

RETAIL LEASE

Tech Plaza

8301-8399 12 Mile Rd, Warren, MI



DETAILS

This 311,00 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.

PARKING AVAILABLE 733 spaces
Immediate Occupancy

AVAILABLE SPACE 741 – 3,249 SF

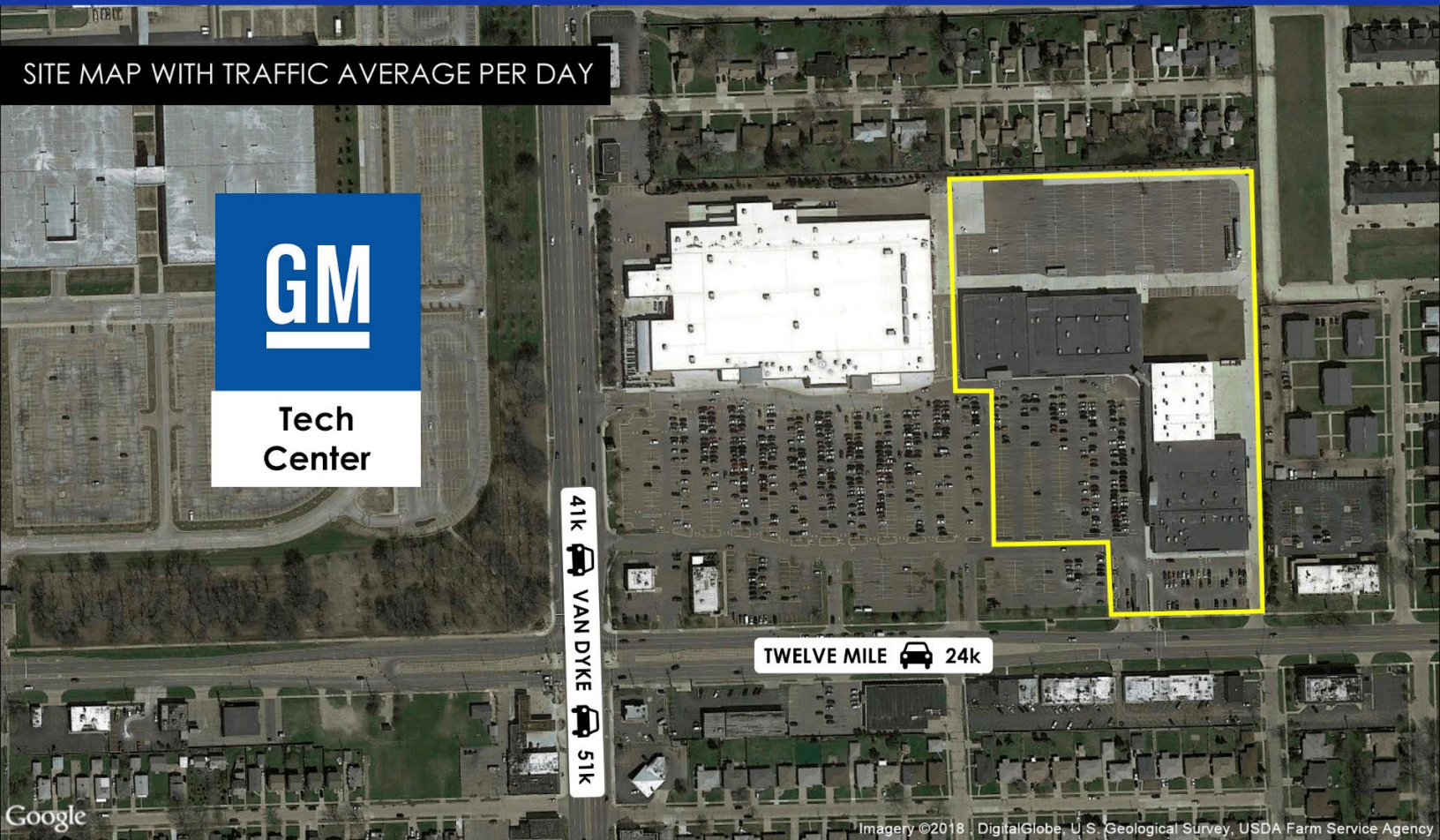
UNIT 8329	2,700 SF (divisible, see p. 6)
UNIT 8333	2,112 SF
UNIT 8351	3,249 SF

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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.

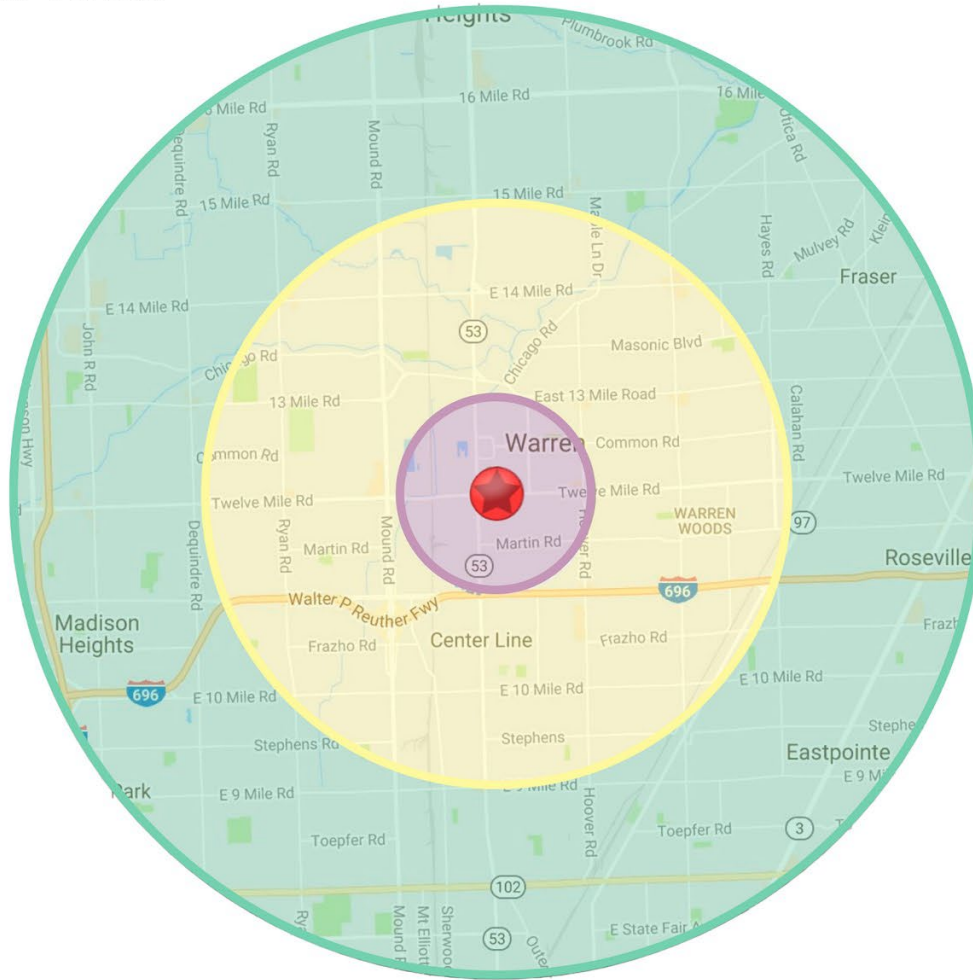
Link to drone video: <https://vimeo.com/manage/videos/563085038>

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DEMOGRAPHICS



Area Demographics	1 Mile	3 Miles	5 Miles
Est Population (2024)	11,629	106,831	331,373
Average HH Income	\$86,181	\$89,074	\$83,648
Households	4,870	44,587	137,015
Median Age	39.7	40.2	38.5

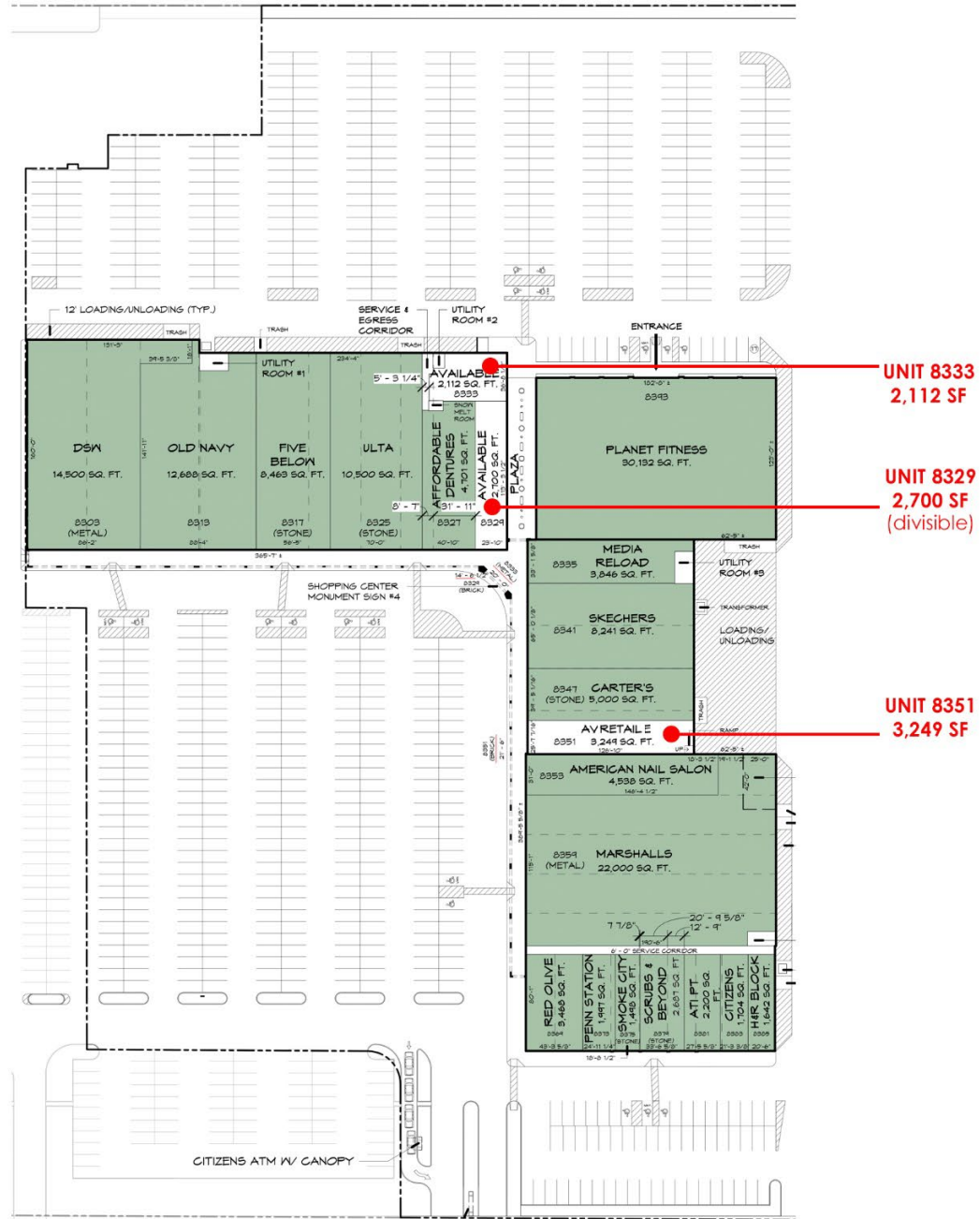
Area Demographics	1 Mile	3 Miles	5 Miles
Total Businesses	514	3,485	11,568
Daytime Population	8,684	50,619	144,085

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SITE PLAN



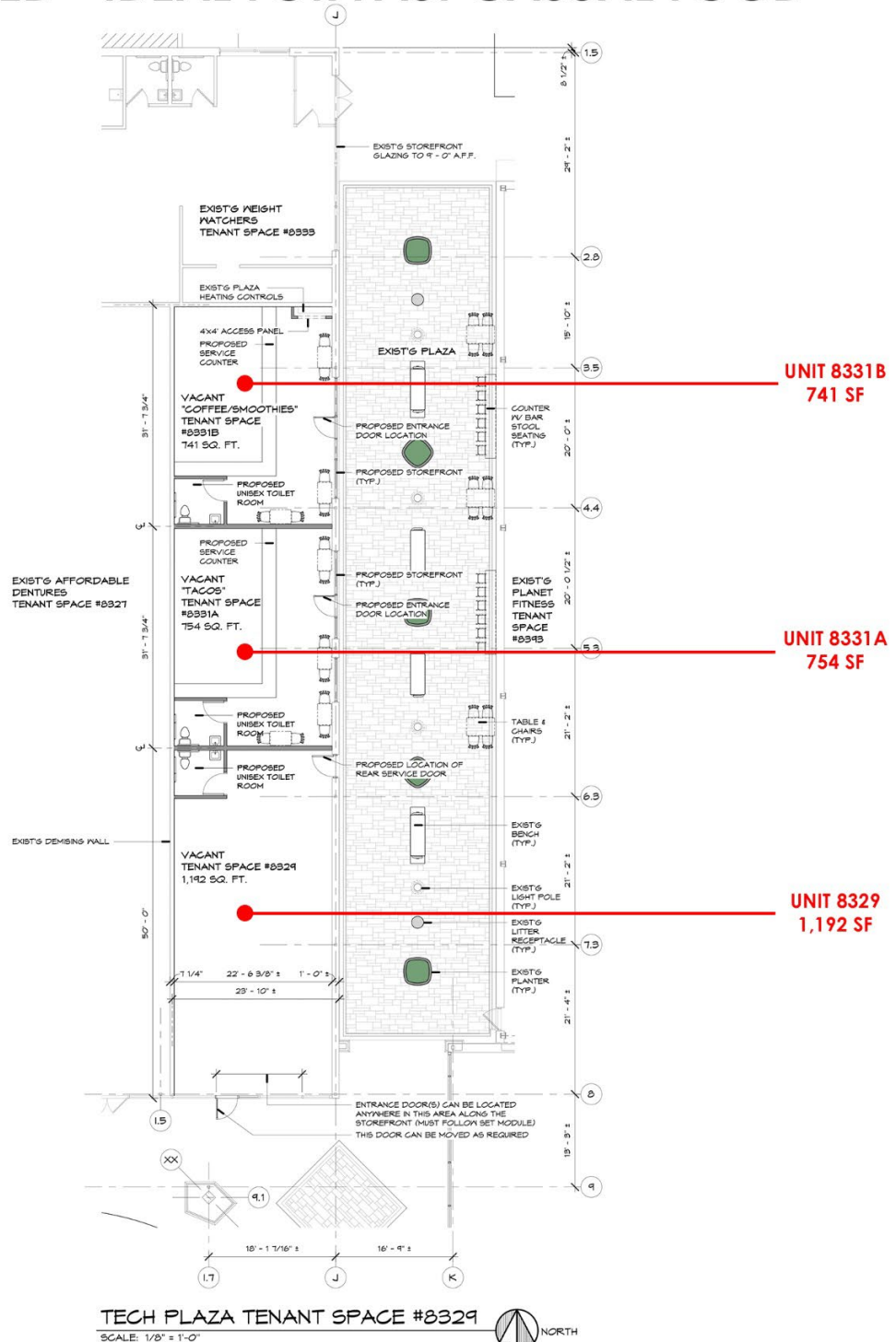
UNIT 8329	23'-10" x 113'-3 1/2"	2,700 SF
UNIT 8333	58'-16 3/4" x 36'-8 1/2"	2,112 SF
UNIT 8351	25'-7 7/16" x 126'-10"	3,249 SF

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UNIT 8329 DIVIDED - IDEAL FOR FAST CASUAL FOOD



UNIT 8329 1,192 SF
UNIT 8331A 754 SF
UNIT 8331B 741 SF