

# END CAP AVAILABLE



## FOR LEASE

361 W. 14 Mile Road / Madison Heights, MI

3,200 SF  
AVAILABLE



RETAIL OPPORTUNITY

# END CAP AVAILABLE - 14 MILE & JOHN R



## Address

361 W. 14 Mile Road  
Madison Heights, MI 48071

## Availability

3,200 SF

## Features

- The property is across the street from The Oakland Mall, a super regional enclosed mall comprised of 1,500,000 square feet of retail, anchored by JCPenney, Dick's Sporting Goods, Hobby Lobby and AtHome.
- The space is adjacent to two restaurant users, creating a strong dining and retail synergy.
- The property is located less than 0.5 miles east of the I-75 interchange, offering ease of access to Michigan's primary north/south freeway.
- Located at the southwest quadrant of 14 Mile and John R Roads, this property is strategically situated at a traffic-controlled intersection.
- End cap available with 40'+ of frontage and pylon signage.

## Area Tenants



## Demographics (2025)

|                      | 1 MILE   | 3 MILES   | 5 MILES   |
|----------------------|----------|-----------|-----------|
| POPULATION           | 7,367    | 111,687   | 300,771   |
| HOUSEHOLDS           | 4,426    | 49,567    | 132,625   |
| AVG HOUSEHOLD INCOME | \$70,565 | \$103,768 | \$115,004 |
| DAYTIME POPULATION   | 20,746   | 129,880   | 376,396   |



The site plan illustrates the proposed layout for the Kimchi Box restaurant. The building footprint is centrally located, with a large yellow box highlighting a 3,200 SF available area. The plan includes detailed parking spaces, drive-thru lanes, and various setbacks. Key features include:

- Streets:** Palmer Ave (60' wide - public) to the west and Alger Ave to the east.
- Building:** Labeled "KIMCHI BOX" with a large yellow box indicating "3,200 SF AVAILABLE".
- Adjacent Property:** To the east is the "GRAND AZTECA RESTAURANTE MEXICANO" with its logo.
- Setbacks and Dimensions:** Numerous dimensions are provided for setbacks and lot areas, such as 25.00', 20.00', 10.00', and 5.00'.
- Other Features:** The plan shows a "105'x13' LOADING ZONE", "FIRE LANE", "FIRE ALLEY", and various utility lines and easements.
- Zoning:** The site is zoned "B-3 GENERAL BUSINESS".

# SITE PLAN

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