EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

# Red Oak Plaza

31075 John R Rd Madison Heights, MI 48071




# FOR LEASE

GetReal*quality*
**248.476.3700**

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Lease Rate: $15 SF/yr (NNN)

### DESCRIPTION

An 18,000 SF multi-tenant retail center for lease on John R Rd in Madison Heights.

### PROPERTY HIGHLIGHTS

- Directly across the street from Sam's Club
- Monument signage available
- Recent facade remodel
- Numerous national retailers in the immediate trade area
- Tremendous visibility off of John R Rd

For more information, please contact: Eric Szerlag / 248.476.3700 / eszerlag@thomasduke.com
Andrew Battersby / 248.479.0119 / abattersby@thomasduke.com

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### BUILDING INFORMATION

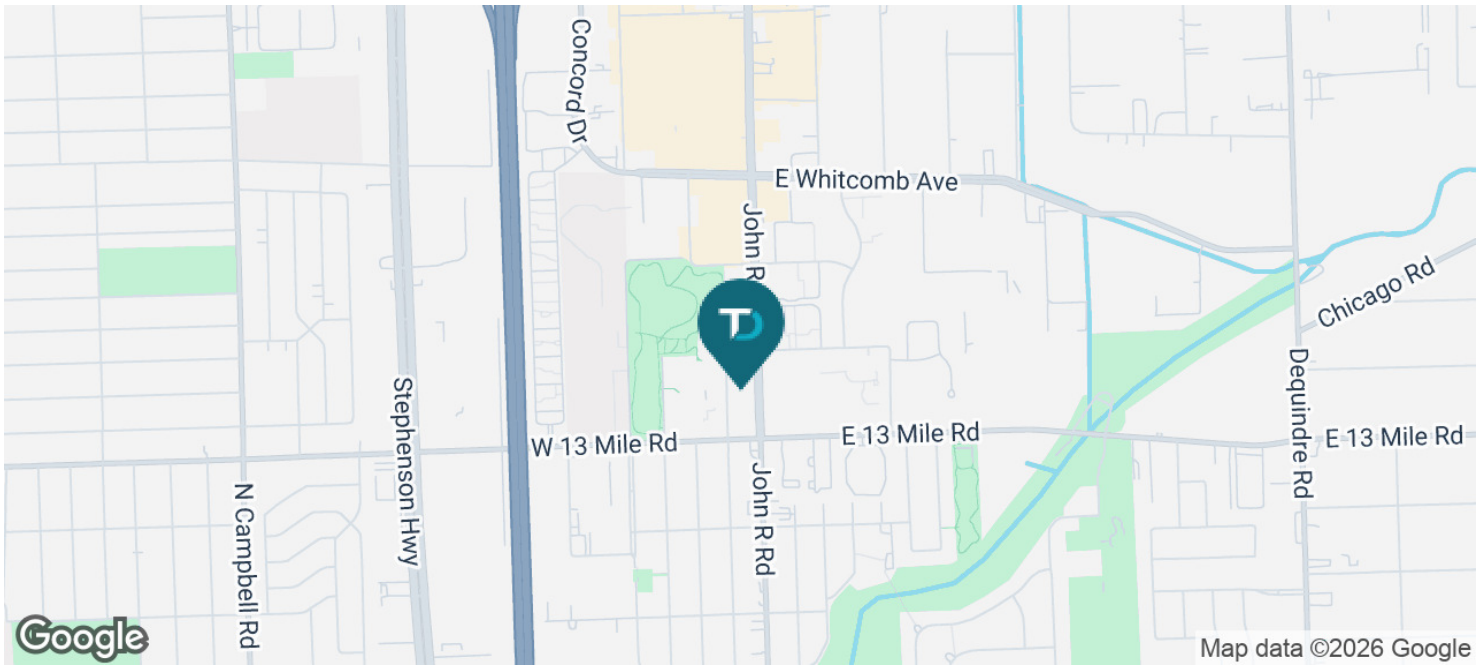
| | |
|---|---|
| Price/SF: | $15.00 PSF + NNN |
| Building Size: | 18,000 SF |
| Year Built: | 1990 |
| Number of Floors: | 1 |

### PROPERTY INFORMATION

| | |
|---|---|
| Property Type: | Retail |
| Property Subtype: | Strip Center |
| Zoning | B-1 Commercial |
| Traffic Count: | 24,474 Vehicles/Day (Costar, 2022) |
| Legal Description: | Available upon request |
| APN: | 25-02-478-021 |

### LOCATION INFORMATION

Located on the west side of John R, just north of 13 Mile Rd in Madison Heights, MI.



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## Red Oak Plaza

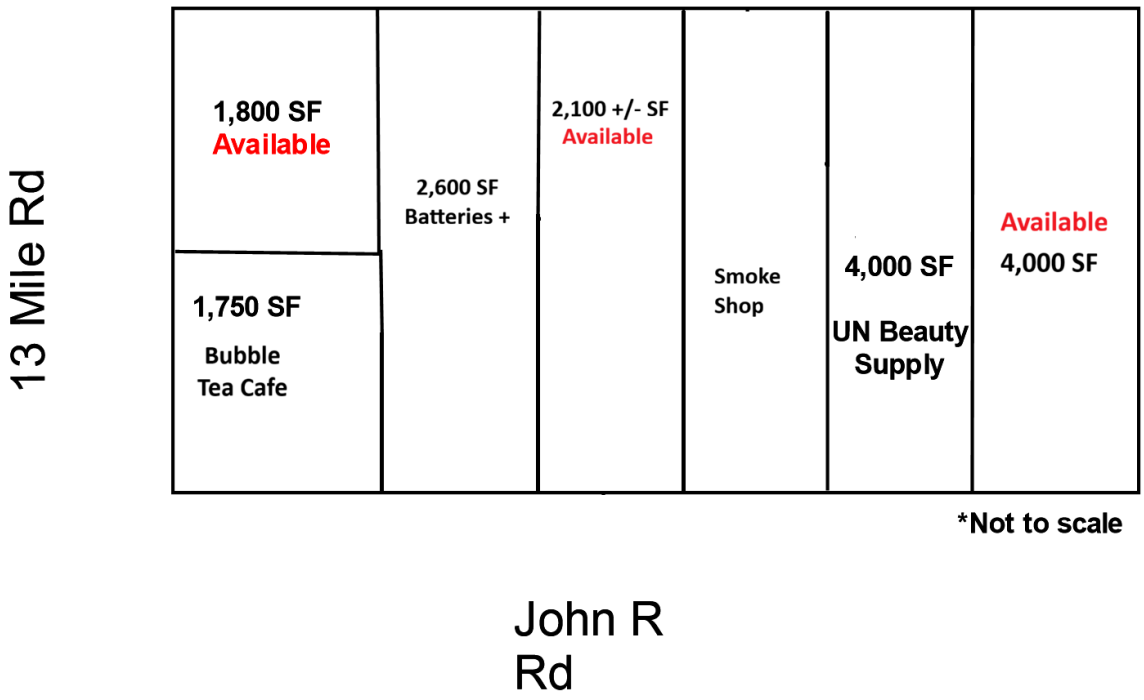
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13 Mile Rd
1,800 SF
Available
1,750 SF
Bubble
Tea Cafe
2,600 SF
Batteries +
2,100 +/- SF
Available
Smoke
Shop
4,000 SF
UN Beauty
Supply
Available
4,000 SF
*Not to scale
John R
Rd

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| DEMOGRAPHIC INFORMATION | 1 MILE | 5 MILES | 10 MILES |
|---|---|---|---|
| Total population | 9,576 | 314,611 | 1,197,838 |
| Median age | 39.8 | 39.7 | 39.9 |
| Total households | 4,937 | 142,409 | 554,443 |
| Average HH income | $60,307 | $83,731 | $70,922 |
| Average house value | $94,156 | $195,291 | $168,774 |

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