



AREA
TENANTS



CONTACT

6476 Orchard Lake Road, Suite A
West Bloomfield, Michigan 48322

P: 248 538 2000 F: 248 538 9905
www.cmprealestategroup.com

LANCE NUMAN

lnuman@cmprealestategroup.com

CHRIS JONNA

cjonna@cmprealestategroup.com

PROPERTY INFORMATION

Building Size	5,880 SF
Space Available	5,880 SF
Minimum Available	2,940 SF
Maximum Available	5,880 SF
Asking Rate	\$13.00 PSF
Asking Price	\$650,000
Parking	30 Spaces
Property Size	0.7 Acres
Property Taxes (Annually)	\$18,000

DEMOGRAPHICS

Population	286,535 people
Households	114,034 homes
Average Household Income	\$76,598/annually
Employees	164,463 employees

ADDRESS

**34475 MOUND ROAD
STERLING HEIGHTS, MICHIGAN 48310**

PROPERTY HIGHLIGHTS

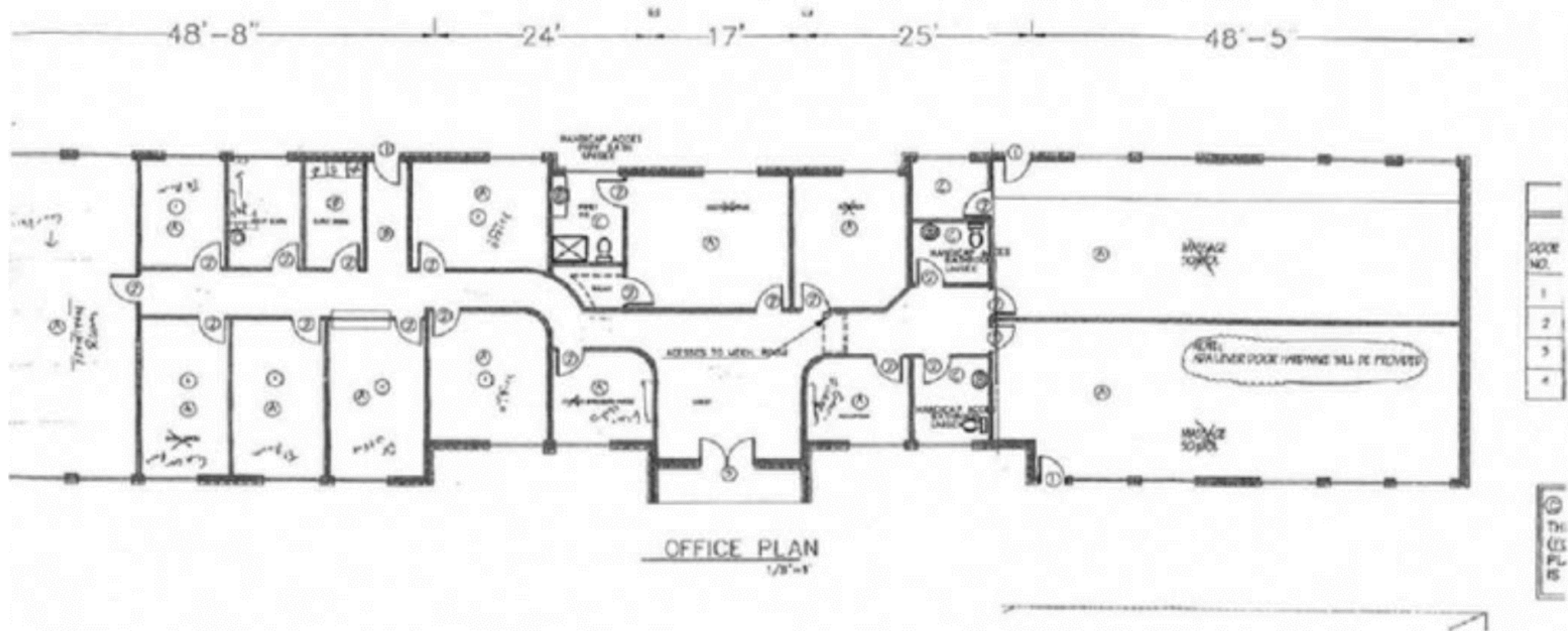
Freestanding 5,580 SF office building available for sale or lease on highly traveled Mound Road just south of 15-mile road.

All brick exterior with 18 built-out offices, along with excellent monument signage availability on property.

Building has two open areas for work stations/cubicles and a kitchenette for lounge area.

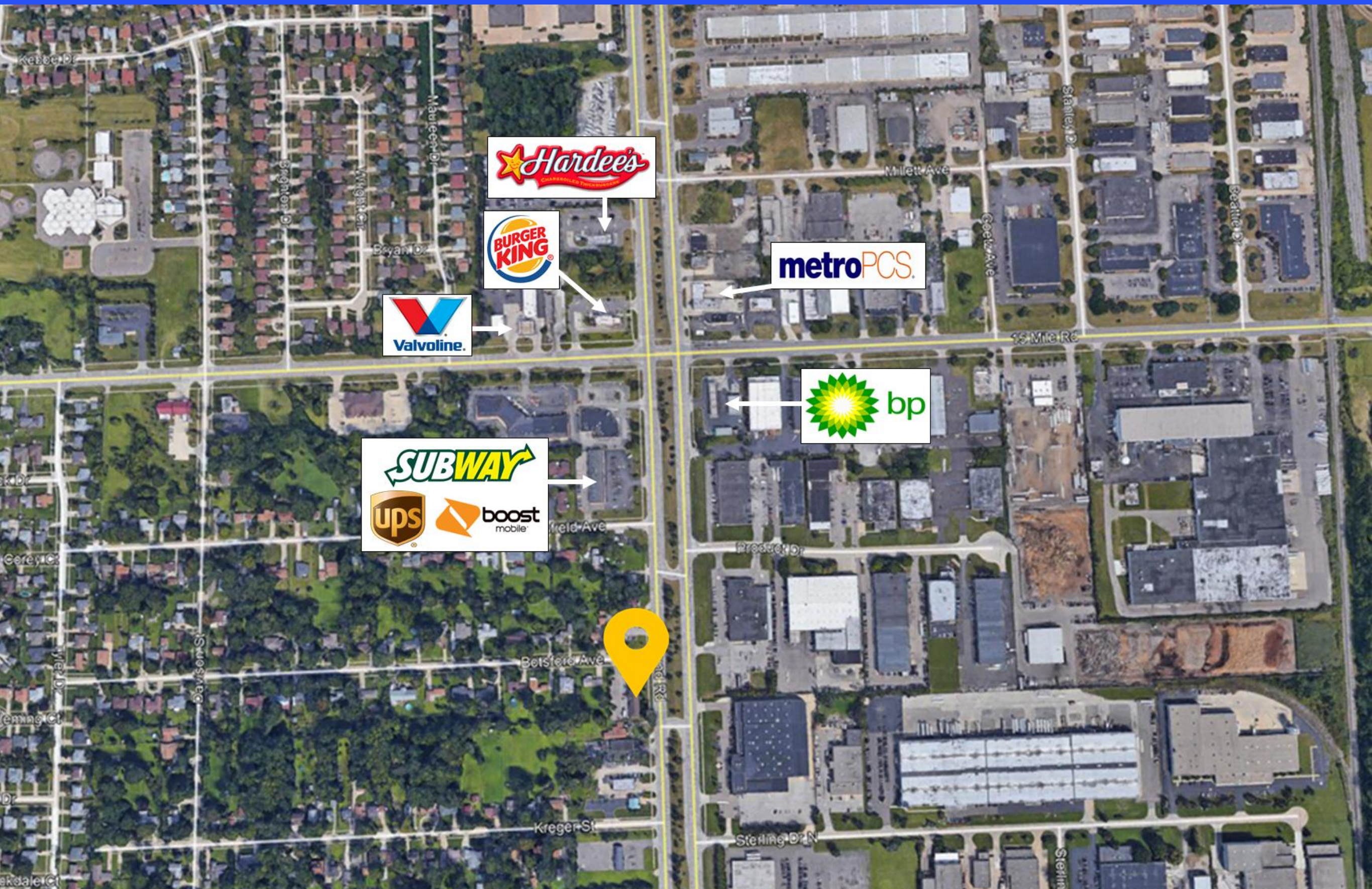
This property offers three private entrances with 30 parking spaces available on site.

Great opportunity for owner-occupier or investor to take advantage of this opportunity.









POPULATION	1 MILE	3 MILE	5 MILE
2023 Projection	9,836	98,278	290,482
2018 Estimate	9,527	96,540	286,535
2010 Census	8,568	93,904	283,566
Growth 2018-2023	3.24%	1.80%	1.38%
Growth 2010-2018	11.19%	2.81%	1.05%
2018 Population Hispanic Origin	168	1,805	6,504

2018 Population by Race:

White	7,454	75,983	228,532
Black	1,008	7,749	24,624
Am. Indian & Alaskan	26	235	813
Asian	748	9,922	25,637
Hawaiian & Pacific Island	1	34	76
Other	290	2,617	6,855
U.S. Armed Forces:	8	13	90

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 Projection	3,687	37,799	115,630
2018 Estimate	3,566	37,121	114,034
2010 Census	3,180	36,095	112,850
Growth 2018 - 2023	3.39%	1.83%	1.40%
Growth 2010 - 2018	12.14%	2.84%	1.05%
Owner Occupied	2,249	28,389	86,180
Renter Occupied	1,317	8,731	27,854
2018 Avg Household Income	\$66,470	\$74,663	\$76,598
2018 Med Household Income	\$51,235	\$61,547	\$61,254

2018 Households by Household Inc:

<\$25,000	811	6,325	21,193
\$25,000 - \$50,000	940	9,040	26,169
\$50,000 - \$75,000	602	7,181	21,280
\$75,000 - \$100,000	479	5,394	16,179
\$100,000 - \$125,000	263	3,808	11,355
\$125,000 - \$150,000	239	2,444	7,292
\$150,000 - \$200,000	170	1,887	6,325
\$200,000+	61	1,042	4,241

DAYTIME EMPLOYMENT

NUMBER OF BUSINESSES

NUMBER OF EMPLOYEES

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
Total Businesses	399	3,989	11,808	5,464	69,979	164,463
Retail	48	536	1,524	550	9,052	22,611
Wholesale	40	187	579	842	2,541	11,665
Hospitality & Food Service	16	290	731	583	5,190	13,214
Real Estate, Renting, Leasing	12	156	417	141	1,048	2,632
Finance & Insurance	14	256	790	177	1,747	6,570
Information	6	86	254	70	916	3,438
Scientific & Technology Services	33	356	1,021	430	20,857	28,157
Management of Companies	1	4	9	3	12	51
Health Care & Social Assistance	55	877	2,869	235	7,400	20,907
Education Services	5	83	244	84	2,791	8,969
Public Administration & Sales	0	49	136	0	1,107	2,577
Arts, Entertainment, Recreation	6	52	138	30	654	1,509
Utilities	0	4	5	0	121	128
Admin Support & Waste Management	17	143	449	213	1,448	5,185
Construction	34	208	713	462	1,462	5,167
Manufacturing	65	285	786	1,307	11,630	25,580
Agriculture, Mining, Fishing	1	5	11	5	34	107
Other Services	46	412	1,132	332	1,969	5,996



Specializing in retail real estate services, our team is committed to working with each client in to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or property management.

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