

LAND FOR SALE OR LEASE

11144 HALL RD, STERLING HEIGHTS, MI 48314



LAND FOR SALE OR LEASE



Ayson Shammami
Managing Partner
248.579.5042
ayson@apexre.com

Sal Yaldo
Managing Partner
248.579.5045
sal@apexre.com

CONFIDENTIALITY & DISCLAIMER

All materials and information provided by APEX Commercial Real Estate Advisors, LLC, including those obtained from its directors, officers, agents, advisors, affiliates, or third-party sources, are presented without any guarantees or assurances regarding their accuracy, completeness, or reliability. This includes, but is not limited to, information about the property's condition, compliance with regulations, potential for development, suitability for specific uses, financial performance, or any other related matters.

APEX Commercial Real Estate Advisors, LLC and its affiliates do not provide any express or implied warranties regarding the accuracy or completeness of the materials or information shared. Any materials, whether written or verbal, should not be considered a substitute for a party's independent research and due diligence. Unless explicitly agreed upon in writing, APEX Commercial Real Estate Advisors, LLC does not conduct investigations or due diligence on behalf of any party.

IT IS THE RESPONSIBILITY OF EACH PARTY TO CONDUCT THEIR OWN DUE DILIGENCE AND INVESTIGATION

Any party considering or entering a transaction should independently verify all information and conduct necessary inspections and assessments, including consulting with third-party professionals of their choice. Financial data should be thoroughly reviewed, including by examining supporting documents, reports, and seeking guidance from appropriate financial experts. APEX Commercial Real Estate Advisors, LLC makes no representations or warranties regarding the accuracy, completeness, or applicability of any financial data or assumptions. Additionally, APEX Commercial Real Estate Advisors, LLC does not provide financial advisory services related to transactions. Any financial projections or rent estimates shared are not guarantees of actual performance, and parties must evaluate relevant factors, such as market conditions, government regulations, and vacancy trends, to determine their own assessments.

Legal matters should be reviewed with a qualified attorney. Tax concerns should be discussed with a certified public accountant or tax attorney. Title inquiries should be directed to a title officer or attorney. Questions about a property's condition and regulatory compliance should be addressed with engineers, architects, contractors, consultants, or the appropriate government agencies.

All properties and services offered by APEX Commercial Real Estate Advisors, LLC are marketed in full compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS:

3. Offering Summary
4. AERIAL MAP
5. Regional Map
6. Location Map
7. Demographics Map & Report
8. Meet The Team



32300 Northwestern Highway | Suite 210
Farmington Hills, MI 48334
(248) 579-5045
www.apexre.com

OFFERING SUMMARY

Sale Price	\$5,900,000
Total Lot Size	9+/- Acres



PROPERTY HIGHLIGHTS

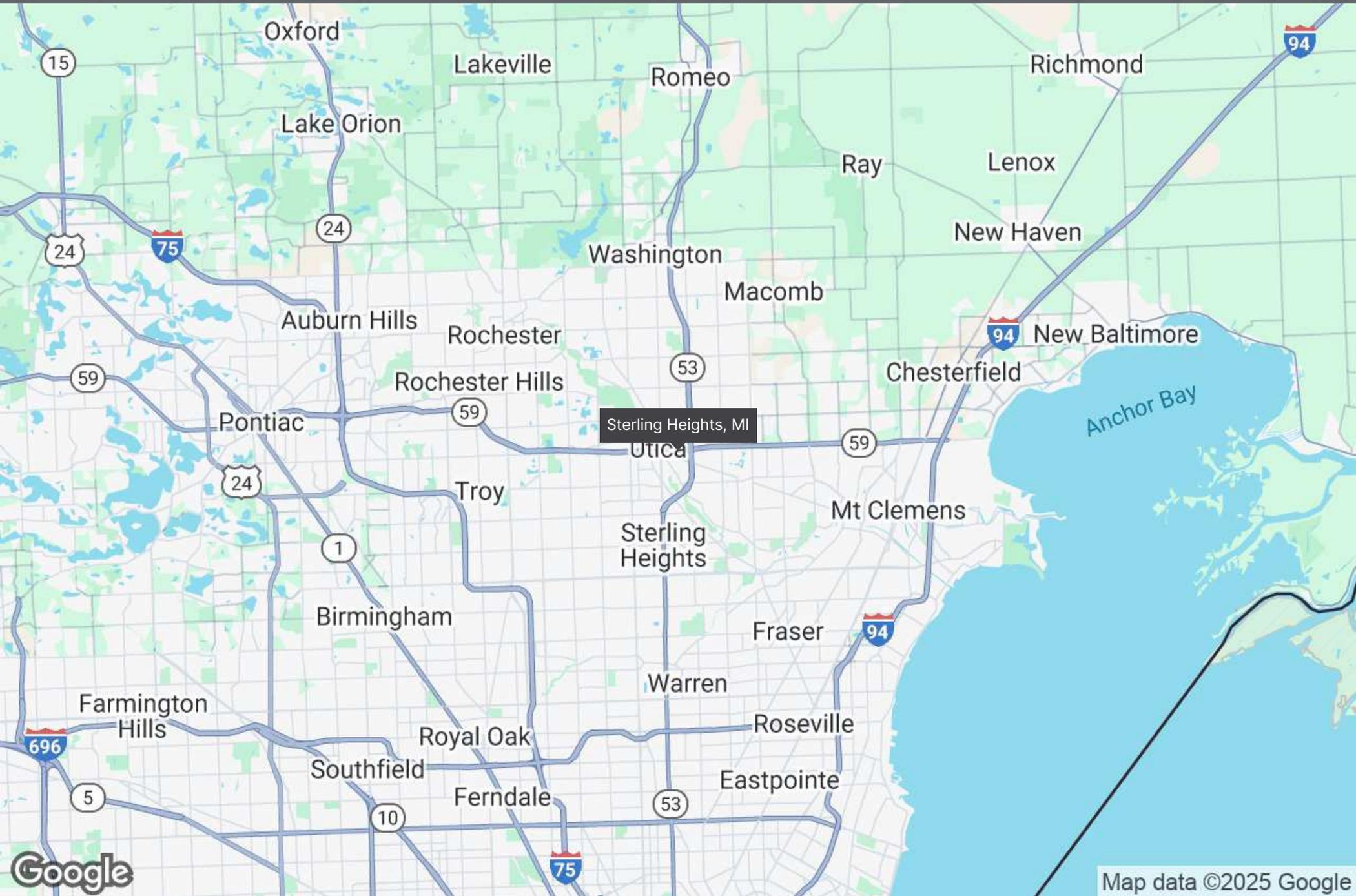
- Zoned C-1, enabling a wide range of commercial opportunities and developments to thrive on the property.
- Its prime location in Sterling Heights presents a strategic advantage, offering high visibility and easy access to major highways.
- The property boasts ample parking space, providing convenience for customers and visitors.
- With flexible potential uses, the property is adaptable to various business needs.
- Its proximity to amenities and services, coupled with the strong economic growth in the area, makes it an attractive investment opportunity.

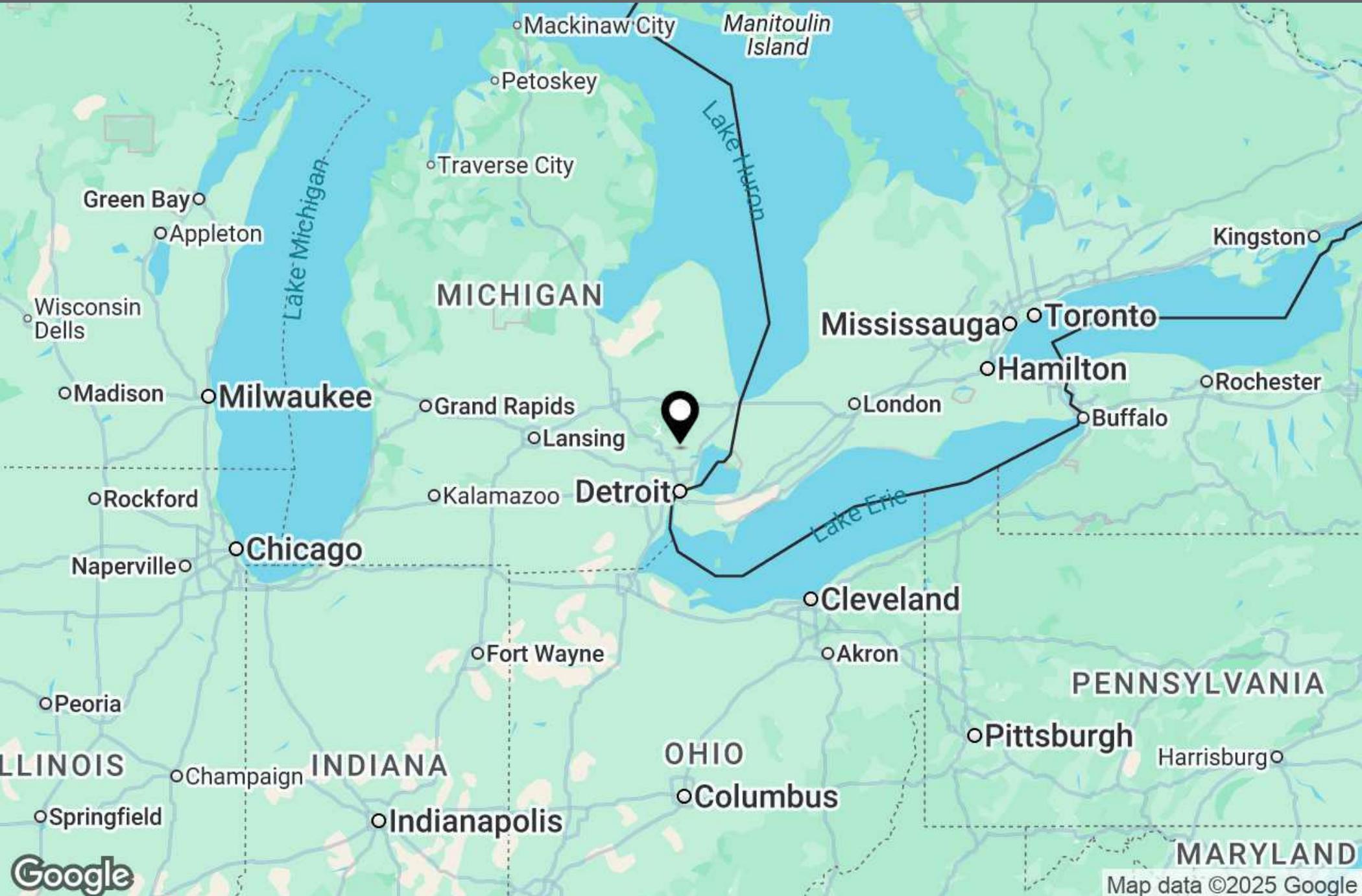


COMBINED TRAFFIC COUNTS 180,000+ VPD

(100,000+ VPD)
(80,000+ VPD)

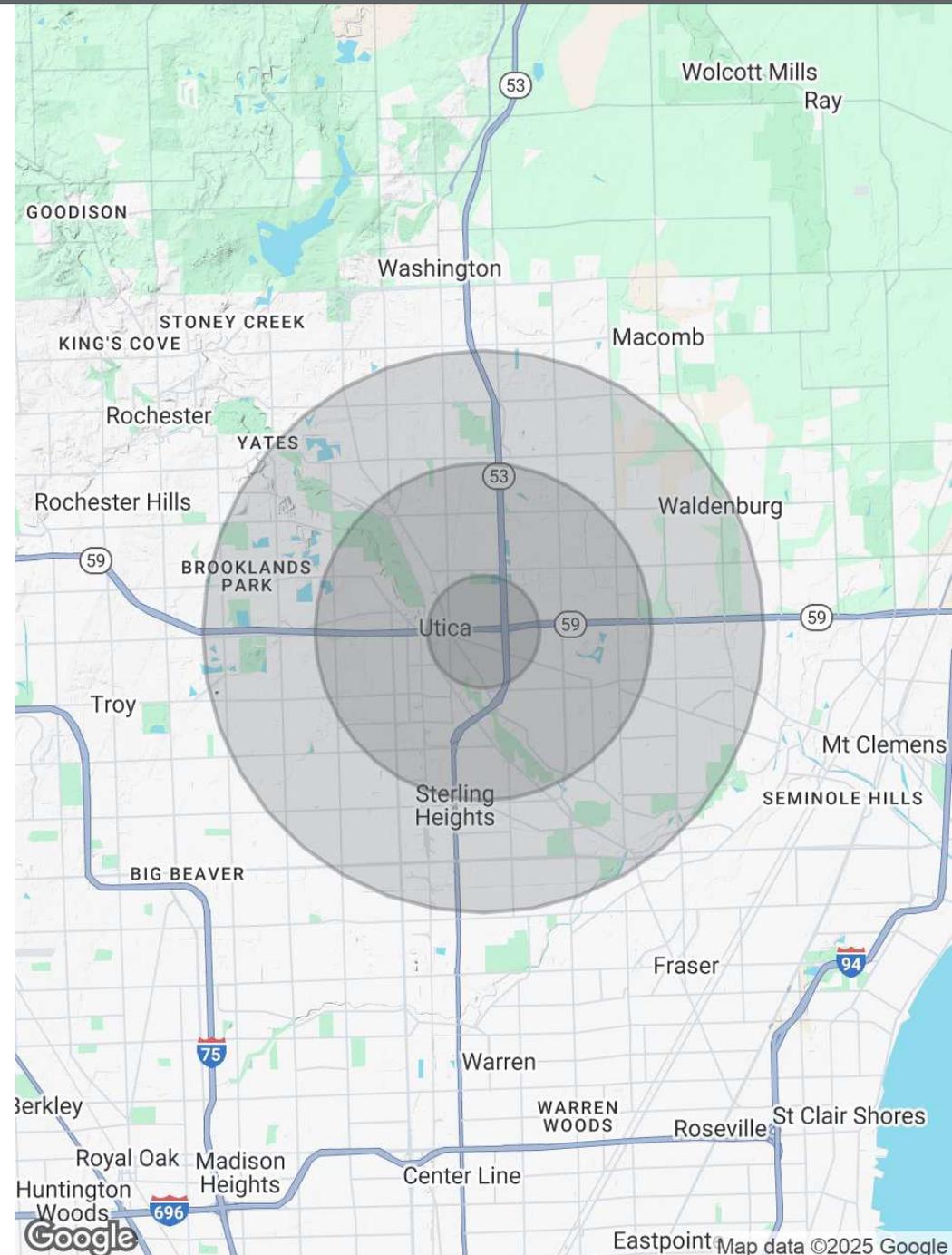
900 Feet Frontage
9+/- Acres
11144 Hall Rd,
Sterling Heights, MI 48314
420 Feet Depth





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,682	91,559	240,235
Average Age	43	43	43
Average Age (Male)	41	42	41
Average Age (Female)	44	45	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,662	38,642	95,331
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$84,956	\$98,317	\$107,302
Average House Value	\$258,534	\$290,570	\$313,480
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	8,760	73,477	190,774
Total Population - Black	537	6,197	14,579
Total Population - Asian	484	5,190	17,570
Total Population - Hawaiian	2	24	55
Total Population - American Indian	33	226	559
Total Population - Other	159	1,137	2,613

Demographics data derived from AlphaMap





AYSON SHAMMAMI

Managing Partner

Direct: 248.579.5042 **Cell:** 248.554.5709
ayson@apexre.com



SAL YALDO

Managing Partner

Direct: 248.579.5045 **Cell:** 248.996.7069
sal@apexre.com

LAND FOR SALE OR LEASE

11144 HALL RD, STERLING HEIGHTS, MI 48314



Hall Road (100,000 VPD)

COMBINED TRAFFIC COUNTS 180,000+ VPD

Hall Road (80,000 VPD)

11144 Hall Rd,
Sterling Heights, MI 48314

900 Feet Frontage

9+/- ACRES

420 Feet Depth

LAND FOR SALE OR LEASE



Ayson Shammami
Managing Partner
248.579.5042
ayson@apexre.com

Sal Yaldo
Managing Partner
248.579.5045
sal@apexre.com