FOR LEASE

CMP



32211 Mound Rd | **Warren, MI**

SAINT ANNE'S PLAZA

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	32211 Mound Road
City/Township	Warren, MI
Space Available	7,506 SF
Min. Space Available	966 SF
Max. Space Available	7,506 SF
Zoning	C-2
Parking	33 Spaces
Asking Rental Rate	$25.00 PSF
Estimated NNN's	TBD

DEMOGRAPHICS *(5-MILE RADIUS)*

291,976
PEOPLE

$82,842
AVG. HOUSEHOLD INCOME

118,782
HOUSEHOLDS

$3.5 B
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

AREA TRAFFIC DRIVERS
Highly visible retail location along Mound Road, one of Warren's primary commercial corridors, offering strong daily traffic exposure and prominent signage opportunities.

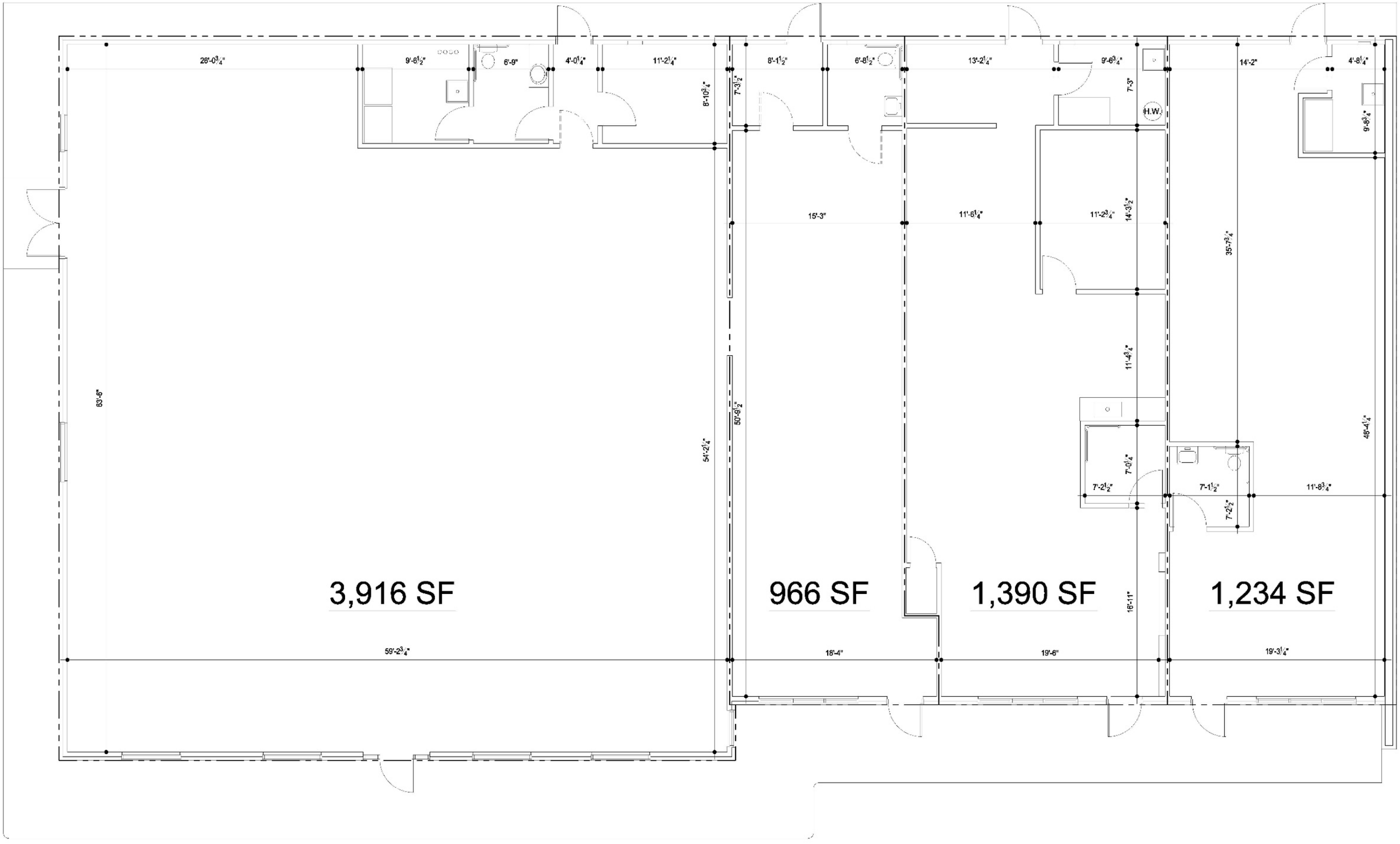
MODERNIZED LAYOUTS
Modernized retail project designed to accommodate today's retail, service, or restaurant users with updated curb appeal and efficient layouts.

HIGH CONSUMER DEMAND
Located in Warren, the largest city in Macomb County, surrounded by dense residential neighborhoods, established retail, and major employment centers supporting consistent consumer demand.

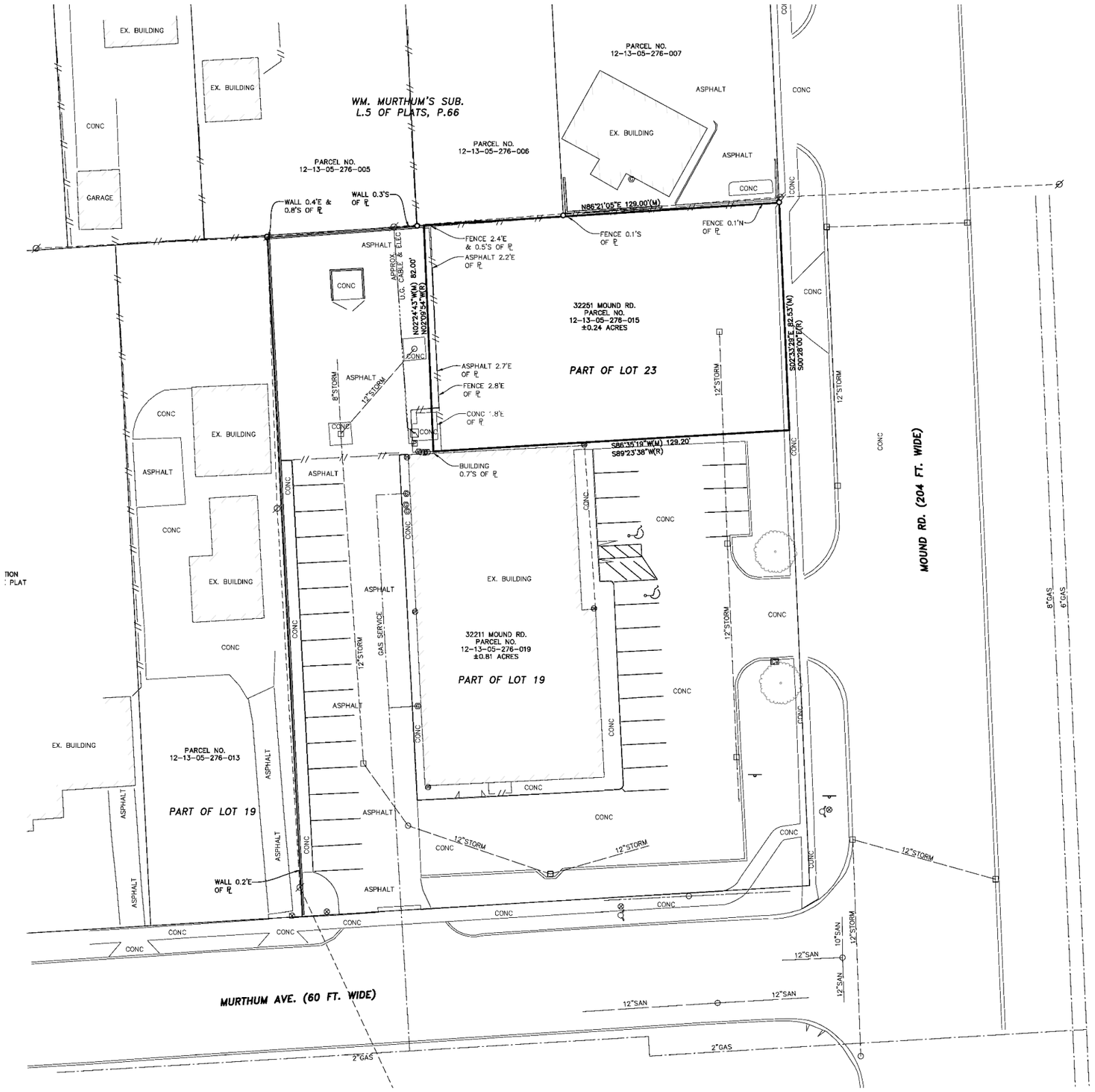
EASY ACCESS
Easy access from Mound Road with convenient connections to surrounding arterial roads, supporting both local and commuter traffic.

AREA TENANTS

FLOOR PLAN


26'-0 3/4"
9'-6 1/2"
6'-9"
4'-0 1/4"
11'-2 1/4"
8'-10 3/4"
7'-3 1/2"
8'-1 1/2"
6'-8 1/2"
13'-2 1/4"
9'-6 3/4"
7'-3"
H.W.
14'-2"
4'-8 1/4"
9'-8 3/4"
15'-3"
11'-6 1/4"
11'-2 3/4"
14'-3 1/2"
35'-7 3/4"
63'-6"
50'-9 1/2"
54'-2 1/4"
11'-4 3/4"
48'-4 1/4"
7'-0 1/4"
7'-2 1/2"
7'-1 1/2"
11'-8 3/4"
7'-2 1/2"
16'-11"
3,916 SF
966 SF
1,390 SF
1,234 SF
59'-2 3/4"
18'-4"
19'-6"
19'-3 1/4"

SURVEY


WM. MURTHUM'S SUB.
L.5 OF PLATS, P.66
PARCEL NO.
12-13-05-276-007
PARCEL NO.
12-13-05-276-006
PARCEL NO.
12-13-05-276-005
EX. BUILDING
GARAGE
CONC
ASPHALT
WALL 0.4'E &
0.8'S OF ℄
WALL 0.3'S
OF ℄
N86°21'05"E 129.00'(M)
FENCE 2.4'E
& 0.5'S OF ℄
ASPHALT 2.2'E
OF ℄
FENCE 0.1'S
OF ℄
FENCE 0.1'N
OF ℄
APPROX. U/G CABLE & ELEC
N02°43'54"W(M) 82.00'
N02°38'54"W(R)
32251 MOUND RD.
PARCEL NO.
12-13-05-278-015
±0.24 ACRES
PART OF LOT 23
S02°33'29"E 82.53'(M)
S00°28'00"E(R)
ASPHALT 2.7'E
OF ℄
FENCE 2.8'E
OF ℄
CONC 1.8'E
OF ℄
8"STORM
12"STORM
S86°35'19"W(M) 129.20'
S89°23'38"W(R)
BUILDING
0.7'S OF ℄
32211 MOUND RD.
PARCEL NO.
12-13-05-276-019
±0.81 ACRES
PART OF LOT 19
GAS SERVICE
PARCEL NO.
12-13-05-276-013
WALL 0.2'E
OF ℄
MURTHUM AVE. (60 FT. WIDE)
MOUND RD. (204 FT. WIDE)
12"SAN
10"SAN
2"GAS
6"GAS
8"GAS

RENDERINGS







AERIAL


VALUE CITY FURNITURE
Walmart
MENARDS
Table 53 PIZZERIA
Speedway
Buddy's
QUALITY INN
Olive Garden
NATIONAL CONEY ISLAND
CHASE
five BELOW
planet fitness
Tim Hortons
scrubs & beyond
Applebee's
Marshalls
Cottage Inn Gourmet Pizza
McDonald's
VAN DYKE AVE
GM TECHNICAL CENTER
22,000 Daytime Employees
SUBWAY
MOUND RD
73,879
VDP
SITE
CHIPOTLE
LA FITNESS
meijer
Tim Hortons
DQ
BUFFALO WILD WINGS
FIVE GUYS
BURGERS and FRIES
QDOBA
MEXICAN EATS
Jersey Mike's SUBS

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	7,565	102,633	299,601
2024 Population	7,365	100,527	291,976
2029 Population Projection	7,264	99,297	288,181
Annual Growth 2020-2024	-0.7%	-0.5%	-0.6%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.3%

HOUSEHOLDS			
2020 Households	3,051	40,622	121,799
2024 Households	2,969	39,776	118,782
2029 Household Projection	2,928	39,279	117,240
Annual Growth 2020-2024	-0.1%	0.2%	0.1%
Annual Growth 2024-2029	-0.3%	-0.3%	-0.3%
Avg Household Size	2.40	2.50	2.40
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$71,222	$79,099	$82,842
Median Household Income	$59,612	$62,688	$65,621

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$174,384	$188,410	$191,247
Median Year Built	1961	1968	1967
Owner Occupied Households	2,079	27,946	82,654
Renter Occupied Households	849	11,333	34,586

HOUSING COMPOSITION			
1-Person Households	997	12,579	38,372
2-Person Households	901	12,195	37,183
3-Person Households	427	5,959	17,938
4-Person Households	355	5,059	14,592
5-Person Households	169	2,501	6,915
6-Person Households	90	982	2,584
7-Person Households	29	501	1,198

EMPLOYMENT			
Civilian Employed	3,655	50,119	149,749
Civilian Unemployed	136	1,687	4,799
Civilian Non-Labor Force	2,312	31,866	87,528

FOR LEASE | SAINT ANNE'S PLAZA

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