

FOR LEASE  
**SHELBY PLAZA**

8148-8260 23 MILE RD, SHELBY TWP, MI 48316



**SUITES AVAILABLE**  
RANGING FROM 2,000 SF – 6,600 SF

**SHELBY PLAZA** | SHELBY TWP, MI

ECODE #1054

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

# PROPERTY DETAILS

<b>LOCATION:</b>	8148-8260 23 Mile Rd, Shelby Twp, MI 48316
<b>PROPERTY TYPE:</b>	Shopping Center
<b>DATE AVAILABLE:</b>	Immediately
<b>RENT:</b>	\$15.00/SF NNN
<b>NNN EXPENSE:</b>	\$1.90/SF
<b>AVAILABLE SPACE:</b>	2,000 – 6,600 SF  6,600 SF <i>*Space can be divided</i>  4,100 SF <i>*Space can be divided</i>
<b>ZONING:</b>	C-2
<b>GROSS LEASABLE AREA:</b>	10,700 SF
<b>TRAFFIC COUNT:</b>	23 Mile Rd (25,543 CPD) Van Dyke Rd (23,056 CPD)

EXCLUSIVELY LISTED BY:



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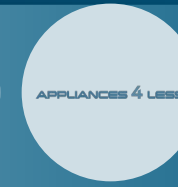
\$15.00/SF NNN

\$1.90/SF

**RENT**

**NNN**

## TENANTS



## HIGHLIGHTS

- Located within one of Macomb County's most established and desirable commercial trade areas
- Convenient access to M-53 / Van Dyke Expressway enhances connectivity throughout Metro Detroit
- Monument signage and storefront visibility offer strong branding exposure for tenants
- Ample parking and multiple access points
- Excellent opportunity to join a well-recognized neighborhood shopping center in a high-demand trade area
- Strong regional accessibility serving Shelby Township, Macomb Township, Washington Township, Sterling Heights, and nearby communities

# MICRO AERIAL



# MACRO AERIAL



# SITE PLAN



# SITE PHOTOS | 6,600 SF (SPACE CAN BE DIVIDED)



# SITE PHOTOS | 4,100 SF (SPACE CAN BE DIVIDED)



# SIGNAGE



# DEMOGRAPHICS



## SHELBY PLAZA

8148-8260 23 Mile Rd, Shelby Twp, MI 48316

# DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2025 Estimated Population	6,321	62,038	205,680
2030 Projected Population	6,365	63,072	207,687
2020 Census Population	6,600	62,494	203,915
2010 Census Population	5,556	57,710	188,610
Projected Annual Growth 2025 to 2030	0.1%	0.3%	0.2%
Historical Annual Growth 2010 to 2025	0.9%	0.5%	0.6%

### HOUSEHOLDS

2025 Estimated Households	2,389	24,621	83,102
2030 Projected Households	2,456	25,459	85,476
2020 Census Households	2,412	24,259	80,301
2010 Census Households	2,006	21,977	73,212
Projected Annual Growth 2025 to 2030	0.6%	0.7%	0.6%
Historical Annual Growth 2010 to 2025	1.3%	0.8%	0.9%

### RACE

2025 Est. White	80.4%	83.2%	79.7%
2025 Est. Black	6.1%	5.8%	7.1%
2025 Est. Asian or Pacific Islander	9.7%	5.9%	7.8%
2025 Est. American Indian or Alaska Native	-	0.2%	0.2%
2025 Est. Other Races	3.8%	4.9%	5.2%

### INCOME

2025 Est. Average Household Income	\$118,754	\$124,265	\$123,370
2025 Est. Median Household Income	\$92,103	\$99,823	\$100,043
2025 Est. Per Capita Income	\$45,070	\$49,369	\$49,917

### BUSINESS

2025 Est. Total Businesses	386	2,692	6,773
2025 Est. Total Employees	2,708	25,716	67,554

## CONTACT US



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