# RETAIL OPPORTUNITY

#### THE FORUM AT GATEWAYS OUTLOT



**CLICK HERE FOR** DRONE FOOTAGE

44817 Mound Road / Sterling Heights, MI



### **GE DETAILS**

#### THE FORUM AT GATEWAYS OUTLOT

#### M

#### Address

44817 Mound Road Sterling Heights, MI 48314

#### Availability

Outlot: 1,200 - 5,255 SF

#### Area Tenants











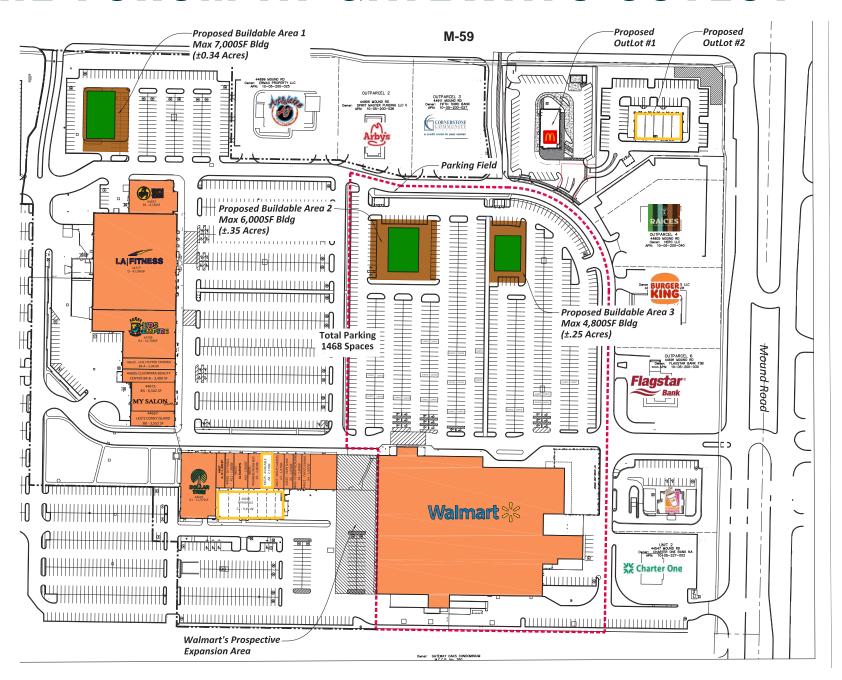


#### Features

- Join Walmart, LA Fitness, and Dollar Tree at the SWC of Hall Road (M-59) and Mound Road.
- The site is shadow anchored by a 30 Screen AMC Movie Theater and has various national restaurants/banks servicing the center in the outlots.
- The area offers tremendous traffic and dense household population with diverse incomes.
- Provides visibility, accessibility, and monument signage to both main roads at the intersection.
- In addition to being directly off the M-59 highway ramp, it is within close proximity to M-53 highway.
- Great opportunity for restaurant users, neighborhood service retailers, and/or medical offices.

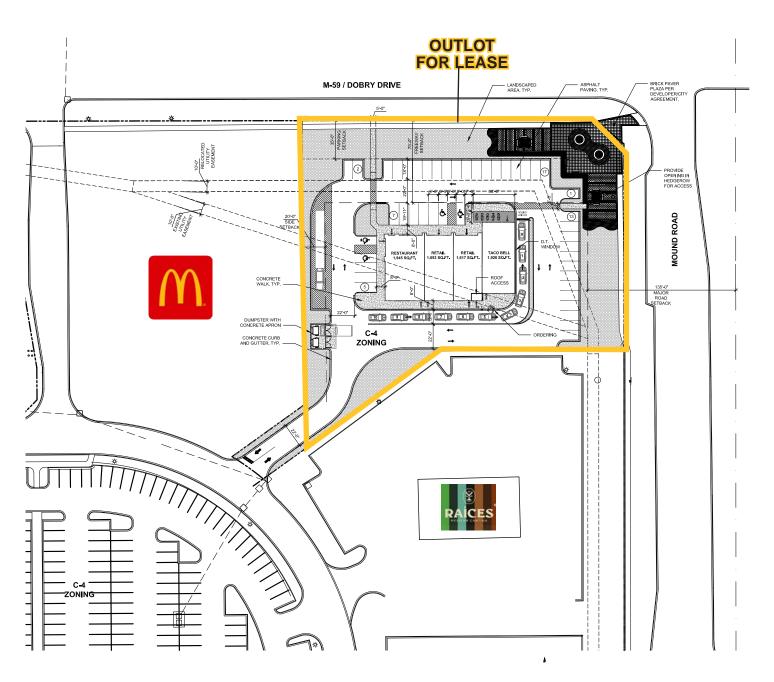
#### Demographics (2025)

	1 MILE	3 MILES	5 MILES	
POPULATION	8,719	79,432	239,554	
HOUSEHOLDS	4,330	32,847	95,967	
AVG HOUSEHOLD INCOME	\$83,141	\$103,558	\$114,265	
DAYTIME POPULATION	8,547	79,106	231,312	





### OUTLOT LEASE PLAN





## RENDERING OF POTENTIAL OUTLOT VIEW





VIEW FROM M-59/MOUND ROAD INTERSECTION

## RENDERING OF POTENTIAL OUTLOT VIEW

#### THE FORUM AT GATEWAYS OUTLOT





VIEW FROM M-59/MOUND ROAD INTERSECTION



