

43761 SCHOENHERR ROAD
STERLING HEIGHTS, MICHIGAN

RETAIL FOR LEASE
3,250 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

RESTAURANT WITH DRIVE-THRU



PROPERTY FEATURES

- 3,250 square feet available
- Turnkey fast food/retail commercial site
- Drive-thru included
- 21 shared parking spaces
- Lease rate: \$35.00/sq. ft. NNN

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**



For more information, please contact:

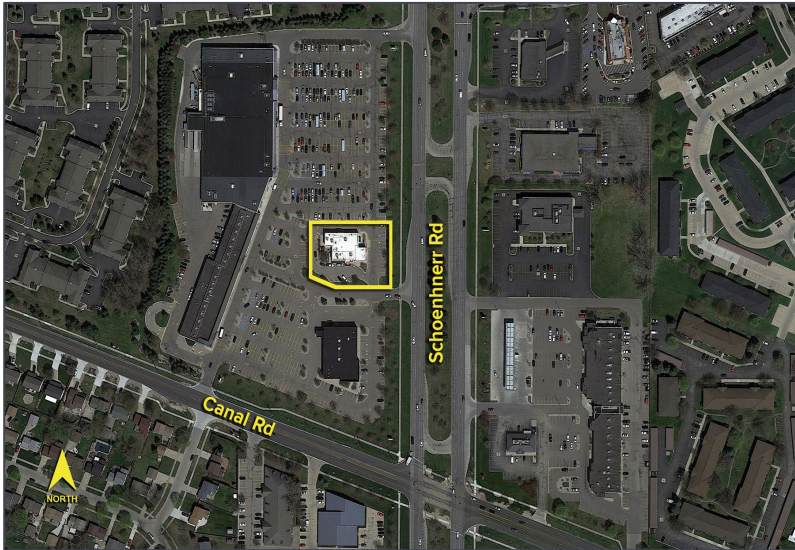
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43761 Schoenherr Road – Sterling Heights, Michigan

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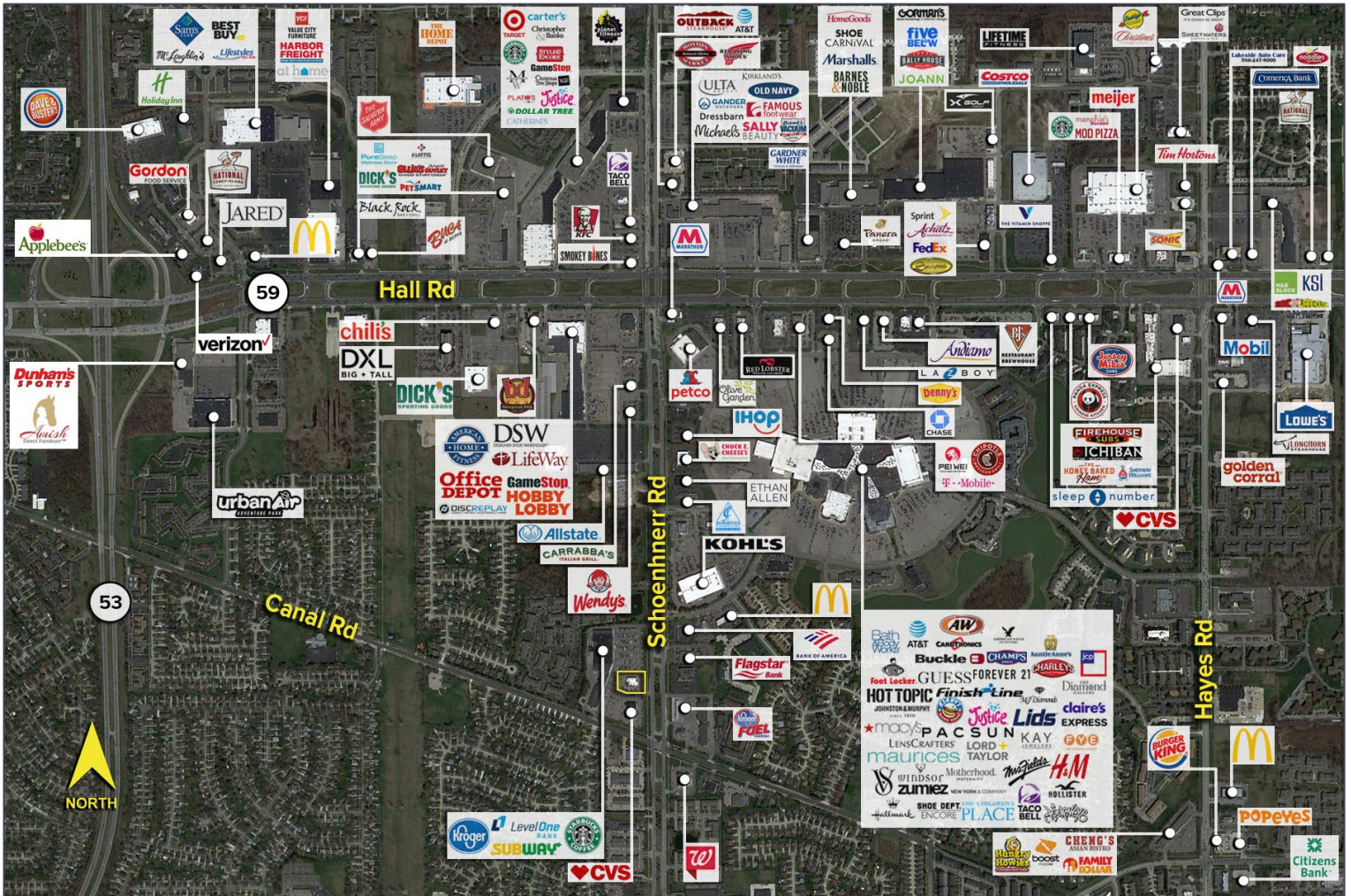


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	14,074	\$80,018
3 MILE	106,832	\$86,550
5 MILE	261,589	\$88,908

TRAFFIC COUNTS (TWO-WAY)

42,071	Schoenherr Rd N. of Canal Rd.
41,092	Schoenherr Rd S. of Canal Rd.
11,071	Canal Rd. W. of Schoenherr Rd.
9,477	Canal Rd. E. of Schoenherr Rd.



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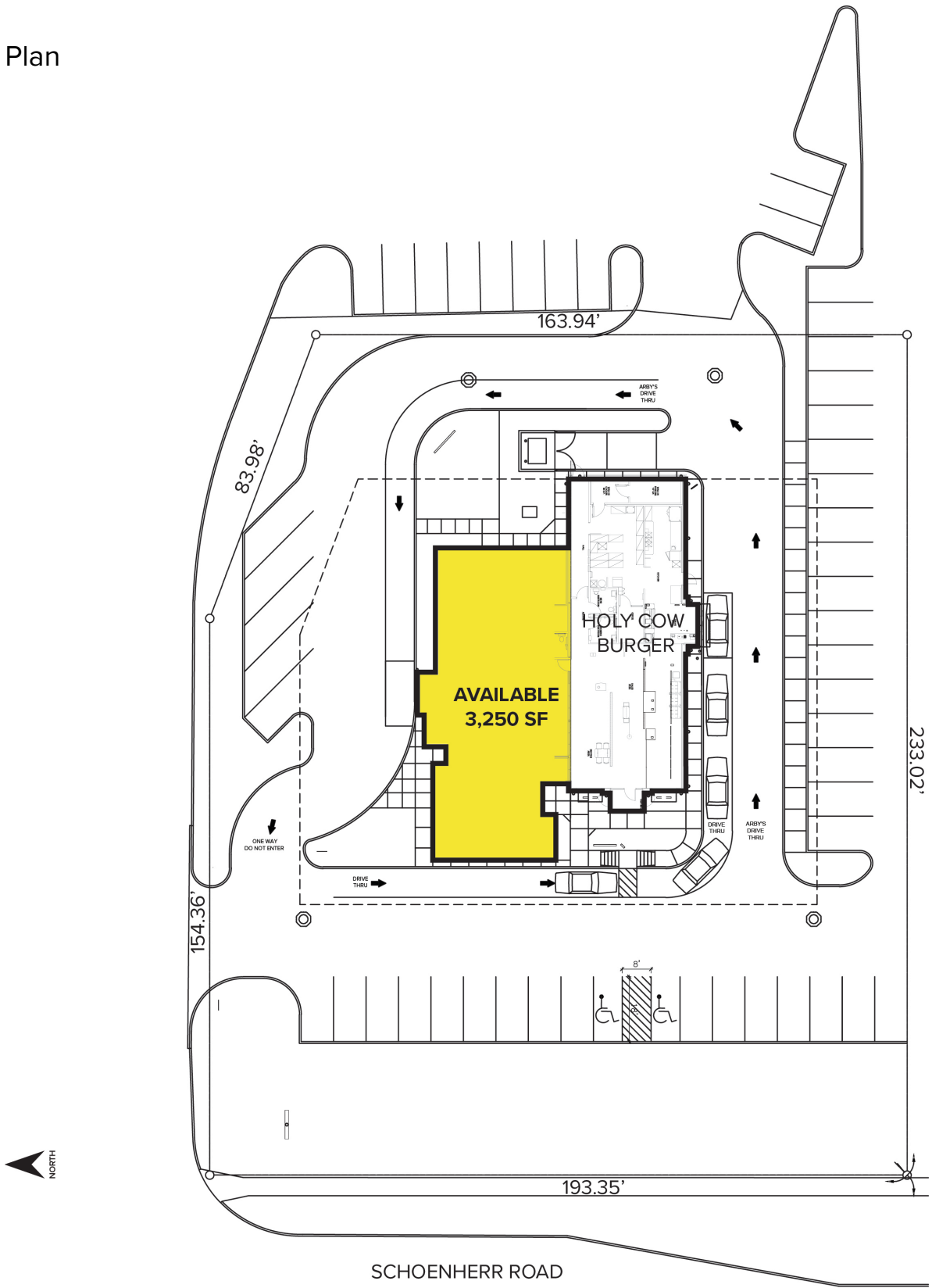
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Site Plan



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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.