

28455 SCHOENHERR RD

28455 Schoenherr Rd, Warren, MI 48088



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 28455 Schoenherr Rd | Warren, MI 48088

**PROPERTY OVERVIEW**

Positioned directly next to a busy BIGGBY Coffee, this location benefits from consistent daily traffic and strong visibility along a well-traveled corridor. Flexible zoning supports a wide range of retail or service-oriented uses, complemented by ample on-site parking with 35 spaces, a major advantage for service, office, medical, or carryout users that rely on convenient customer access.

OFFERING SUMMARY

Lease Rate: \$2,995 per month (Gross + Utilities)
Building Size: 4,243 SF
Available SF: 1,677 SF
Year Built: 1979
Zoning: C-1

PROPERTY HIGHLIGHTS

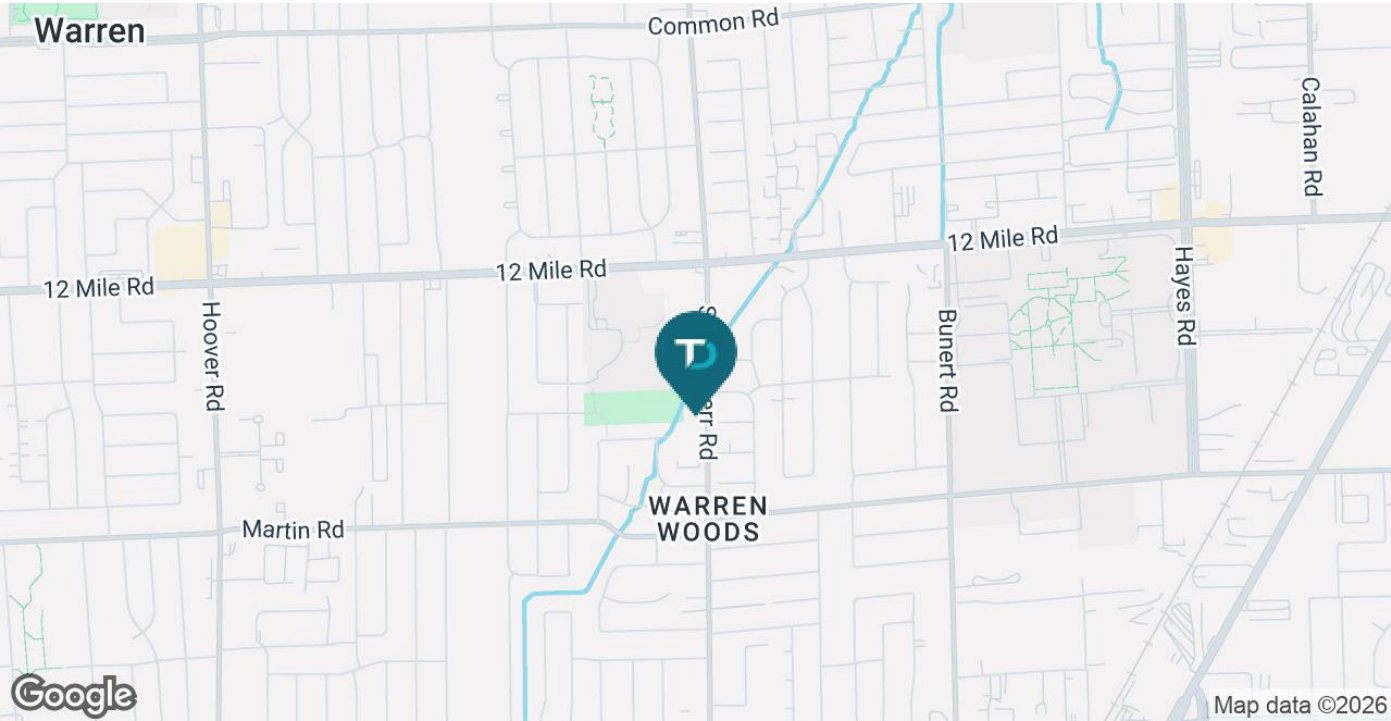
- 1,677 SF suite adjacent to busy BIGGBY Coffee drive-thru
- LEASING PROMO - (1) month FREE rent
- Excellent visibility with monument and building signage available
- Flexible C-1 zoning allowing for a variety of retail & office uses
- Tenant improvement allowance available for qualified tenants/terms

BUILDING/PROPERTY INFORMATION:
28455 Schoenherr Rd | Warren, MI 48088

BUILDING INFORMATION		PROPERTY INFORMATION	
Price/SF:	\$2,995/mo Gross + Utilities	Lot Size:	0.89 AC
Building Size:	4,243 SF	Property Type:	Retail
Year Built:	1979	Property Subtype:	Free Standing Building
Number of Floors:	1	Zoning	C-1
Utilities:	City water and sewer	Traffic Count:	23,404 Vehicles/Day (Costar, 2024)
Parking Spaces:	35	Legal Description:	Availability upon request
		APN:	12-13-14-276-020

LOCATION INFORMATION

Located on the west side of Schoenherr Rd between 11 Mile Rd and 12 Mile Rd.



LEASE SPACES: 28455 Schoenherr Rd | Warren, MI 48088



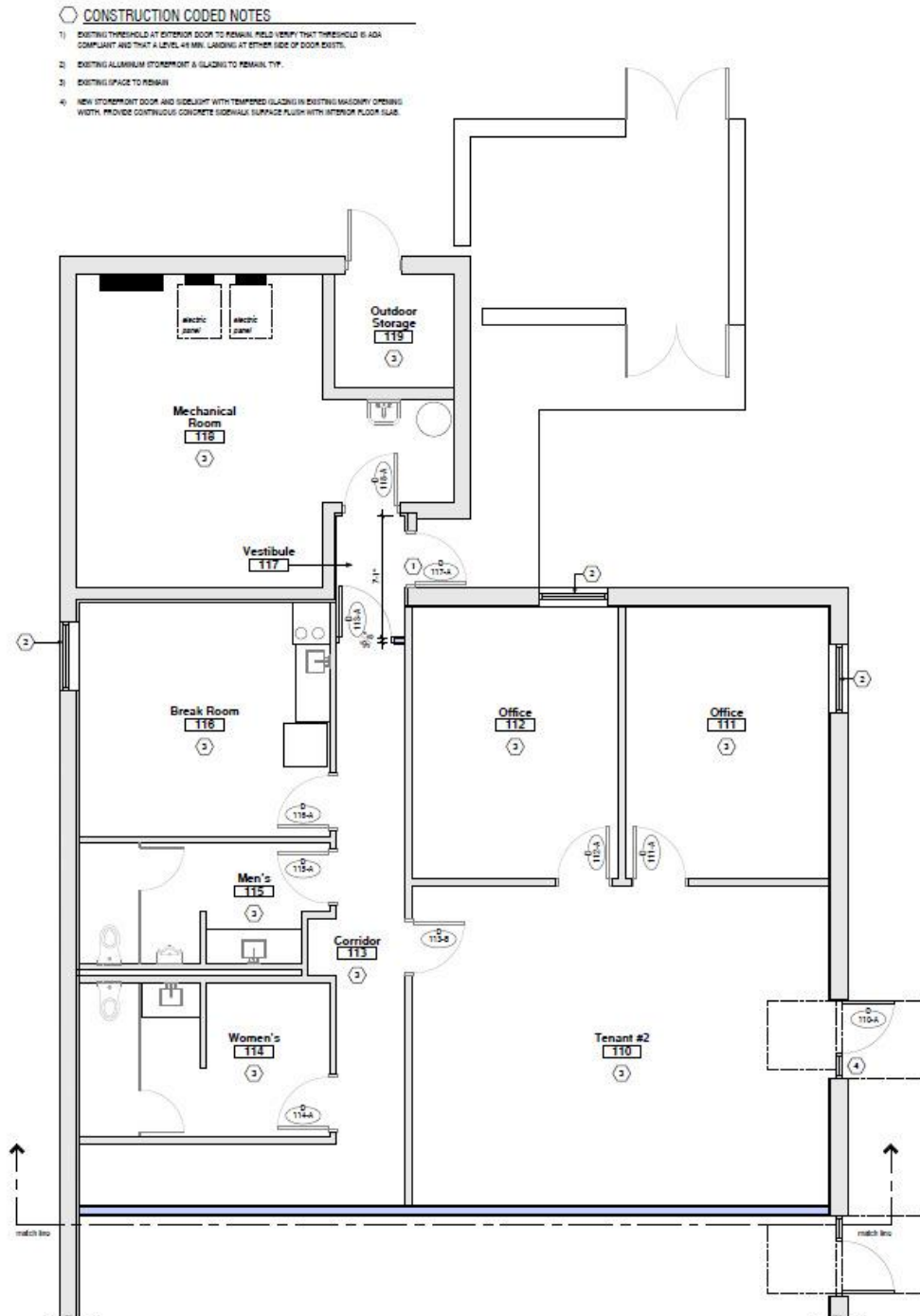
LEASE INFORMATION

Lease Type:	Gross + Utilities	Lease Term:	Negotiable
Total Space:	1,677 SF	Lease Rate:	\$2,995 per month

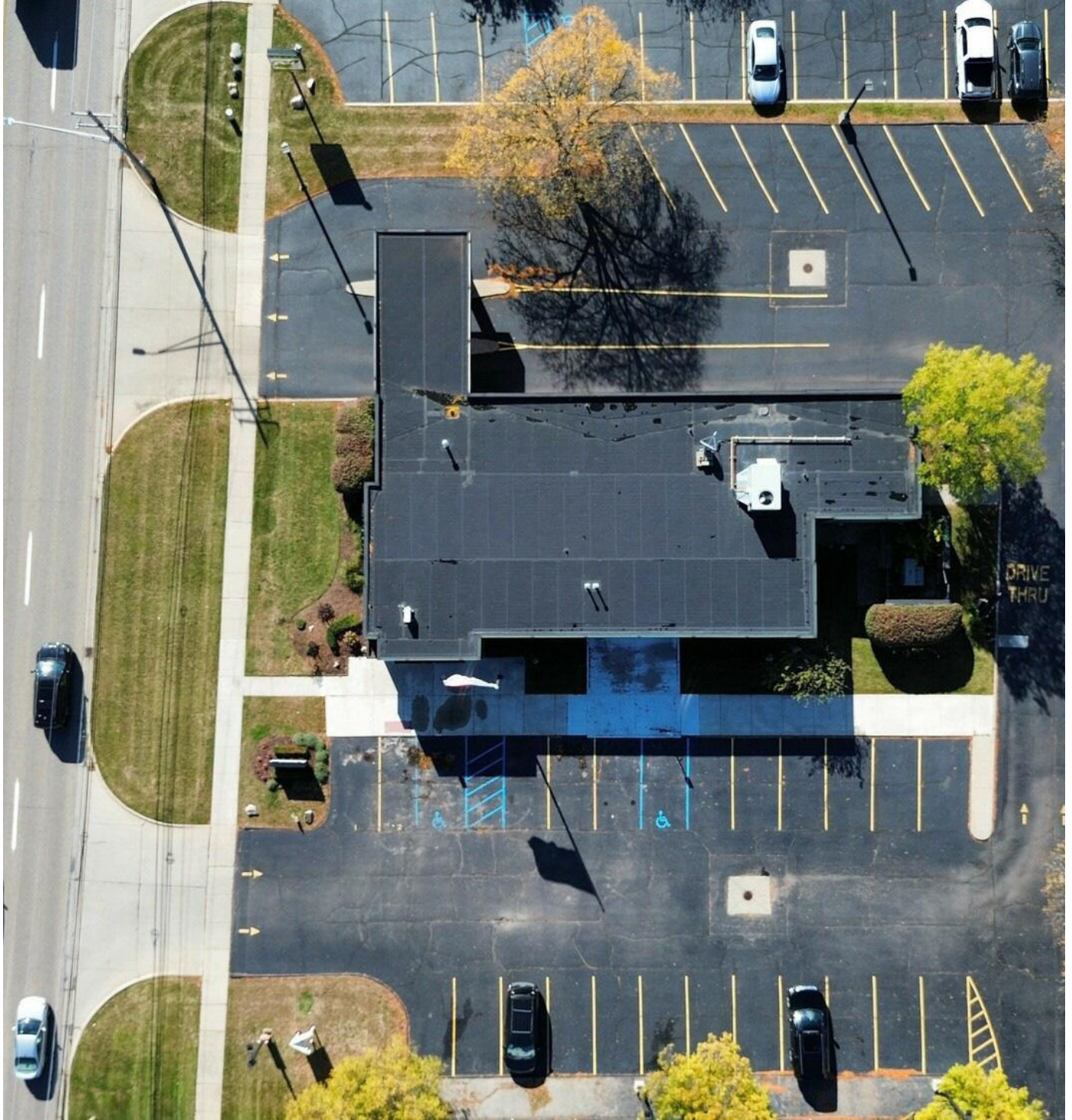
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
B	Available	1,677 SF	Gross + Utilities	\$2,995 per month

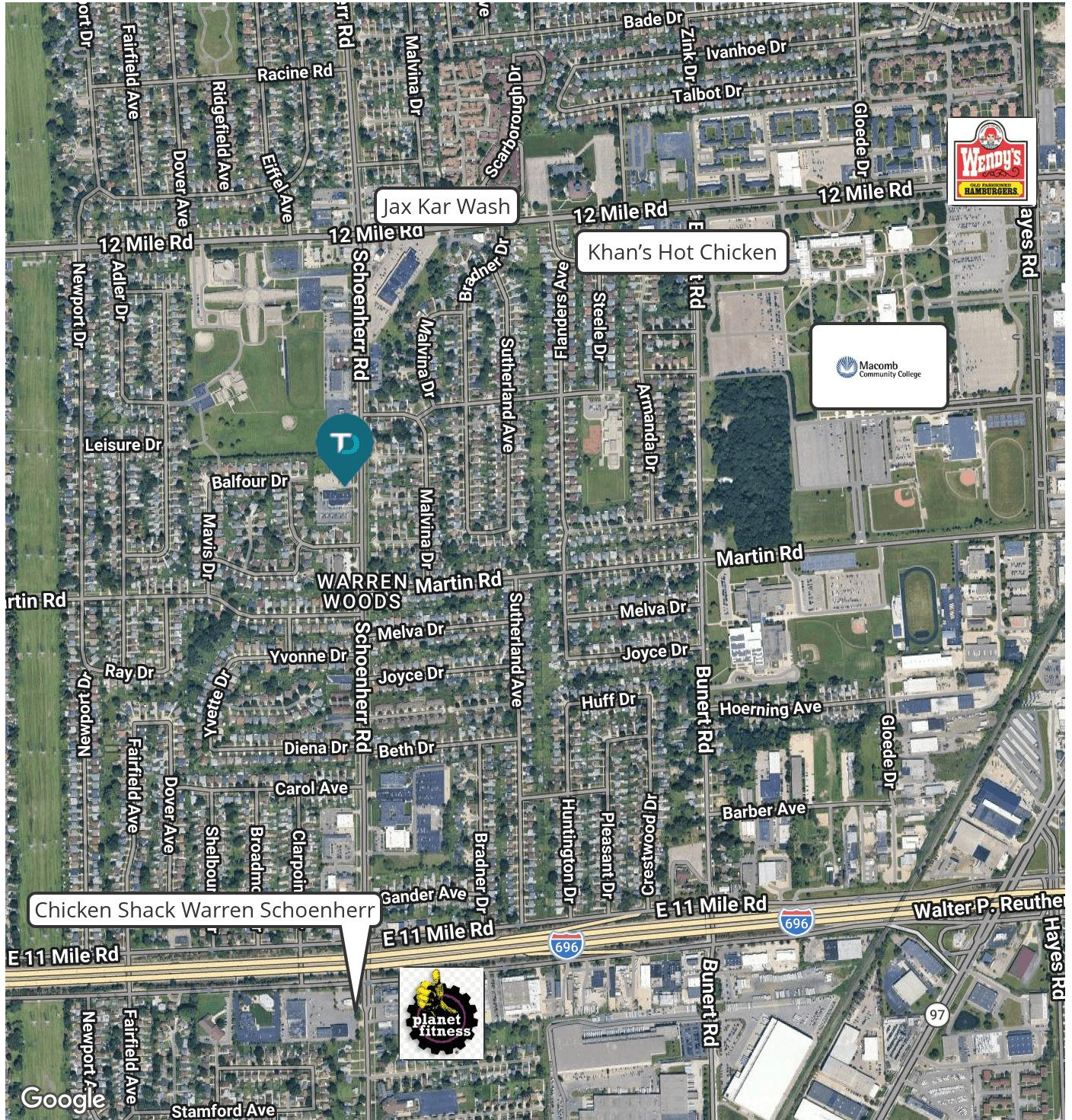
FLOOR PLAN: 28455 Schoenherr Rd | Warren, MI 48088



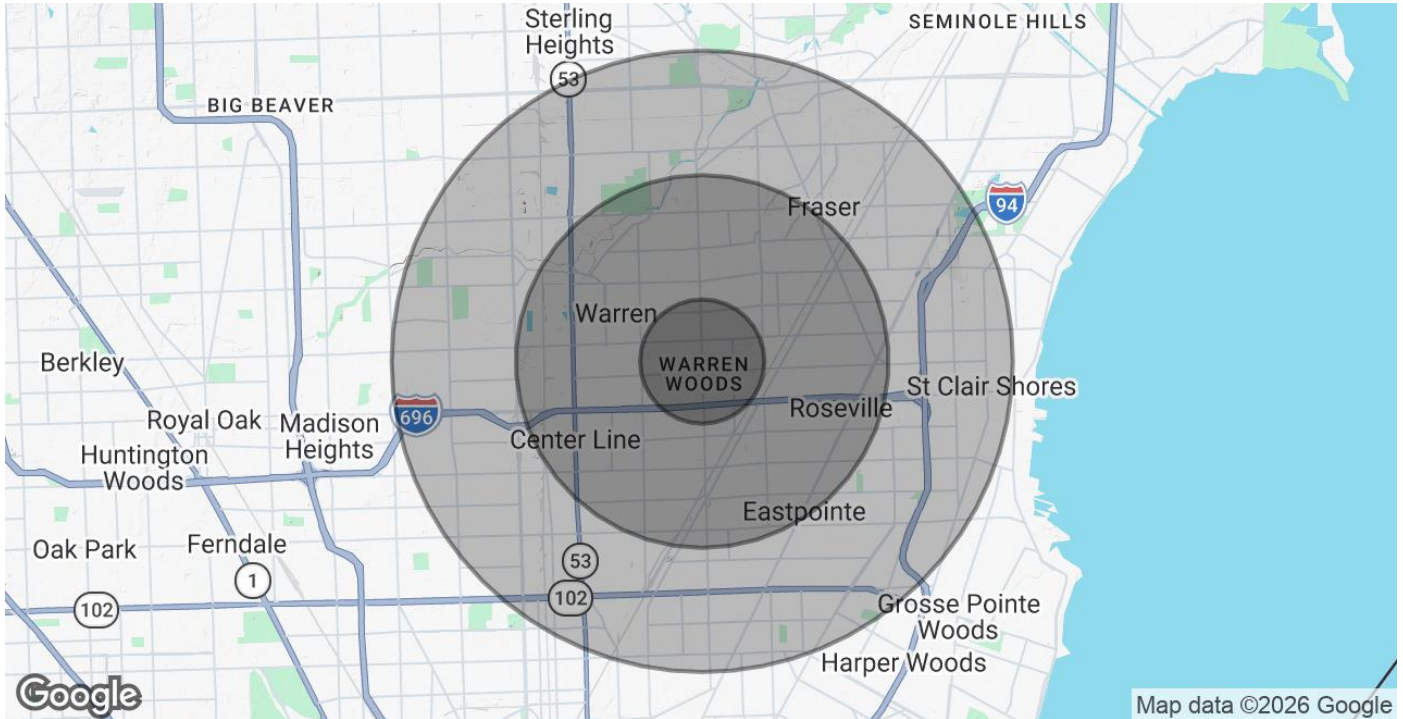
AERIAL: 28455 Schoenherr Rd | Warren, MI 48088



RETAILER MAP: 28455 Schoenherr Rd | Warren, MI 48088



DEMOGRAPHICS MAP & REPORT: 28455 Schoenherr Rd | Warren, MI 48088



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,106	126,462	321,616
Average Age	43	42	41
Average Age (Male)	42	40	40
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,876	52,311	130,839
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$93,713	\$78,146	\$76,682
Average House Value	\$194,122	\$169,847	\$171,958

2020 American Community Survey (ACS)