

IMMEDIATE OCCUPANCY
10,000 SF Retail Building for Lease
37821 Mound Road, Sterling Heights, MI 48310



AGENT CONTACT INFO

TONY CAVATAIO O: 586.254.0900 x107 • C: 586.291.6968 • tcavataio@pilotpg.com

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com



PROPERTY GROUP

38600 Van Dyke, Suite 325
Sterling Heights, MI 48312
586.254.0900 • www.pilotpg.com

AGENT CONTACT:

TONY CAVATAIO

O: 586.254.0900 x107 • C: 586.291.6968
tcavataio@pilotpg.com

3 PROPERTY SUMMARY

4 AREA & DEMOGRAPHICS

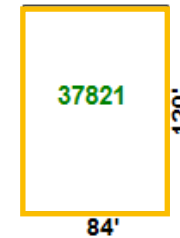
FOXHILL DRIVE



("NORTH" BLDG.)
1-STY RETAIL
10400.0 sf
15 FT

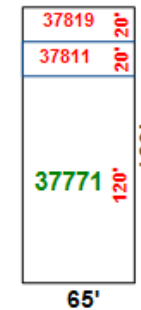


("CENTER" BLDG.)
1-STY RETAIL
10080.0 sf
20 FT



MOUND ROAD

("SOUTH" BLDG.)
1-STY RETAIL
10400.0 sf
15 FT



Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdraw without notice.

Pilot Property Group has prepared this document/email for marketing, or general information purposes only. Information contained herein has been obtained from the owners, or from other sources deemed reliable. We have no reason to doubt its accuracy, but we can not guarantee it.

All properties are subject to change, or withdraw without notice.

PROPERTY SUMMARY

37821 MOUND ROAD, STERLING HEIGHTS, 48310

Property Type:Retail
Total Square Footage:.....Approx 10,000
Year Built:2005
Zoning:C-3
Ceiling Height:.....20'
Lighting:.....LED
Parking Spaces:Approx 40
Lease Rate:Contact Broker
Lease Type:NNN



AGENT CONTACT INFO

TONY CAVATAIO O: 586.254.0900 x107 • C: 586.291.6968 • tcavataio@pilotpg.com

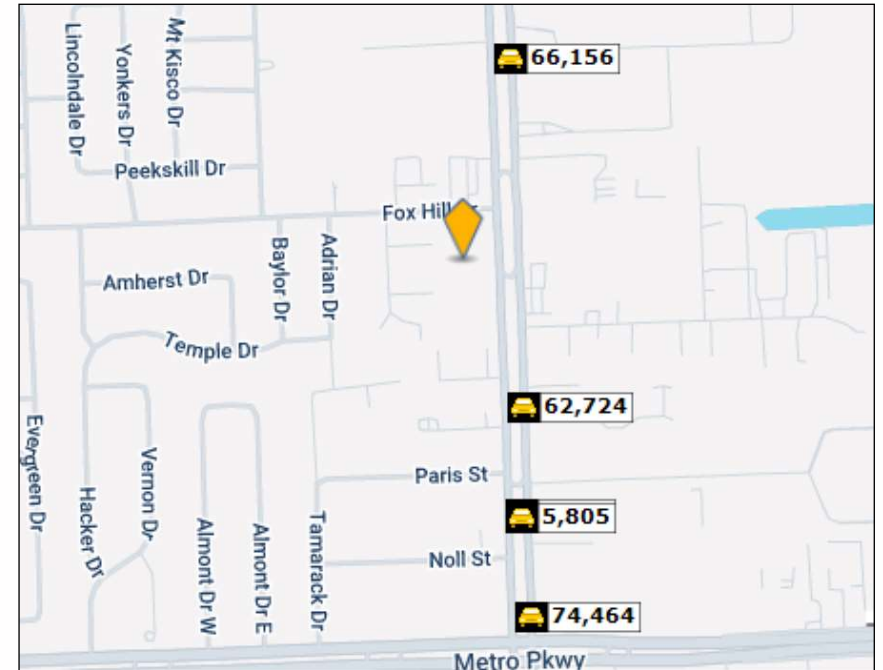
Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

AREA & DEMOGRAPHICS

DEMOGRAPHICS

Radius	2 Mile	5 Mile	10 Mile
Population			
2029 Projection	43,623	262,267	1,105,409
2024 Estimate	44,307	265,441	1,116,571
2020 Census	45,926	270,878	1,126,214
Households			
2029 Projection	15,493	103,738	456,025
2024 Estimate	15,737	104,997	460,634
2020 Census	16,312	107,074	464,441
Growth 2024 - 2029	-1.55%	-1.20%	-1.00%
Growth 2020 - 2024	-3.53%	-1.94%	-0.82%
Radius			
2024 Households by HH Income	15,739	104,998	460,634
<\$25,000	2,421 15.38%	14,897 14.19%	70,838 15.38%
\$25,000 - \$50,000	3,358 21.34%	21,116 20.11%	90,441 19.63%
\$50,000 - \$75,000	2,880 18.30%	17,721 16.88%	76,421 16.59%
\$75,000 - \$100,000	2,599 16.51%	15,280 14.55%	63,985 13.89%
\$100,000 - \$125,000	1,565 9.94%	11,092 10.56%	46,428 10.08%
\$125,000 - \$150,000	1,123 7.14%	9,060 8.63%	33,934 7.37%
\$150,000 - \$200,000	1,119 7.11%	8,844 8.42%	38,837 8.43%
\$200,000+	674 4.28%	6,988 6.66%	39,750 8.63%
2024 Avg Household Income	\$82,915	\$91,955	\$94,941
2024 Med Household Income	\$68,391	\$73,252	\$72,583

TRAFFIC COUNTS



STERLING HEIGHTS, MICHIGAN

Sterling Heights is a city in Macomb County in the U.S. state of Michigan, and northern suburb of Detroit. As of the 2020 census, the city had a population of 134,346, placing Sterling Heights as the second-largest suburb of Detroit, and the fourth-most populous city in Michigan.

According to the most recent equalization values, Sterling Heights is one of the top five cities in State Equalized Values (SEV) in the entire state of Michigan and ranks No. 3 in industrial property values among the five highest SEV communities in the state.

AGENT CONTACT INFO

TONY CAVATAIO O: 586.254.0900 x107 • C: 586.291.6968 • tcavataio@pilotpg.com

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com