

# RETAIL LEASE

Tech Plaza

8301-8399 12 Mile Rd, Warren, MI



## DETAILS

**AVAILABLE SPACE** 2,700-4,538 SF  
**PARKING AVAILABLE** 733 spaces  
Immediate Occupancy

This 311,000 GLA retail center is located across from the GM Tech Center and was completely renovated in 2015. The center sits just 1 mile from St John Macomb-Oakland Hospital and 2.5 miles from Macomb Community College. Major tenants include Super Wal-Mart, Marshalls, DSW, Old Navy, Five Below, Ulta, Planet Fitness, Skechers, and Carter's.

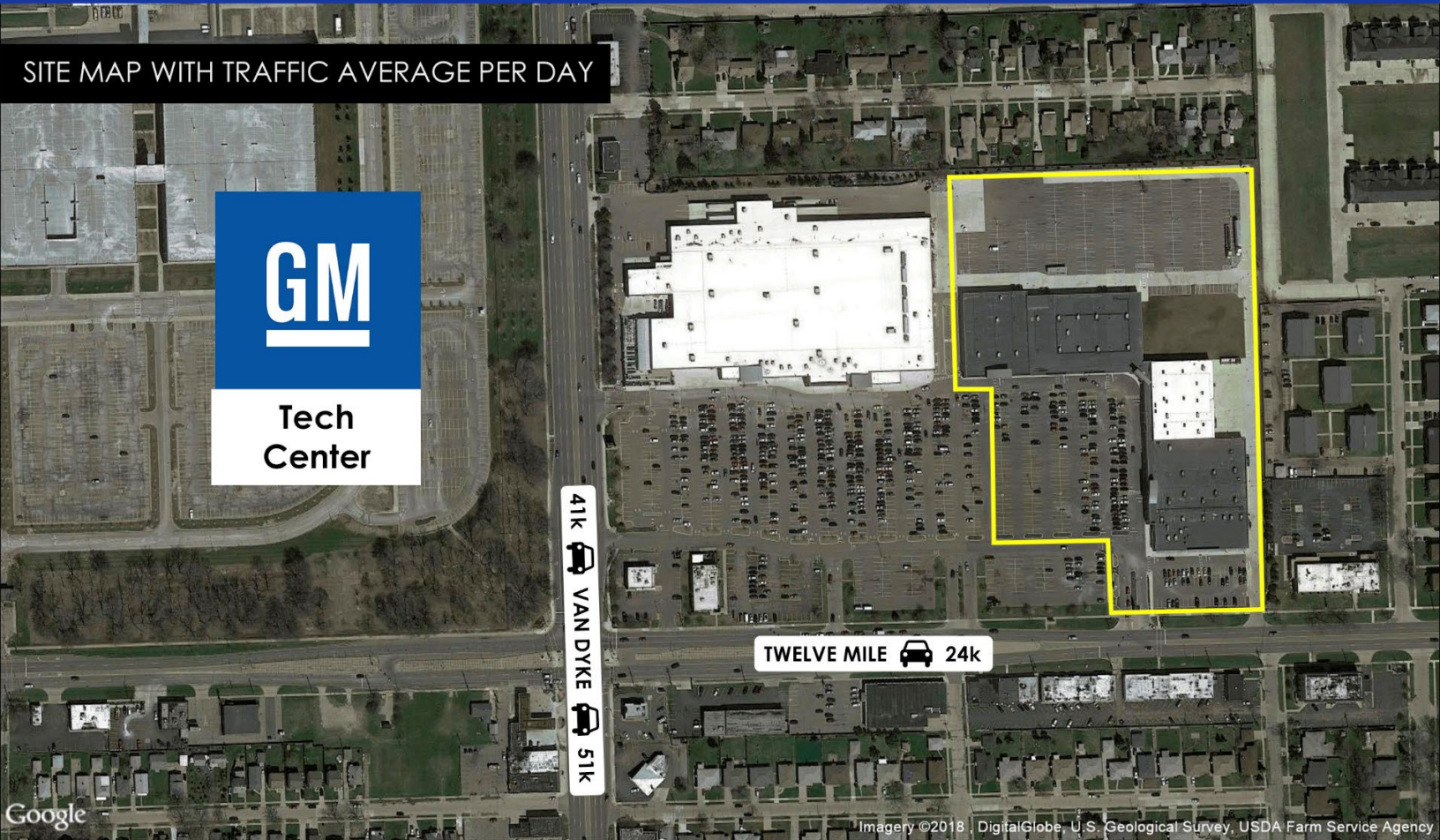


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SITE MAP WITH TRAFFIC AVERAGE PER DAY





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Tech Plaza is located in the busy Mound/Van Dyke retail area of Warren surrounded by dense residential neighborhoods. Nearby stores include Meijer, Walmart, Kroger, Menards, Lowe's, Dunham's Sports, and Target. It is approximately 1 mile from the Ascension Macomb-Oakland Hospital and 3 miles from Macomb Community College.

Link to drone video: <https://vimeo.com/manage/videos/563085038>

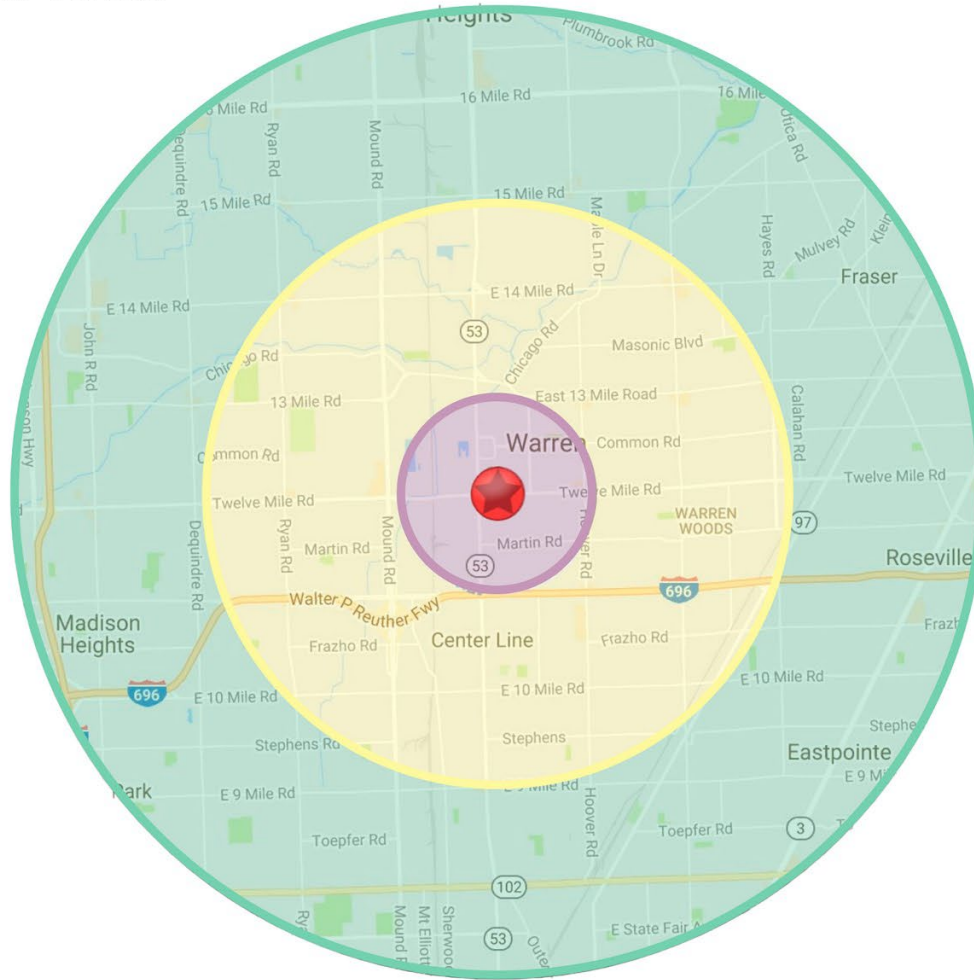


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## DEMOGRAPHICS



Area Demographics	1Mile	3 Mile	5 Mile
Est Population (2022)	11,362	106,633	330,563
Average HH Income	\$69,513	\$69,190	\$69,006
Households	4,851	44,286	134,951
Median Age	40.7	41.9	39.1

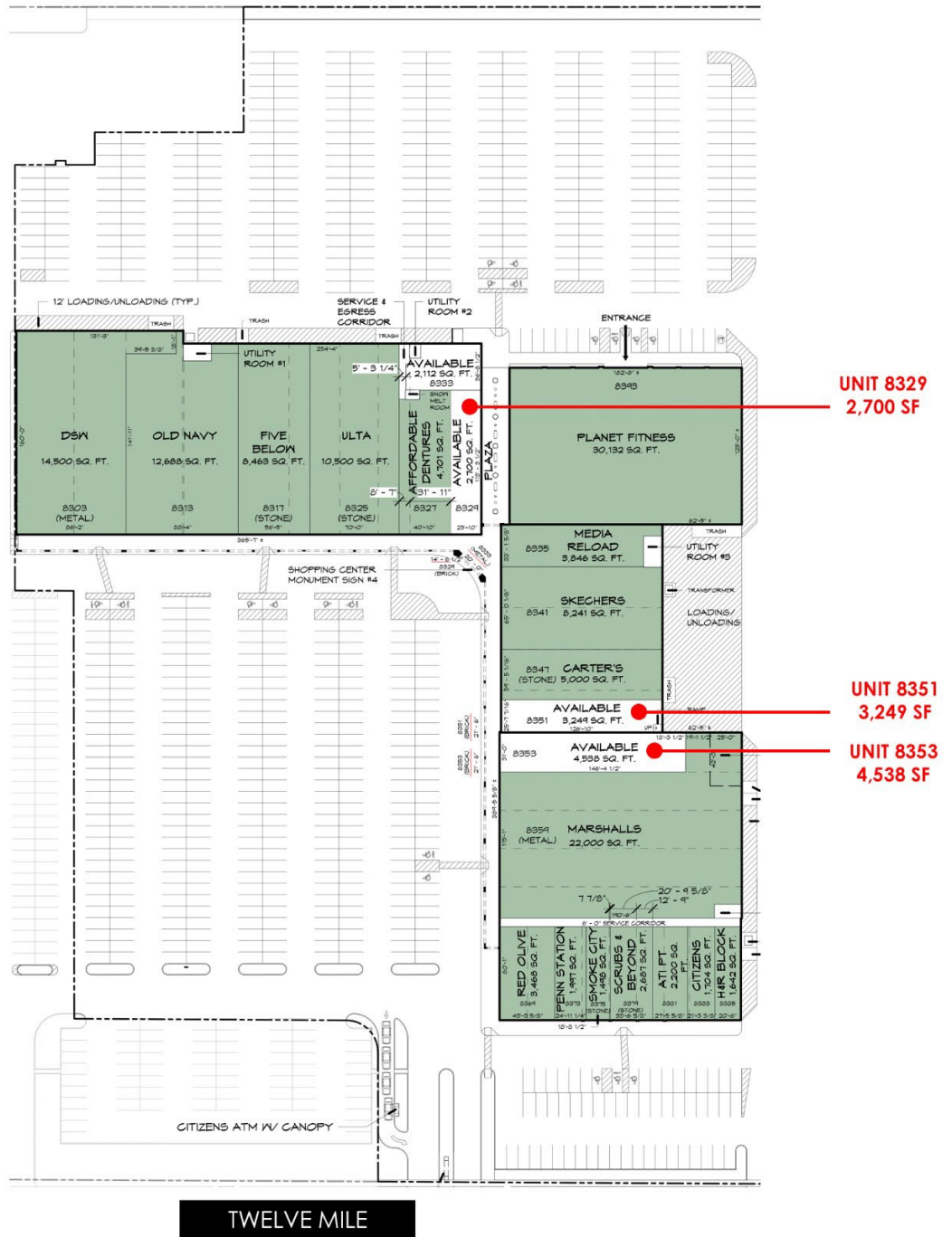
Area Demographics	1Mile	3 Mile	5 Mile
Total Businesses	509	3,579	12,016
Daytime Population	8,162	52,128	155,798

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## SITE PLAN



VAN DYKE

UNIT 8329 23'-10" x 113'-3 1/2"  
 UNIT 8351 25'-7 7/16" x 126'-10"  
 UNIT 8353 31' x 146'-4 1/2"

### STOKAS BIERI REAL ESTATE

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