

FOR LEASE – MEDICAL / RETAIL

Red Run Plaza

13400 15 Mile Rd & 34843-34863 Schoenherr Rd

Sterling Heights, MI



SPACE

SIZE

ASKING RATE

HIGHLIGHTS

#1 Medical/Retail 4,690 SF \$16 SF NNN

#2 Retail/Restaurant 1,210 - 7,590 SF \$12 SF NNN

Estimated NNNs \$5 SF

- Turn-Key Medical Office and Retail Space
- 10 + Exam Rooms with Plumbing In Place
- Private Employee Entrance & Break Room
- End Cap with Potential Drive Thru Opportunity
- Newly Renovated Exterior Façade
- Open Floorplans
- Flexible Space Sizes
- High Visibility Signage
- Strong Area Demographics
- Ample parking

TRAFFIC COUNT (VPD)

Schoenherr Rd 26,379

Fifteen Mile 21,733

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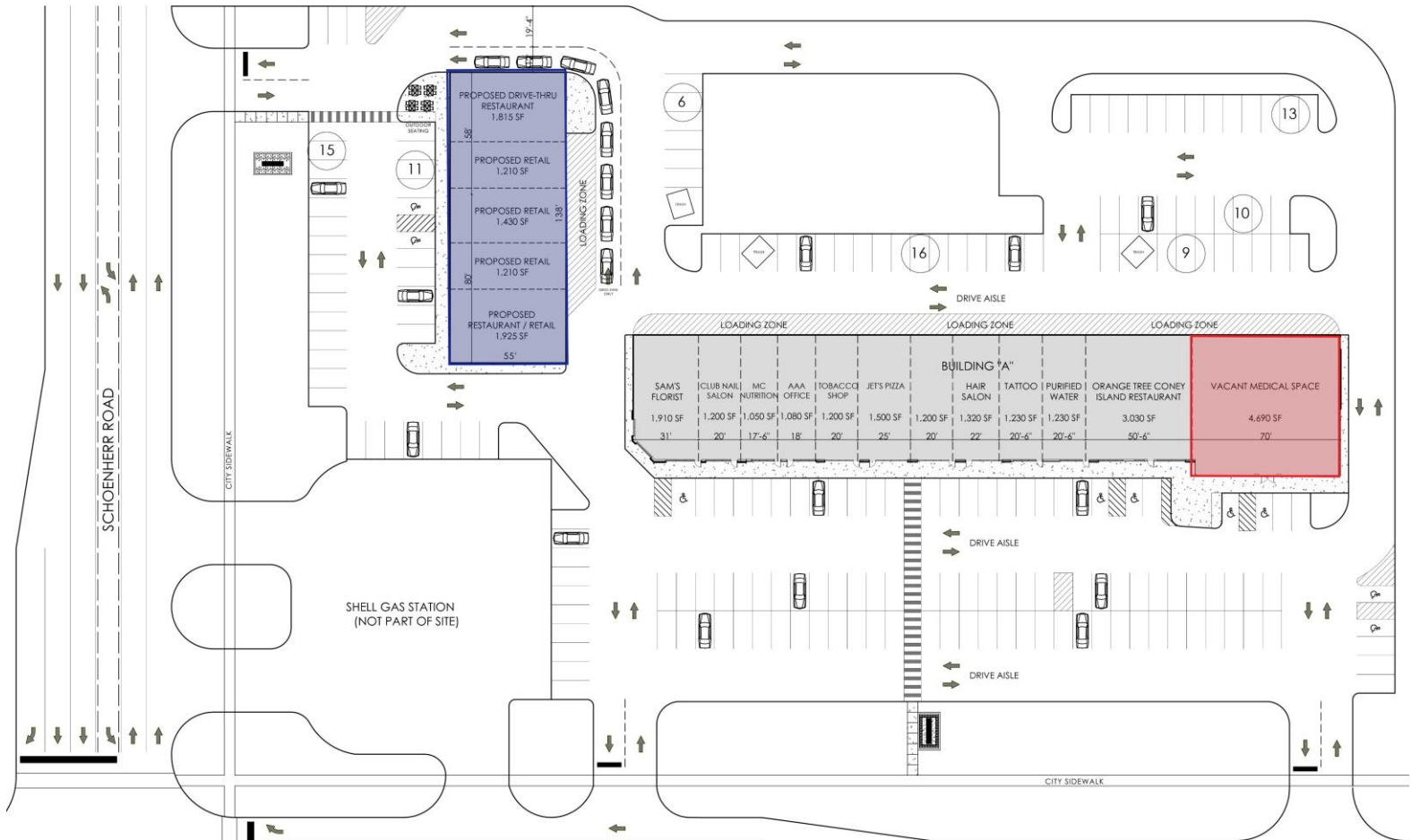


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SITE PLAN



SPACE

SIZE

ASKING RATE

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LOW AERIAL



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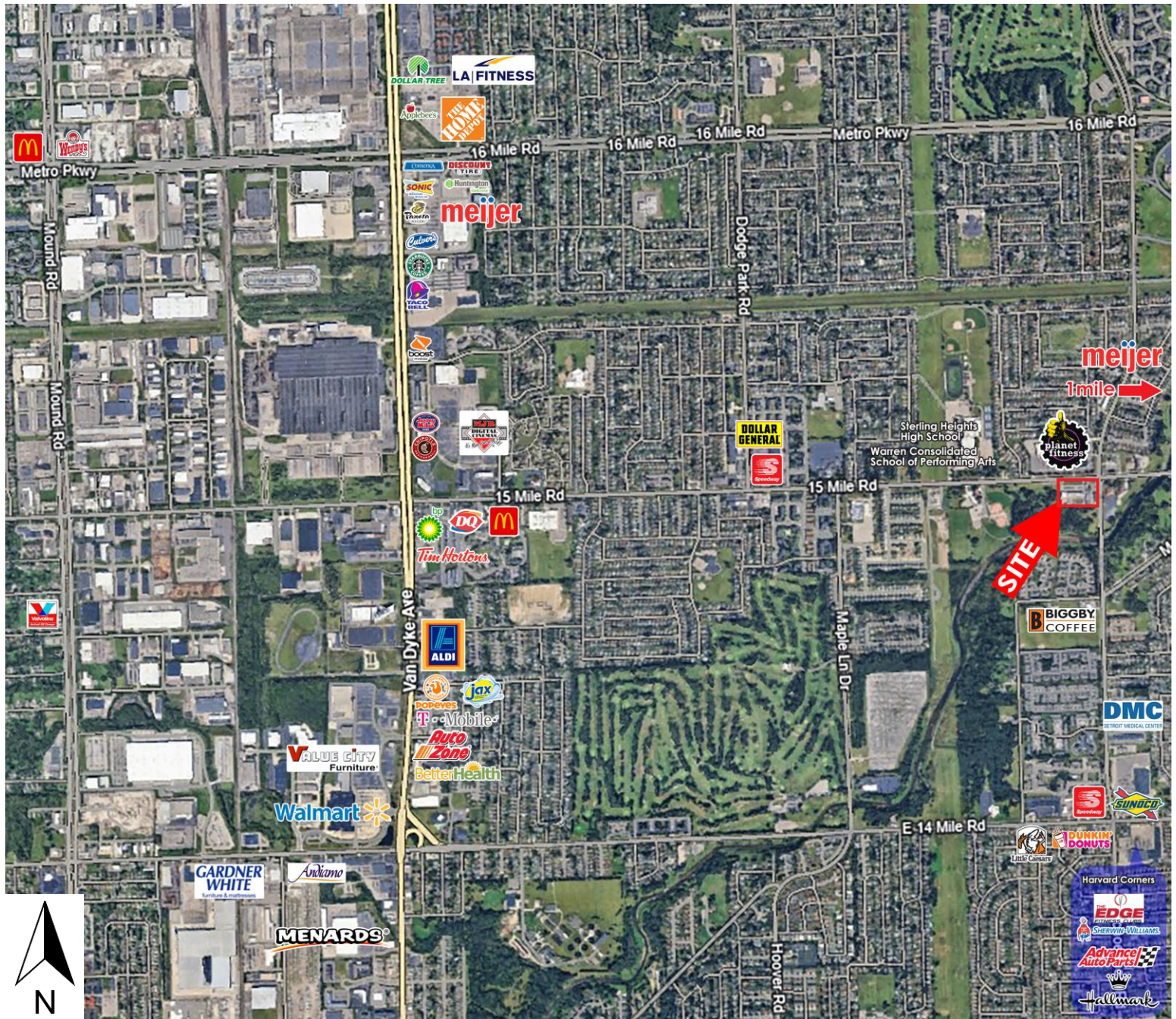


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HIGH AERIAL



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PHOTOS – SPACE #1 – 4,690 SF



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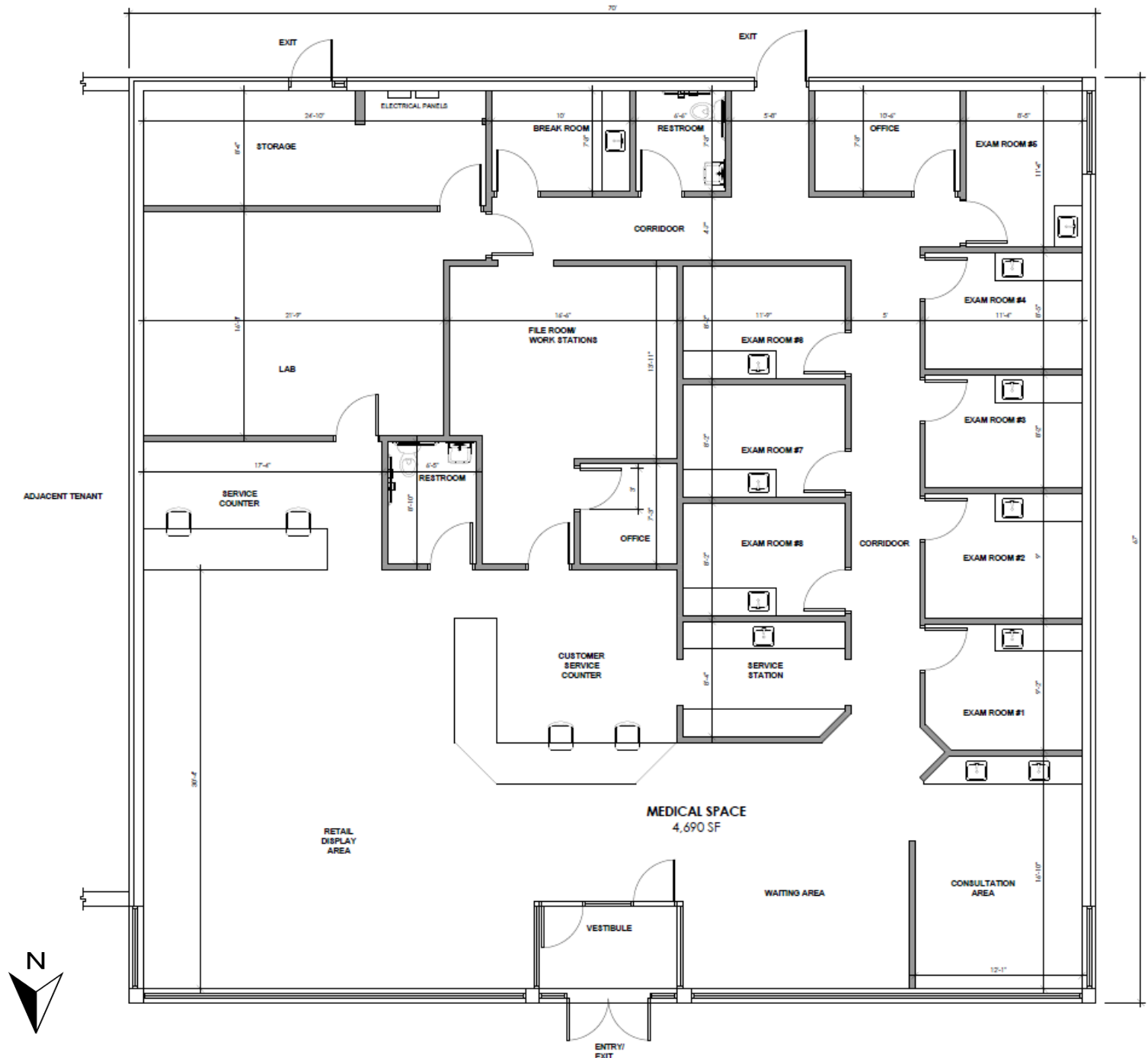


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FLOOR PLAN – SPACE #1 – 4,690 SF



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SPACE #2 – 1,210-7,590 SF – Retail / Medical



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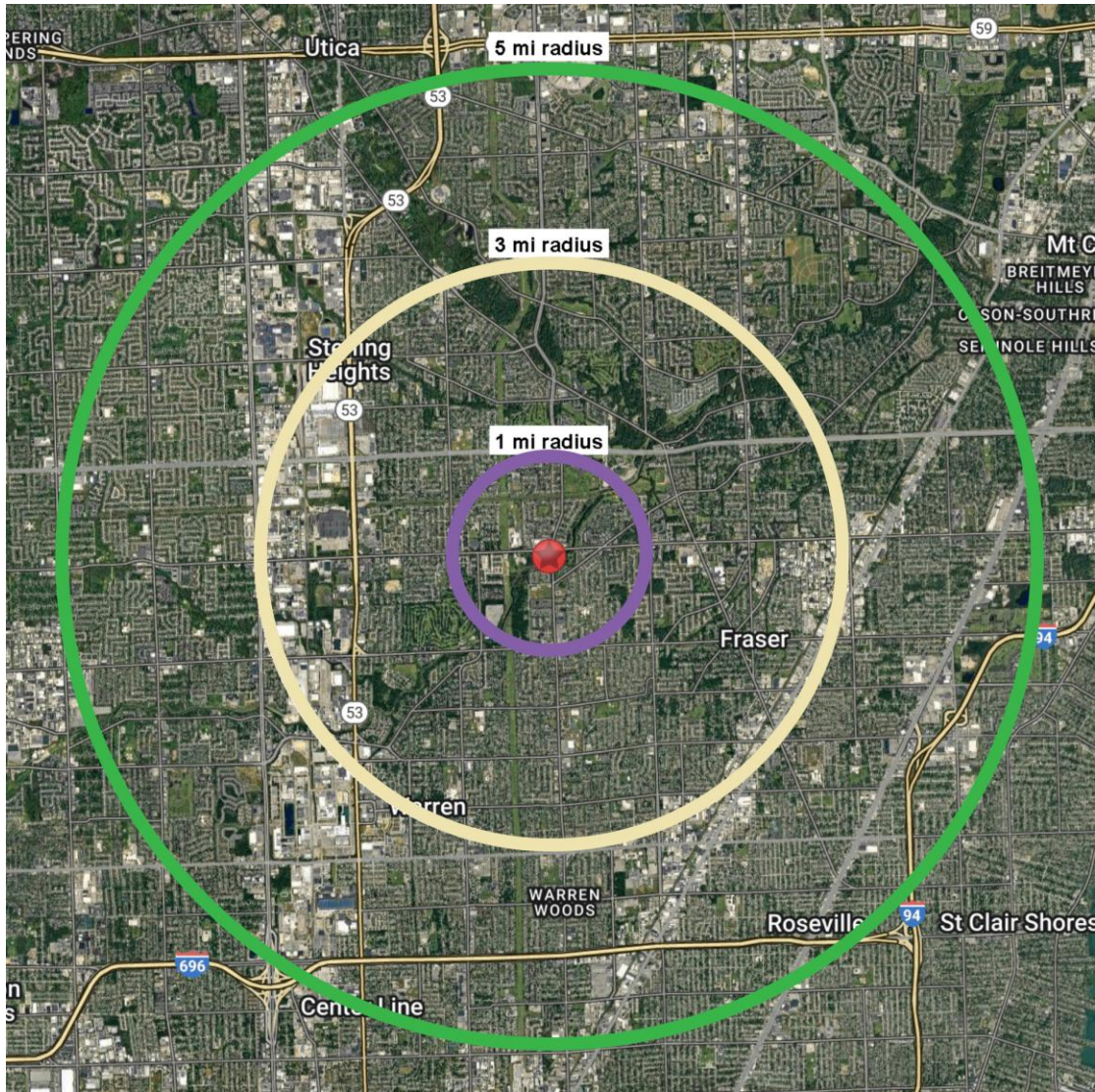


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DEMOGRAPHICS



Area Demographics	1 Mile	3 Miles	5 Miles
Est Population (2025)	13,105	100,164	306,554
Average HH Income	\$100,835	\$100,788	\$93,817
Households	5,340	41,572	127,447
Median Age	42.8	42.9	41.0

Area Demographics	1 Mile	3 Miles	5 Miles
Total Businesses	281	2,992	9,867
Daytime Population	3,829	40,702	116,466

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