

Gas Station Convenience | Drive-Thru

15250 21 MILE RD, MACOMB, MI 48044

1,094 SF Available with Drive-Thru



FOR LEASE



KATHLEEN GARMO

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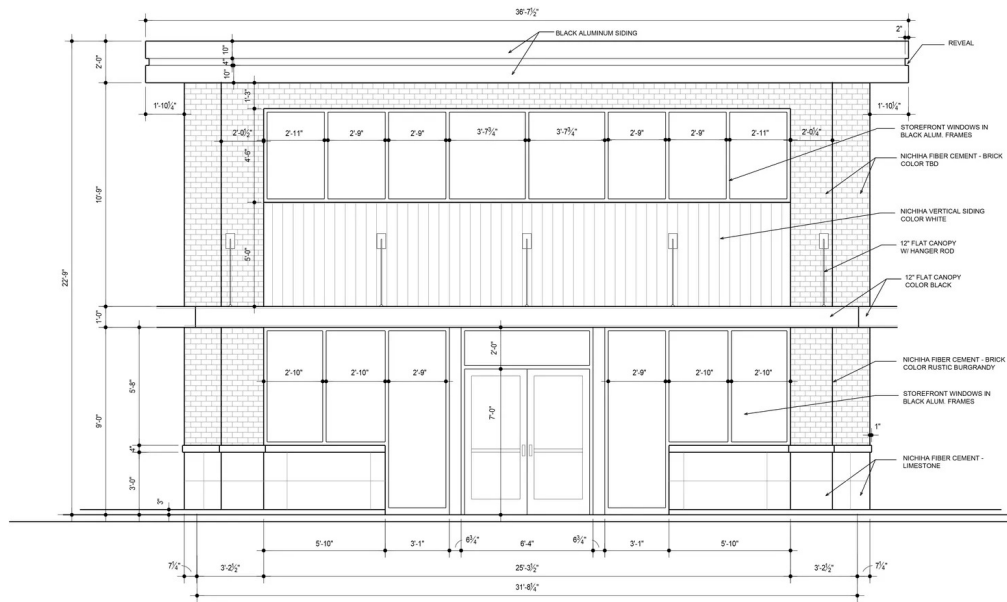


LOCATION DESCRIPTION

Positioned directly on the hard, signalized corner of 21 Mile Road and Hayes Road, 15250 21 Mile Road sits at a high-traffic crossroads bridging Macomb Township and Shelby Township. This dynamic retail corridor captures steady daily commuter flow, serving as a primary arterial route for surrounding residential developments, local schools, and major regional retail destinations. Located just one mile north of the M-59 / Hall Road commercial spine, the property benefits from the area's dense, high-earning demographic base and booming residential growth. This brand-new redevelopment transforms a high-volume corner into a modern multi-tenant commercial node. Featuring brand-new infrastructure, refreshed site access, and a dedicated drive-thru lane, the site provides a turnkey opportunity for QSRs, coffee operators, and service retail brands looking to capitalize on immediate drive-by exposure and an established customer draw.

PROPERTY HIGHLIGHTS

- **Hard Corner Positioning:** Prime signalized corner location at 21 Mile Road and Hayes Road, benefiting from high visibility and excellent accessibility.
- **New Redevelopment Project:** Completely updated commercial development featuring a modernized service station footprint paired with turnkey/built-to-suit retail space.
- **Drive-Thru Enabled:** Premium endcap drive-thru capability, ideally suited for quick-service restaurant (QSR), coffee, specialty beverage, or dry-cleaning concepts.
- **Constant Built-In Traffic:** Continuous, daily customer flow generated by fuel and convenience store operations.



NORTH FRONT ELEVATION
SCALE: 3/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECT:

**Scheible & Associates
L.L.C.**

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EXTERNAL ALTERATIONS

15250 21 MILE RD
MACOMB, MI 48044

ISSUED FOR:
PERMIT SET
06-09-26

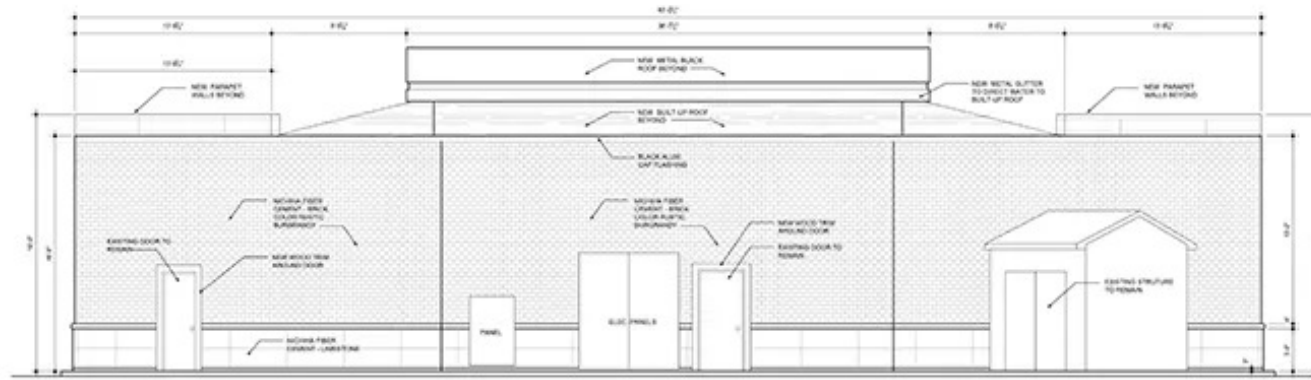
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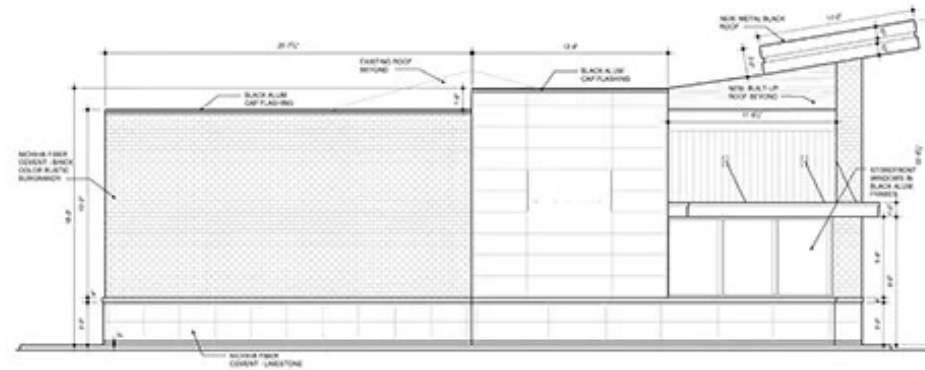
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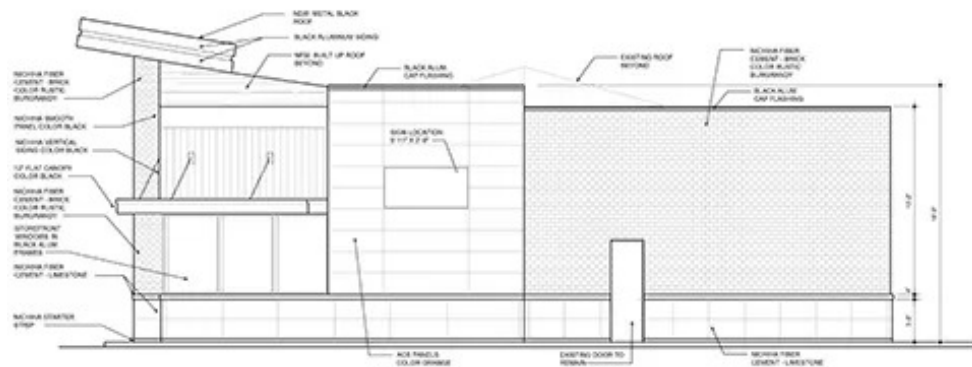
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SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

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EXTERNAL ALTERATIONS

15250 21 MILE RD
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ISSUED FOR:
PERMIT SET
06-09-26

SEAL:



SHEET# A-4.2
DATE:

15250 21 MILE RD, MACOMB, MI 48044



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,582	105,068	239,315
Average Age	45.5	44.1	42.7
Average Age (Male)	44.7	42.4	41.2
Average Age (Female)	45.8	45.0	43.9

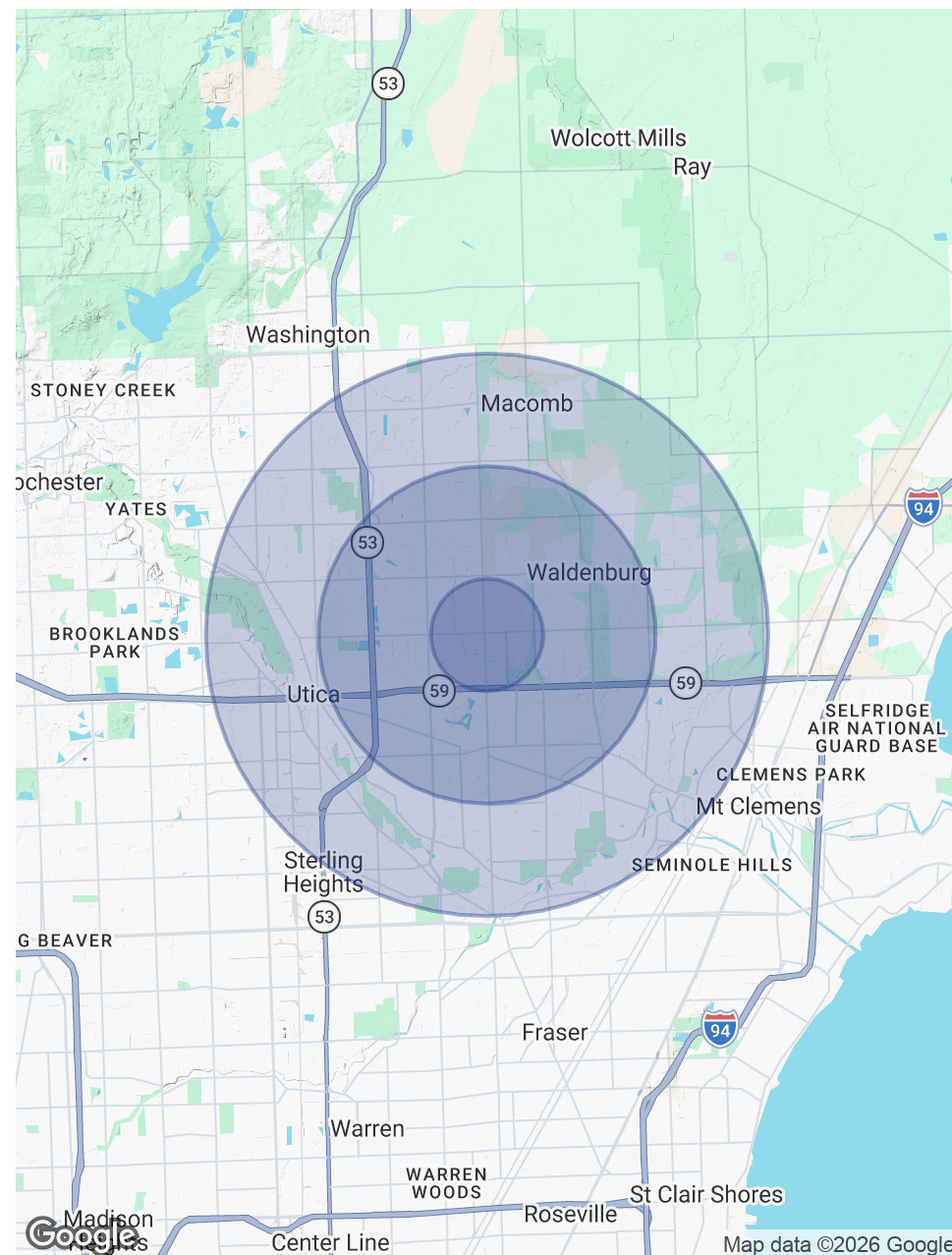
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,237	42,424	94,352
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$114,730	\$107,946	\$110,242
Average House Value	\$311,991	\$297,564	\$307,365

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	12,199	89,181	201,013
Total Population - Black	469	6,058	14,893
Total Population - Asian	468	3,865	8,747
Total Population - Hawaiian	0	0	42
Total Population - American Indian	6	106	485
Total Population - Other	95	765	2,295

TRAFFIC COUNT	
21 Mile Road	20,316
Hayes Road	32,307

2023 American Community Survey (ACS)

Traffic Volume (Placer.ai)





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For more information contact listing brokers:



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OUR COMMITMENT

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