FOR LEASE

BREAKING GROUND – JOIN STARBUCKS SPRING 2027

NEC of Decker & 14 Mile Roads | **Walled Lake, MI**

SHOPPES OF WALLED LAKE

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PROPERTY **OVERVIEW**

PROPERTY INFORMATION

Property Address	NEC of Decker & 14 Mile Roads
City/Township	Walled Lake, MI
Building Size	7,080 SF
Space Available	4,784 SF
Minimum Available	1,594 SF
Maximum Available	4,784 SF
Parking	53 Spaces
Asking Rental Rate	$35–$45 PSF *(Subject to Delivery Conditions)*
Estimated NNN's	Contact Broker

DEMOGRAPHICS *(5-MILE RADIUS)*

523,047
PEOPLE

$132,830
AVG. HOUSEHOLD INCOME

214,687
HOUSEHOLDS

$7.7 B
OF CONSUMER SPENDING

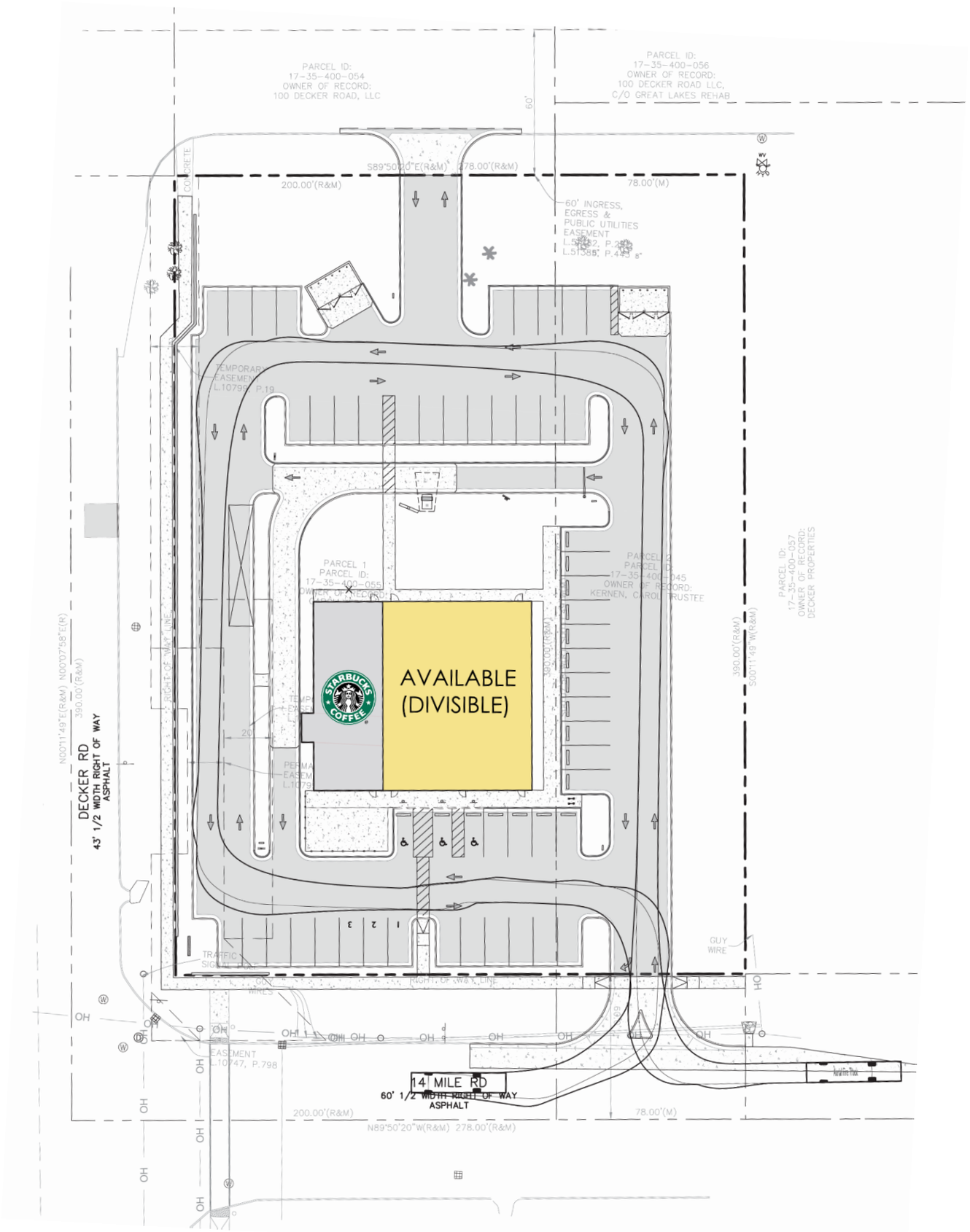
PROPERTY HIGHLIGHTS

- Join Starbucks in this new retail development in Walled Lake.
- Great opportunity for any food, service-retail, or medical users to take advantage.
- Located on the northeast corner of Fourteen Mile & Decker Roads which features over 25,000 VDP *(per Placer AI)*.
- Strategically positioned to pull from Walled Lake, Commerce, and Novi communities.
- Located just off of M-5 Highway which sees over 50,000 vehicles per day. M-5 is a connector to major interstates including: I-96, I-696, and I-275.

JOIN

AREA TENANTS

SITE PLAN



PARCEL ID:
17-35-400-054
OWNER OF RECORD:
100 DECKER ROAD, LLC
PARCEL ID:
17-35-400-056
OWNER OF RECORD:
100 DECKER ROAD LLC,
C/O GREAT LAKES REHAB
60'
S89°50'20"E(R&M) 278.00'(R&M)
200.00'(R&M)
78.00'(M)
60' INGRESS,
EGRESS &
PUBLIC UTILITIES
EASEMENT
TEMPORARY
EASEMENT
L.10799, P.19
PARCEL 1
PARCEL ID:
17-35-400-055
OWNER OF RECORD:
PARCEL 2
PARCEL ID:
17-35-400-045
OWNER OF RECORD:
KERNEN, CAROL TRUSTEE
PARCEL ID:
17-35-400-057
OWNER OF RECORD:
DECKER PROPERTIES
AVAILABLE
(DIVISIBLE)
STARBUCKS COFFEE
DECKER RD
43' 1/2 WIDTH RIGHT OF WAY
ASPHALT
N00°11'49"E(R&M) N00°07'58"E(R)
390.00'(R&M)
390.00'(R&M)
S00°11'49"W(R&M)
GUY
WIRE
TRAFFIC
SIGNAL POLE
GUY
WIRES
RIGHT OF WAY LINE
EASEMENT
L.10747, P.798
14 MILE RD
60' 1/2 WIDTH RIGHT OF WAY
ASPHALT
200.00'(R&M)
78.00'(M)
N89°50'20"W(R&M) 278.00'(R&M)

SITE PLAN DIMENSIONS

AERIAL

Hampton Manor
PREMIER ASSISTED LIVING & MEMORY CARE
N
SITE
STARBUCKS COFFEE
11,373
VDP
10,786
VDP
12,134
VDP
W 14 MILE ROAD
11,975
VDP
NOVI ROAD
MICHIGAN EYE
& CONTACT LENS
El Mariachi
Little Caesars
Maple Manor
A Sub-Acute / Skilled Nursing and Neuro Center
Flagstar Bank

AERIAL

BIGGBY COFFEE
LOWE'S
N
ComericA
DQ
LIFETIME
Wendy's
Michaels
PETSMART
Staples
Applebee's
TARGET
THE SALVATION ARMY
Tim Hortons
Wendy's
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
DOLLAR GENERAL
COSTCO WHOLESALE
Novi Road
REGAL
Hampton Manor
(51 Rooms/Beds
12 Memory Care)
tropical CAFE
Panera BREAD
AT&T
Walgreens
Kroger
SITE
W 14 Mile Road
Maple Manor
(72 Beds)
El Mariachi
Little Caesars
Flagstar Bank

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	31,009	162,120	524,451
2024 Population	31,726	161,899	523,047
2029 Population Projection	32,443	164,681	530,515
Annual Growth 2020-2024	0.5%	0.0%	-0.1%
Annual Growth 2024-2029	0.5%	0.3%	0.3%

HOUSEHOLDS			
2020 Households	14,568	67,786	215,749
2024 Households	14,932	67,434	214,687
2029 Household Projection	15,282	68,552	217,716
Annual Growth 2020-2024	0.7%	0.4%	0.4%
Annual Growth 2024-2029	0.5%	0.3%	0.3%
Avg Household Size	2.10	2.30	2.40
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$108,215	$128,147	$132,830
Median Household Income	$82,639	$99,031	$102,393

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$315,255	$371,834	$374,017
Median Year Built	1993	1987	1981
Owner Occupied Households	8,402	45,068	156,684
Renter Occupied Households	6,880	23,484	61,032

HOUSING COMPOSITION			
1-Person Households	6,145	21,651	64,375
2-Person Households	4,637	21,695	71,700
3-Person Households	1,839	9,999	32,546
4-Person Households	1,541	9,356	30,146
5-Person Households	558	3,352	11,510
6-Person Households	166	1,074	3,384
7-Person Households	45	307	1,026

EMPLOYMENT			
Civilian Employed	16,395	86,933	274,556
Civilian Unemployed	645	3,432	9,650
Civilian Non-Labor Force	9,463	44,050	150,288

FOR LEASE | *SHOPPES OF WALLED LAKE*

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