principal

mswantko@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

<b>Location:</b>	7251 14 Mile Rd, Sterling Heights, MI 48321
<b>Property Type:</b>	Vacant Land
<b>Date Available:</b>	Immediately
<b>Sales Price:</b>	\$295,000
<b>Property Taxes:</b>	\$15,710.49 (2017)
<b>Lot Size:</b>	2.50 Acres
<b>Zoning:</b>	PCD
<b>Traffic Count:</b>	14 Mile Rd west of Van Dyke Ave= 25,100 cpd Van Dyke Ave north of 14 Mile Rd= 60,500 cpd
<b>Contact:</b>	Matthew Swantko <a href="mailto:mswantko@landmarkcres.com">mswantko@landmarkcres.com</a>  (248) 488-2620

## DESCRIPTION

This excellent restaurant site benefits from a high volume Walmart Supercenter as well as several traffic generators including Value City, Payless Shoes, GameStop, Joe's Crab Shack and TGI Friday's. It will also benefit from the Grace Christian Church (111,000 SF) as well as the BAE Systems which is a 164,000 SF facility that employs 600 engineers, both directly adjacent to the center. Sterling Heights is the second largest suburb in Metro Detroit and the fourth largest city in Michigan. Sterling Heights is located just north of Detroit and is home to more than 3,500 commercial businesses, manufacturing facilities and high-tech firms. Sterling Heights was named as a "top growth city" due to low poverty, steady growth, rising per capita income and job growth led by firms such as Chrysler, Ford Motor, William Beaumont Hospital as well as General Dynamics and the Detroit Newspaper agency. The site is located in one of the highest profile and highest trafficked corridors in the Detroit metropolitan region. Van Dyke Avenue (M-53) is major north/south arterial for the region.

# MICRO



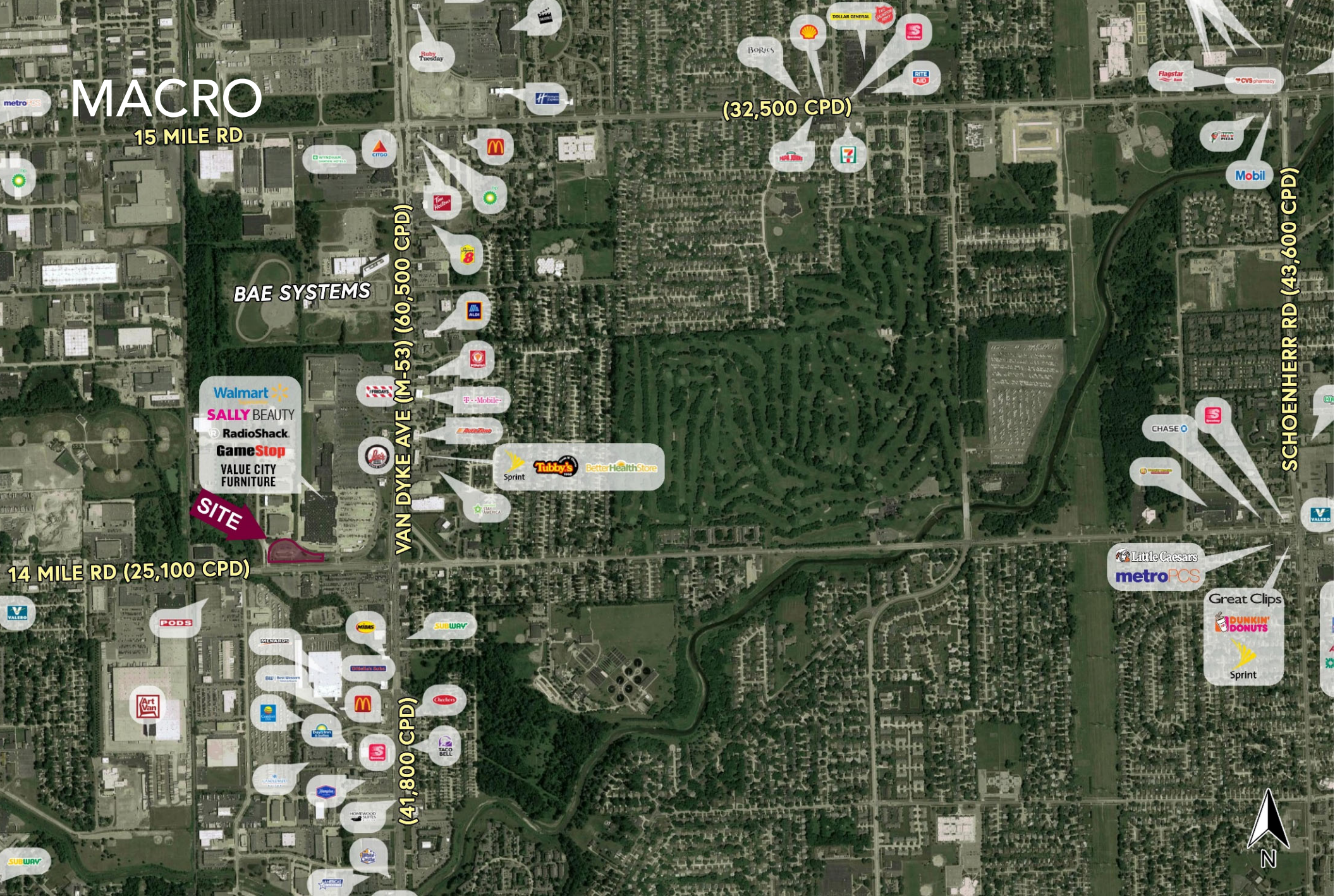
Walmart  
Supercenter  
SALLY BEAUTY  
RadioShack  
GameStop  
VALUE CITY  
FURNITURE

**SITE**

14 MILE RD (25,100 CPD)

VAN DYKE AVE (M-53) (60,500 CPD)

(11,600 CPD)



# DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2018 Estimated Population	5,535	101,173	286,473
	2023 Projected Population	5,613	102,591	291,115
	2010 Census Population	5,388	99,694	283,483
	2000 Census Population	5,416	99,094	285,285
	Projected Annual Growth 2018 to 2023	0.3%	0.3%	0.3%
	Historical Annual Growth 2000 to 2018	0.1%	0.1%	-
HOUSEHOLDS	2018 Estimated Households	2,524	41,521	118,857
	2023 Projected Households	2,588	42,420	121,724
	2010 Census Households	2,376	39,627	113,868
	2000 Census Households	2,396	39,709	114,463
	Projected Annual Growth 2018 to 2023	0.5%	0.4%	0.5%
	Historical Annual Growth 2000 to 2018	0.3%	0.3%	0.2%
RACE	2018 Est. White	76.2%	78.1%	78.2%
	2018 Est. Black	11.3%	11.2%	10.9%
	2018 Est. Asian or Pacific Islander	9.3%	7.5%	7.7%
	2018 Est. American Indian or Alaska Native	0.5%	0.3%	0.3%
	2018 Est. Other Races	2.8%	2.9%	3.0%
INCOME	2018 Est. Average Household Income	\$82,829	\$78,766	\$77,067
	2018 Est. Median Household Income	\$62,844	\$60,414	\$60,094
	2018 Est. Per Capita Income	\$38,001	\$32,414	\$32,037
BUSINESS	2018 Est. Total Businesses	328	3,999	12,020
	2018 Est. Total Employees	7,481	67,850	174,946

