



Retail For Lease

Property Name:
Location: 43761 Schoenherr Road
City, State: Sterling Heights, MI
Cross Streets: Canal Road
County: Macomb
Zoning: C-2
Year Built: 2004

Total Building Sq. Ft.:	6,375	Property Type:	Fast Food/Casual
Available Sq. Ft.:	3,250	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	3,250	Total Acreage:	1.00
Max Cont. Sq. Ft.:	3,250	Land Dimensions:	N/A
Ceiling Height:	17'	Parking:	21, Shared
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	Brick	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Package Heating	Sprinklers:	No
Air-Conditioning:	Package Cooling	Signage:	N/A
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 42,071	Schoenherr Rd. N. of Canal Rd. 2-Way
1 Mile: 14,074	1 Mile: \$80,018	Yr: 2025	Count: 41,092	Schoenherr Rd. S. of Canal Rd. 2-Way	
3 Miles: 106,832	3 Miles: \$86,550	Yr: 2025	Count: 11,071	Canal Rd. W. of Schoenherr Rd. 2-Way	
5 Miles: 261,589	5 Miles: \$88,908	Yr: 2025	Count: 9,477	Canal Rd. E. of Schoenherr Rd. 2-Way	

Current Tenant(s): N/A **Major Tenants:** Kroger, CVS, Subway

Lease Rate:	\$35.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	Contact Broker
Lease Term:	5 Year(s)	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	10-02-431-002-000	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: Excellent leasing opportunity with an existing drive-thru, situated on a pad site within a Kroger-anchored shopping center. The property is adjacent to a two-tenant retail strip and surrounded by dense residential population, national retailers and restaurants. Located at a signalized intersection with high visibility and traffic.

*Please do not approach on-site employees. Contact Broker for more information.

Broker: SIGNATURE ASSOCIATES

Agent(s):
Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com

