

HALL ROAD & I-94 NEW RETAIL CENTER



FOR LEASE

25210 William P. Russo Highway / Harrison Township, MI



RETAIL OPPORTUNITY

NEW RETAIL CENTER



Address

25210 William P. Russo Highway
Harrison Township, MI 48045

Availability

1,759 - 7,084 SF

Features

A premier new retail center is coming soon to the southwest quadrant of I-94 and Hall Road in Harrison Township. Strategically positioned along Macomb County's primary traffic corridor, this site offers 150' of frontage and traffic counts exceeding 65,000 vehicles per day. Multiple points of ingress and egress ensure seamless access and optimal traffic flow, enhancing convenience for customers and employees alike. The property is surrounded by a dominant mix of national retailers that anchor the trade area, including Walmart, Menards, BJ's Wholesale Club, and Bass Pro Shops. Further strengthening the market is the nearby Selfridge Air National Guard Base, located less than three miles from the site and employing more than 6,000 personnel.

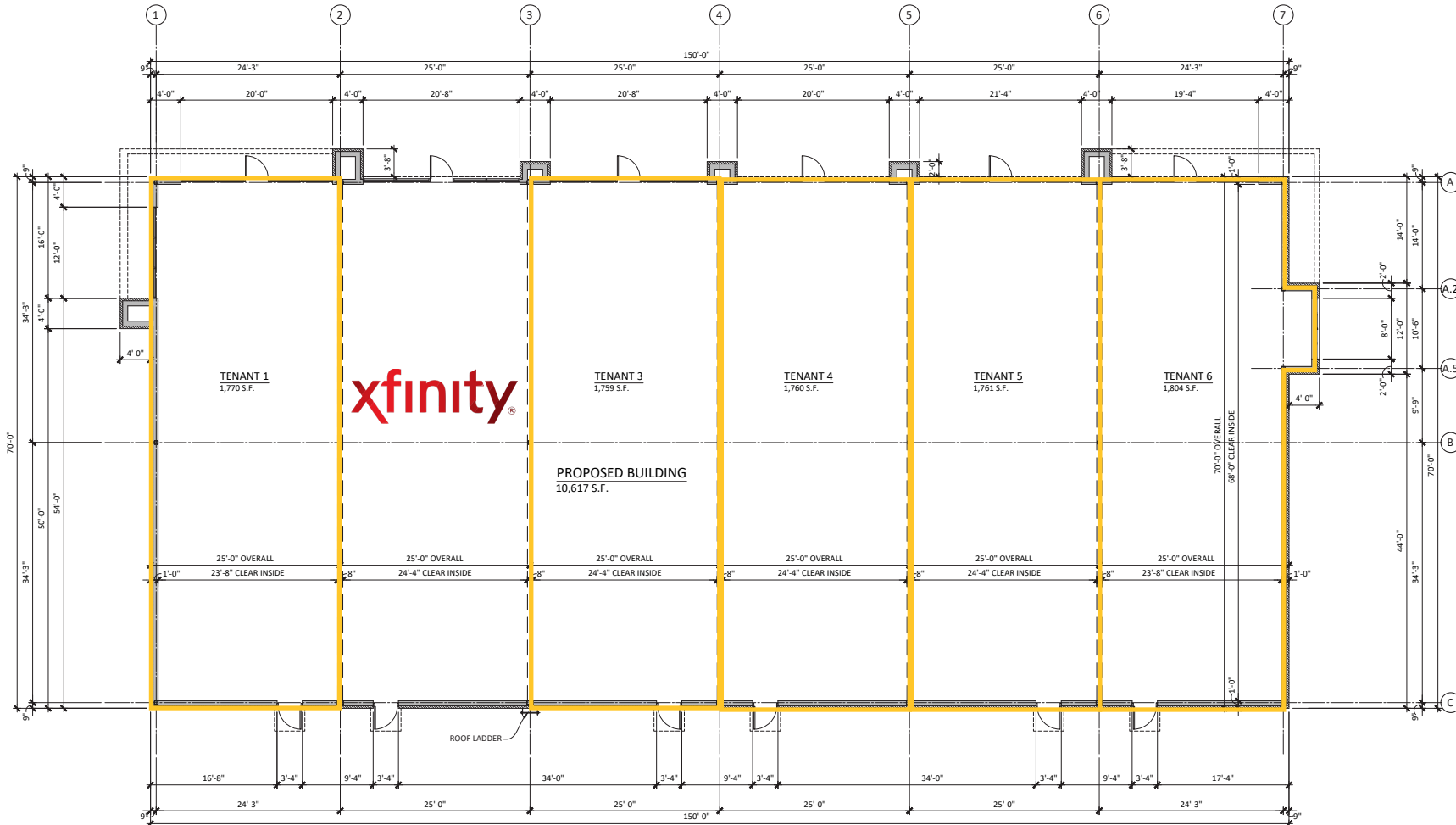
Area Tenants



Demographics (2025)

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| POPULATION | 2,847 | 49,298 | 161,735 |
| HOUSEHOLDS | 1,023 | 20,046 | 66,993 |
| AVG HOUSEHOLD INCOME | \$144,399 | \$102,213 | \$107,356 |
| DAYTIME POPULATION | 5,862 | 52,535 | 138,262 |

NEW RETAIL CENTER

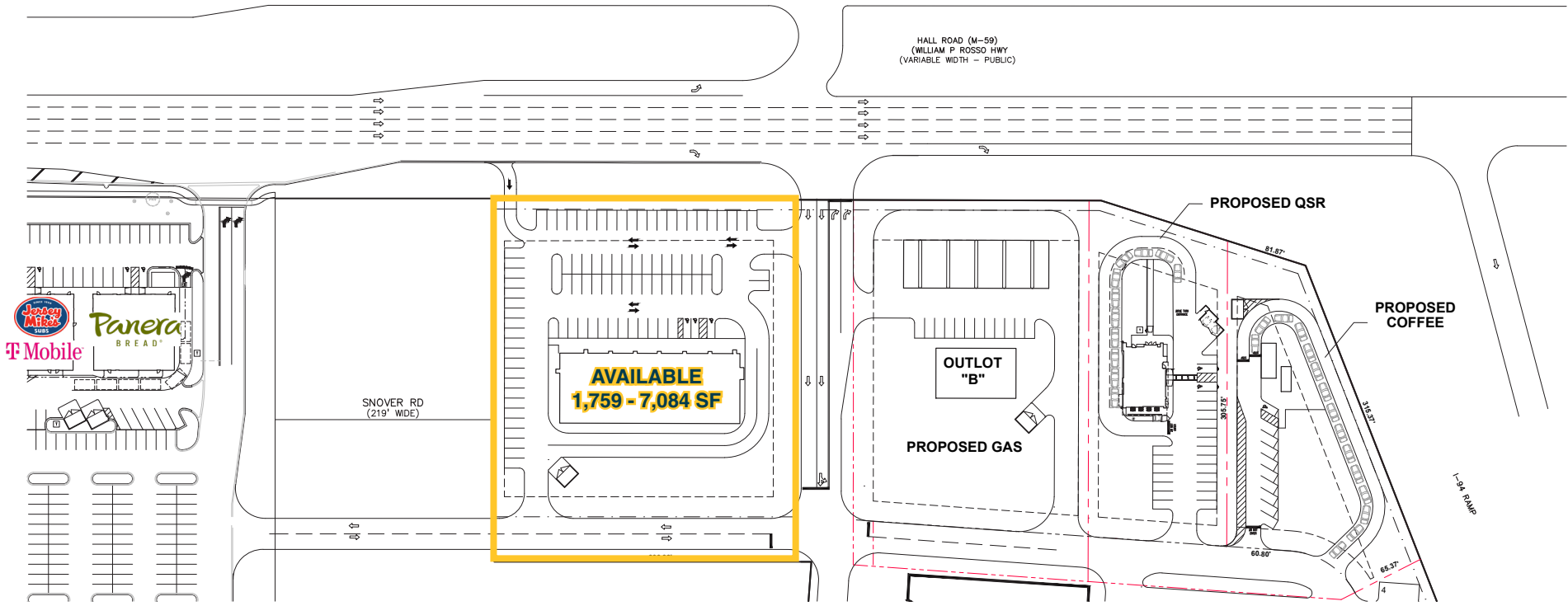


PRELIMINARY FLOOR PLAN
SCALE: 1/8" = 1'-0"



1

NEW RETAIL CENTER

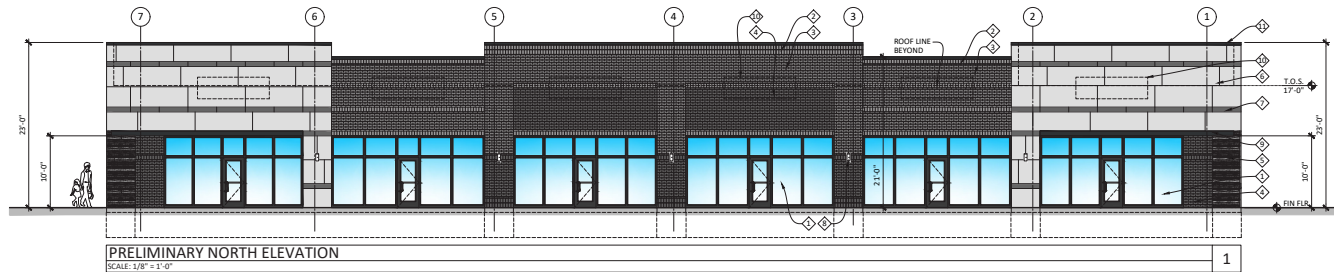
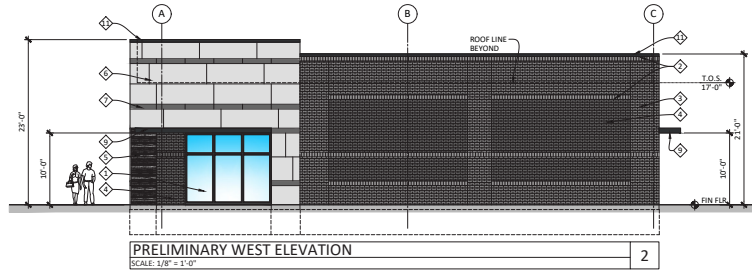
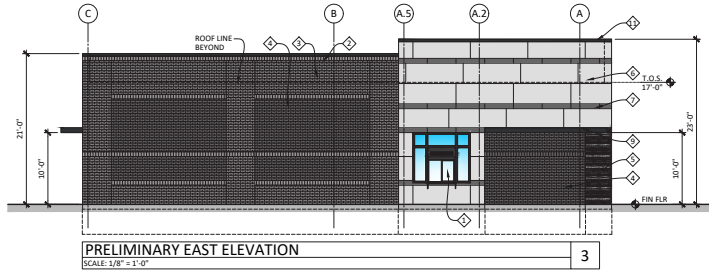
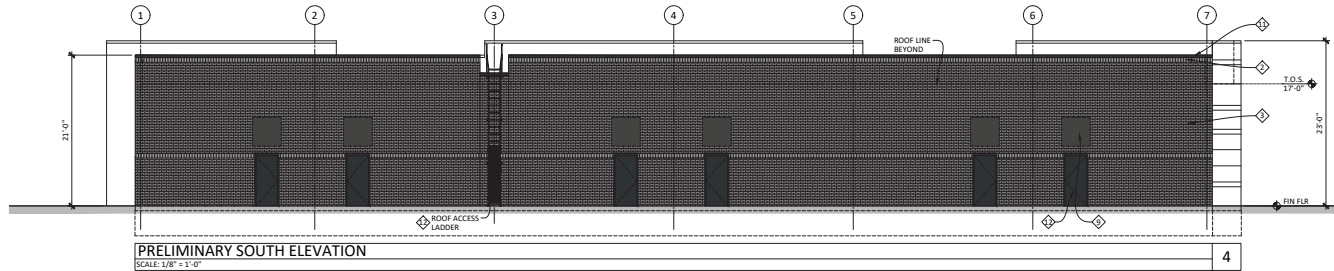


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EXTERIOR FINISH KEY

| | |
|--|---|
| | STOREFRONT THERMALLY BROKEN ALUM. FRAME W/INSULATED GLAZING MFR: 180 COLOR: DARK BRONZE DENOTES SPANDREL GLAZING |
| | MODULAR BRICK VENEER MFR: T.B.D. COLOR: WHITE |
| | MODULAR BRICK VENEER MFR: T.B.D. COLOR: MEDIUM GRAY |
| | MODULAR BRICK VENEER MFR: T.B.D. COLOR: DARK GRAY |
| | FIBER CEMENT SIDING MFR: T.B.D. STYLE: BRUSHED COLOR: GRAY |
| | FIBERGLASS METAL PANELS MFR: T.B.D. COLOR: WHITE |
| | FIBERGLASS METAL PANELS MFR: T.B.D. COLOR: MEDIUM GRAY |
| | LIGHTING WALL SCRODE FIXTURE (RICHLER - 11251BK730) |
| | METAL CANOPY COLOR: T.B.D. (LIGHTING PER TENANT PLANS & SPECS) |
| | SIGNAGE SPACE ALLOWED: VERIFY MAX. SQ FT SIGNAGE SHALL BE SUBMITTED PER TENANT. |
| | PREFINISHED METAL COPING MFR: FIRESTONE COLOR: CHARCOAL GRAY |
| | PAINT MFR: TIG COLOR: SW7069 - IRON ORE |



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