FOR LEASE

SHOPPING CENTER

CMP

20898 Dequindre Road | **Warren, MI**

DEQUINDRE PLAZA

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PROPERTY **OVERVIEW**

PROPERTY INFORMATION

Property Address	20898 Dequindre Rd
City/Township	Warren, MI
Building Size	103,600 SF
Space Available	33,200 SF (Divisible)
Land Size	8.36 AC
Zoning	MZ
Asking Rental Rate	Contact Broker

PROPERTY HIGHLIGHTS

- 33,200 SF available with flexible demising options to accommodate a variety of tenant sizes and concepts.
- Join an established commercial corridor surrounded by residential neighborhoods, restaurants, and everyday service destinations.
- Capture an established neighborhood customer base along Dequindre Road, just north of the Eight Mile Road commercial corridor.
- Retail location serving surrounding neighborhoods in Warren, Hazel Park, and northern Detroit.
- Nearby draws include Tim Hortons, Domino's, and a Secretary of State office, placing the center near convenient dining and essential services.

DEMOGRAPHICS *(5-MILE RADIUS)*

379,060
PEOPLE

$75,620
AVG. HOUSEHOLD INCOME

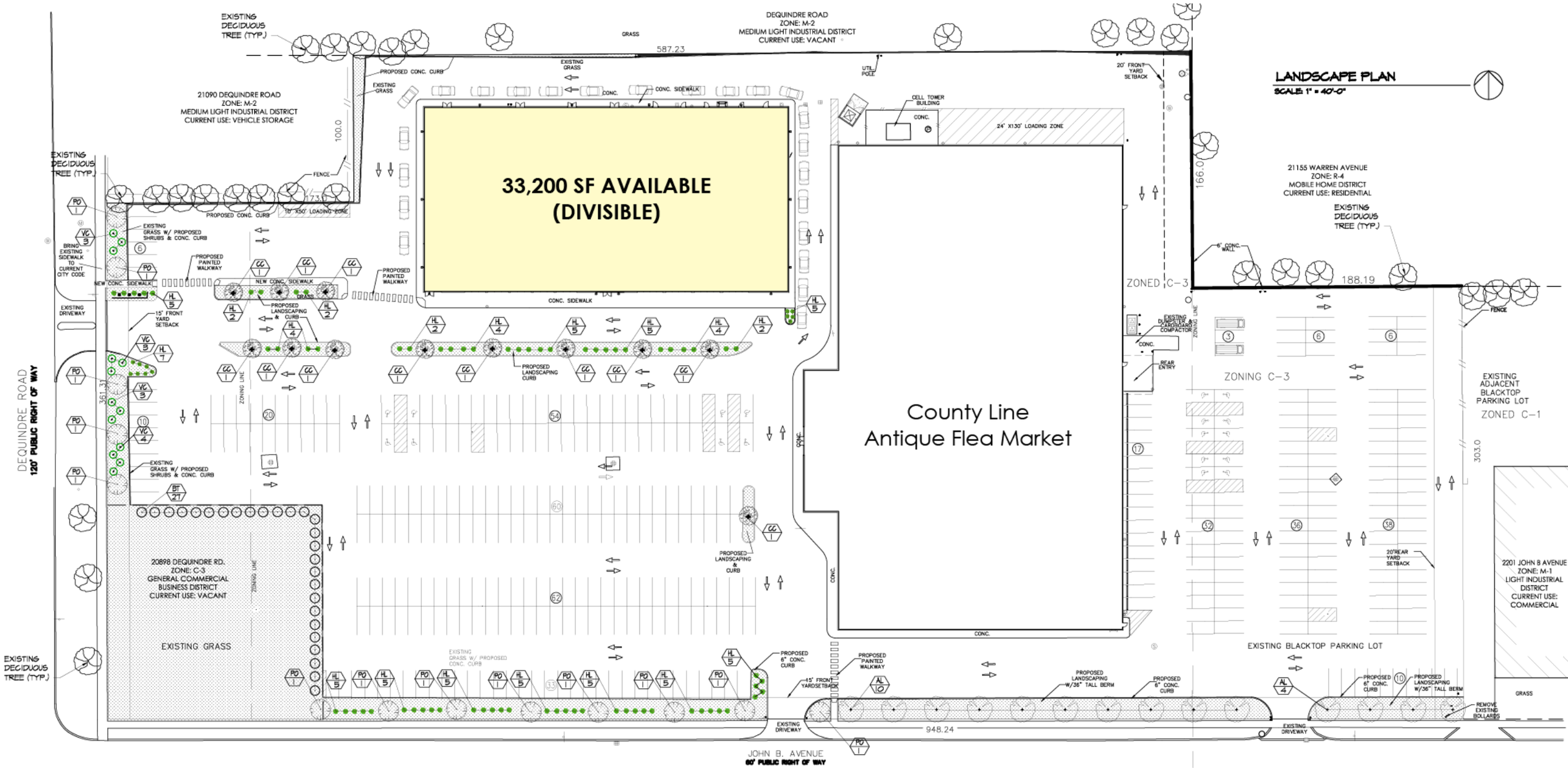
153,908
HOUSEHOLDS

$3.8 B
OF CONSUMER SPENDING

AREA TENANTS

Tim Hortons · five BELOW · Foot Locker · Little Caesars · tropical SMOOTHIE CAFE · BURGER KING · Domino's

SITE PLAN


LANDSCAPE PLAN
SCALE: 1" = 40'-0"
33,200 SF AVAILABLE
(DIVISIBLE)
County Line
Antique Flea Market
DEQUINDRE ROAD
ZONE: M-2
MEDIUM LIGHT INDUSTRIAL DISTRICT
CURRENT USE: VACANT
587.23
21090 DEQUINDRE ROAD
ZONE: M-2
MEDIUM LIGHT INDUSTRIAL DISTRICT
CURRENT USE: VEHICLE STORAGE
20898 DEQUINDRE RD.
ZONE: C-3
GENERAL COMMERCIAL
BUSINESS DISTRICT
CURRENT USE: VACANT
21155 WARREN AVENUE
ZONE: R-4
MOBILE HOME DISTRICT
CURRENT USE: RESIDENTIAL
2201 JOHN B AVENUE
ZONE: M-1
LIGHT INDUSTRIAL
DISTRICT
CURRENT USE:
COMMERCIAL
ZONED C-3
ZONED C-1
ZONING C-3
EXISTING BLACKTOP PARKING LOT
EXISTING ADJACENT BLACKTOP PARKING LOT
948.24
JOHN B. AVENUE
60' PUBLIC RIGHT OF WAY
DEQUINDRE ROAD
120' PUBLIC RIGHT OF WAY
EXISTING DECIDUOUS TREE (TYP.)
EXISTING GRASS
EXISTING GRASS W/ PROPOSED SHRUBS & CONC. CURB
PROPOSED CONC. CURB
PROPOSED PAINTED WALKWAY
PROPOSED LANDSCAPING & CURB
PROPOSED LANDSCAPING CURB
NEW CONC. SIDEWALK
CONC. SIDEWALK
BRING EXISTING SIDEWALK TO CURRENT CITY CODE
EXISTING DRIVEWAY
15' FRONT YARD SETBACK
20' FRONT YARD SETBACK
20' REAR YARD SETBACK
10' X50' LOADING ZONE
24' X130' LOADING ZONE
CELL TOWER BUILDING
UTIL. POLE
FENCE
6" CONC. WALL
EXISTING DUMPSTER & CARDBOARD COMPACTOR
REAR ENTRY
PROPOSED 6" CONC. CURB
PROPOSED LANDSCAPING W/36" TALL BERM
REMOVE EXISTING BOLLARDS
GRASS
ZONING LINE
CONC.
100.0
166.0
303.0
361.33
173.0
188.19

PHOTOS









AERIAL


INTERSTATE 75
INTERSTATE 75
SITE
L.A. insurance
Tim Hortons
8 MILE ROAD
47,310 VPD
101,086 VPD
Domino's Pizza
LOUISIANA KITCHEN POPEYES
BURGER KING
KFC
Foot Locker
BioLife
Little Caesars
five BELOW
tropical SMOOTHIE CAFE
Rainbow
DOLLAR TREE
N

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	17,960	117,136	363,556
2025 Population	19,371	125,193	379,060
2030 Population Projection	19,842	128,041	385,236
Annual Growth 2020-2025	1.6%	1.4%	0.9%
Annual Growth 2025-2030	0.5%	0.5%	0.3%

HOUSEHOLDS			
2020 Households	7,250	48,884	146,960
2025 Households	7,795	52,199	153,908
2030 Household Projection	7,983	53,424	156,716
Annual Growth 2020-2025	1.1%	1.2%	0.8%
Annual Growth 2025-2030	0.5%	0.5%	0.4%
Avg Household Size	2.40	2.30	2.40
Avg Household Vehicles	1.00	1.00	1.00

HOUSEHOLD INCOME			
Avg Household Income	$57,310	$70,369	$75,620
Median Household Income	$46,957	$54,354	$54,872

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$94,337	$133,195	$159,697
Median Year Built	1955	1954	1952
Owner Occupied Households	4,148	30,901	90,252
Renter Occupied Households	3,835	22,523	66,464

HOUSING COMPOSITION			
1-Person Households	2,630	18,693	54,679
2-Person Households	2,256	15,672	44,690
3-Person Households	1,269	7,866	22,885
4-Person Households	858	5,121	16,209
5-Person Households	468	2,669	8,252
6-Person Households	194	1,326	4,064
7-Person Households	119	851	3,130

EMPLOYMENT			
Civilian Employed	8,211	58,110	172,167
Civilian Unemployed	768	4,021	13,960
Civilian Non-Labor Force	6,360	38,347	116,384

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