EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

28455 SCHOENHERR RD

28455 Schoenherr Rd, Warren, MI 48088



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 28455 Schoenherr Rd | Warren, MI 48088



PROPERTY OVERVIEW

Positioned directly next to a busy BIGGBY Coffee, this location benefits from consistent daily traffic and strong visibility along a well-traveled corridor. Flexible zoning supports a wide range of retail or service-oriented uses, complemented by ample on-site parking with 35 spaces, a major advantage for service, office, medical, or carryout users that rely on convenient customer access.

OFFERING SUMMARY

Lease Rate:	$2,995 per month (Gross + Utilities)
Building Size:	4,243 SF
Available SF:	1,677 SF
Year Built:	1979
Zoning:	C-1

PROPERTY HIGHLIGHTS

- 1,677 SF suite adjacent to busy BIGGBY Coffee drive-thru
- LEASING PROMO - (2) months FREE rent
- Excellent visibility with monument and building signage available
- Flexible C-1 zoning allowing for a variety of retail & office uses
- Tenant improvement allowance available for qualified tenants/terms

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 28455 Schoenherr Rd | Warren, MI 48088

BUILDING INFORMATION

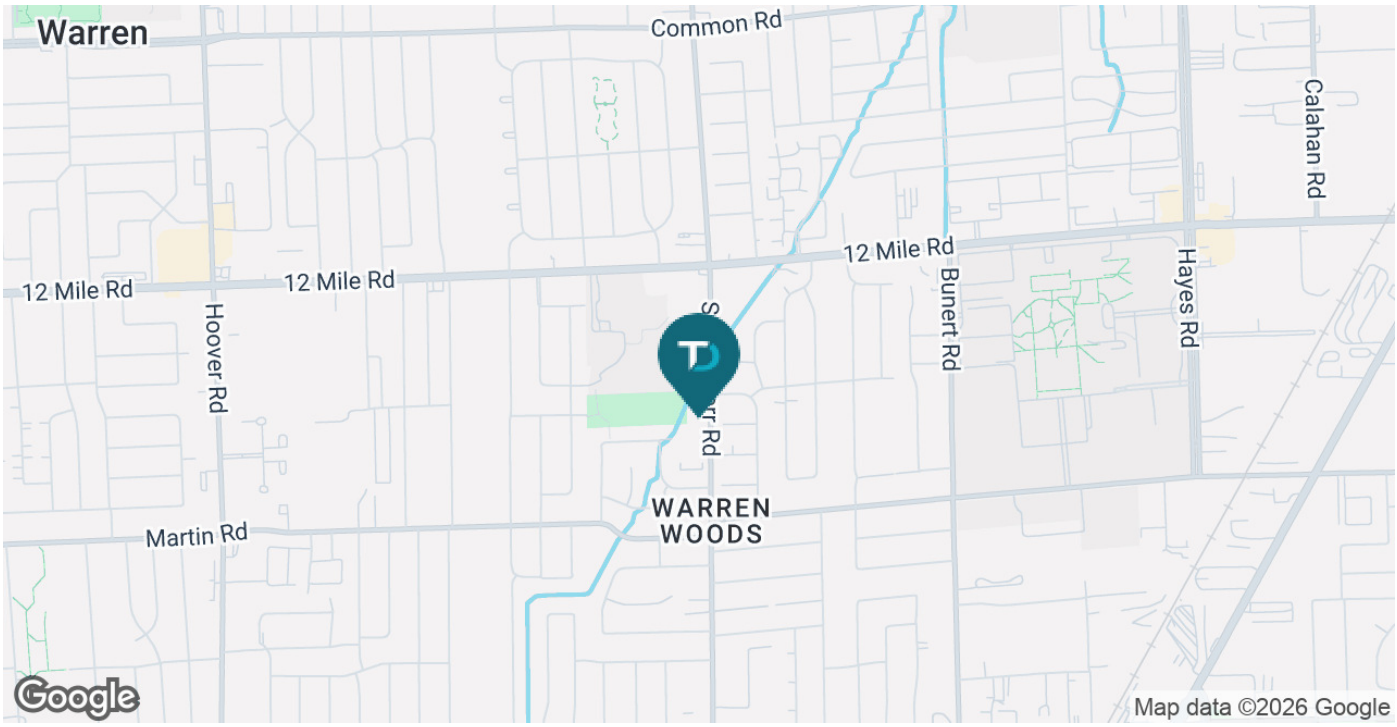
Price/SF:	$2,995/mo Gross + Utilities
Building Size:	4,243 SF
Year Built:	1979
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	35

PROPERTY INFORMATION

Lot Size:	0.89 AC
Property Type:	Retail
Property Subtype:	Freestanding Building
Zoning	C-1
Traffic Count:	23,404 Vehicles/Day (Costar, 2024)
Legal Description:	Availability upon request
APN:	12-13-14-276-020

LOCATION INFORMATION

Located on the west side of Schoenherr Rd between 11 Mile Rd and 12 Mile Rd.



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LEASE SPACES: 28455 Schoenherr Rd | Warren, MI 48088



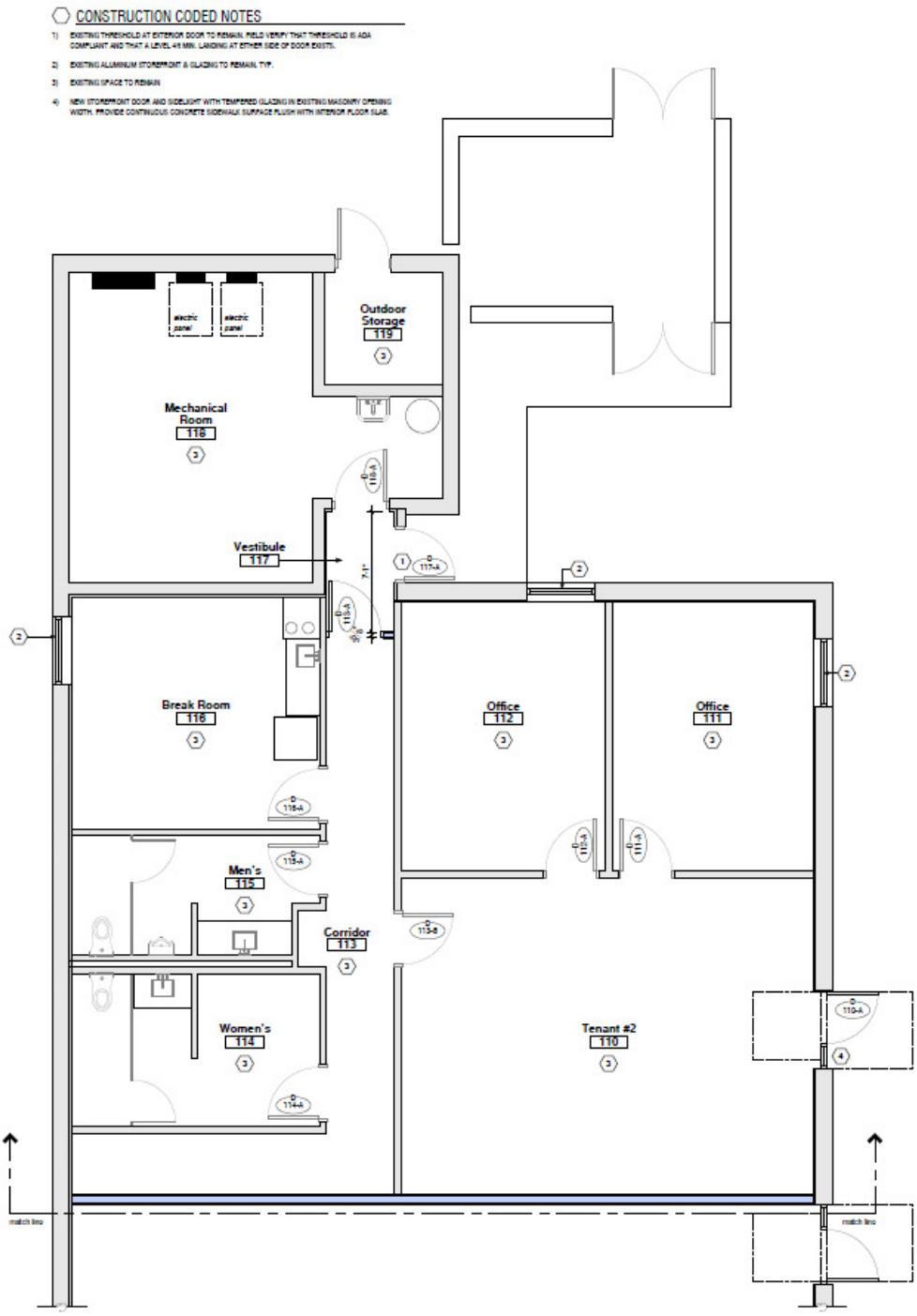
LEASE INFORMATION

Lease Type:	Gross + Utilities	Lease Term:	Negotiable
Total Space:	1,677 SF	Lease Rate:	$2,995 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
B	Available	1,677 SF	Gross + Utilities	$2,995 per month

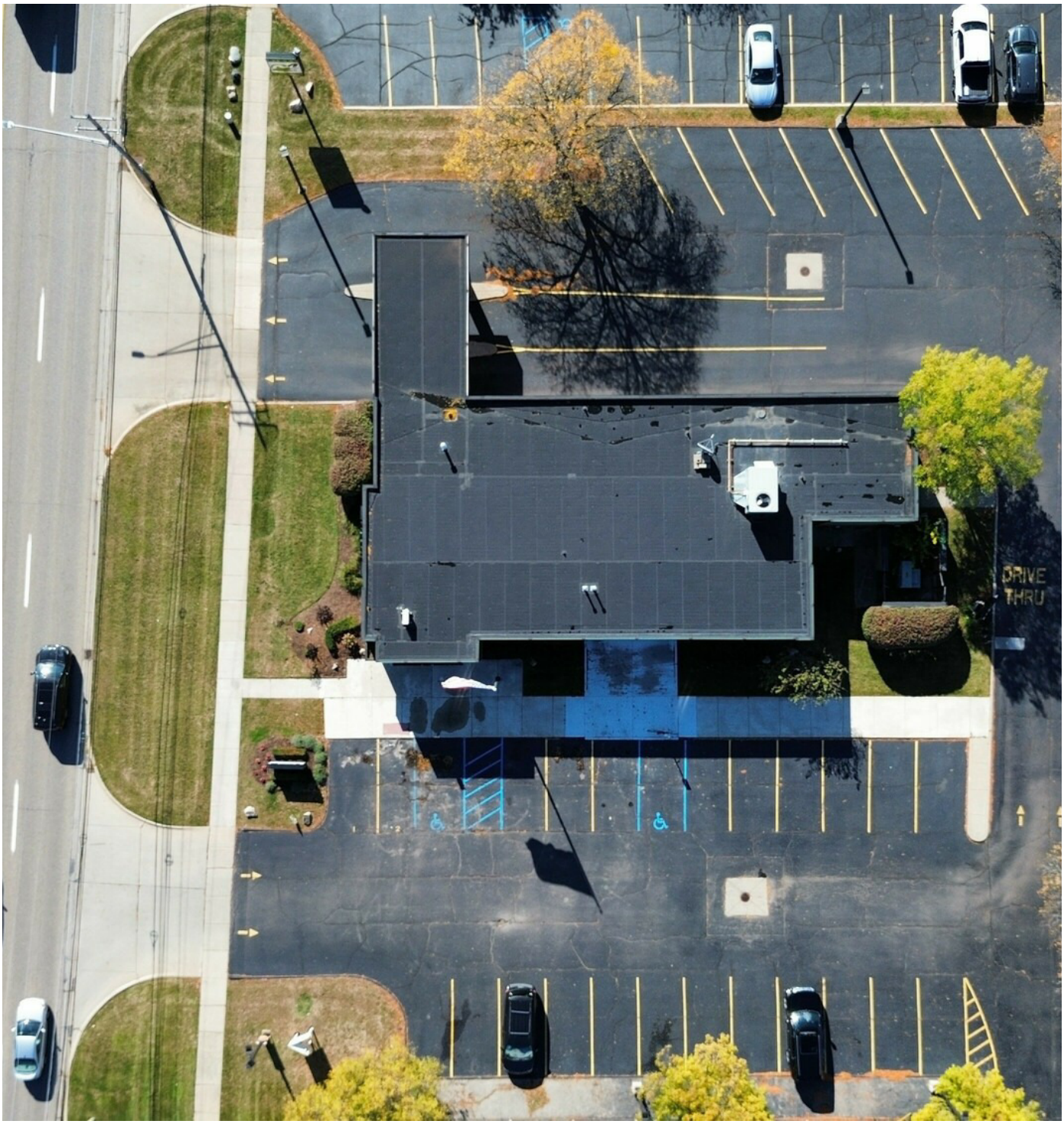
FLOOR PLAN: 28455 Schoenherr Rd | Warren, MI 48088



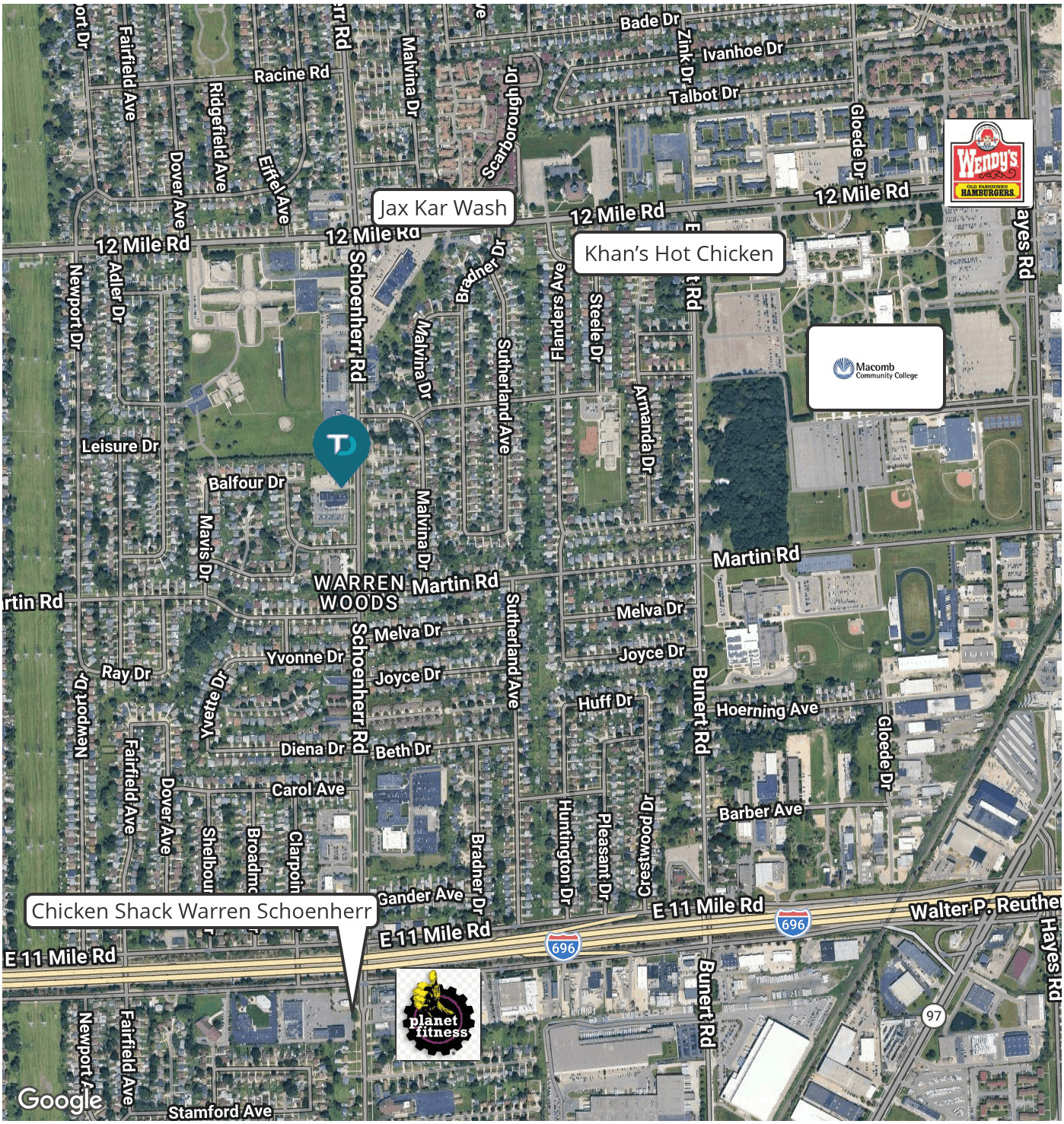
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AERIAL: 28455 Schoenherr Rd | Warren, MI 48088



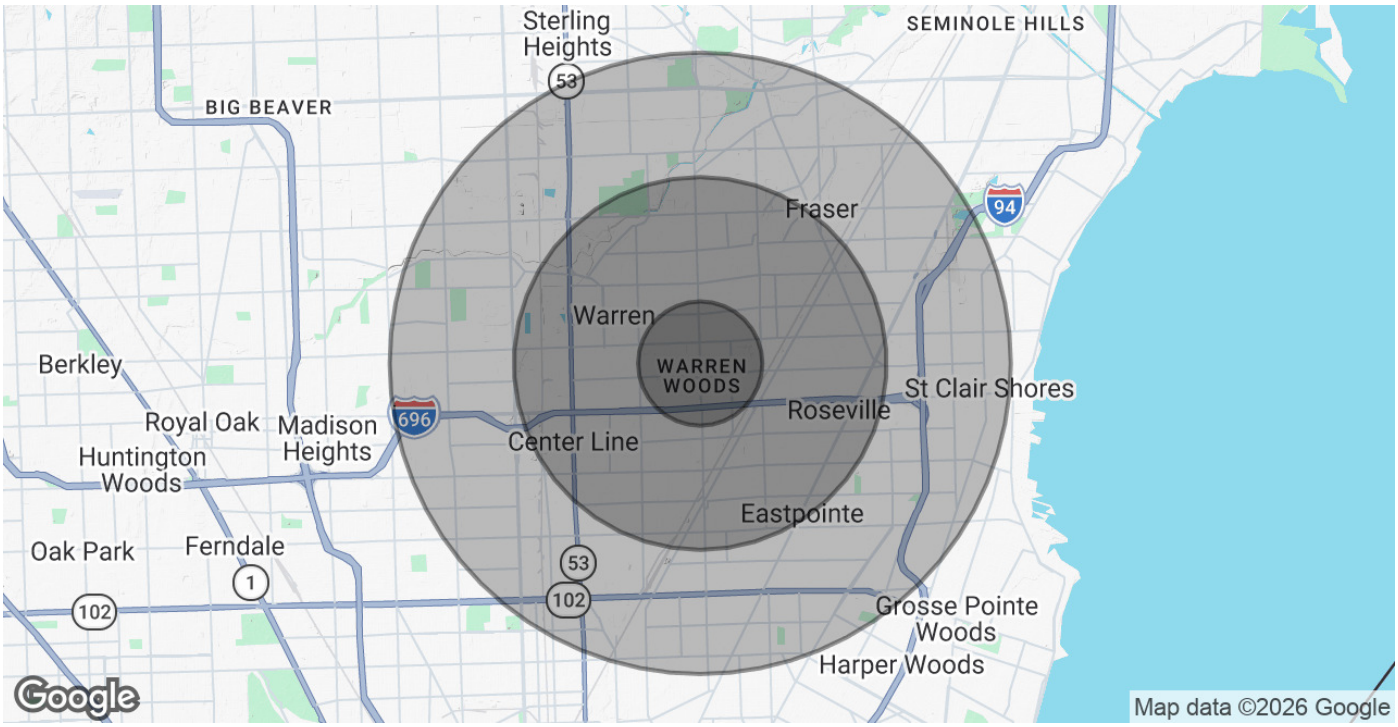
RETAILER MAP: 28455 Schoenherr Rd | Warren, MI 48088



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DEMOGRAPHICS MAP & REPORT: 28455 Schoenherr Rd | Warren, MI 48088



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	14,106	126,462	321,616
Average Age	43	42	41
Average Age (Male)	42	40	40
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	5,876	52,311	130,839
# of Persons per HH	2.4	2.4	2.5
Average HH Income	$93,713	$78,146	$76,682
Average House Value	$194,122	$169,847	$171,958

2020 American Community Survey (ACS)