

MOUND ROAD



42301-42371 Mound Road
Sterling Heights, MI 48314



42301 Mound Rd
2,400 SF ± Available
Built in 2017



42371 Mound Rd
up to 2,450 ± SF Available
Built in 2022

OFFICE/MEDICAL Opportunity

FOR LEASE

Address

42301-42371 Mound Road
Sterling Heights, MI 48314

Availability

42301 - 2,400 SF ± Available
42371 - 2,450 ± SF Available street
level plus 2,450 ± SF additional
lower level space available

Asking Rent

\$16/SF Gross plus utilities

Traffic Counts

Mound rd = 46,948+ cpd
18 1/2 mile rd = 35,492+ cpd
18 mile rd = 23,780+ cpd
19 mile rd = 16,397+ cpd

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION:	7,255	94,919	251,846
HOUSEHOLDS:	2,544	36,227	99,731
AVG. HOUSEHOLD INCOME:	\$92,852	\$89,560	\$92,141
DAYTIME POPULATION:	9,147	63,195	193,618

Description

Join Phoenix Physical Therapy in this recently completed medical and professional office building. 2,400 ± SF and 2,450 ± SF available along heavily traveled Mound Road.

Features

- ✓ Quick access to M-59
- ✓ Great exposure on Mound Road
- ✓ Great traffic counts



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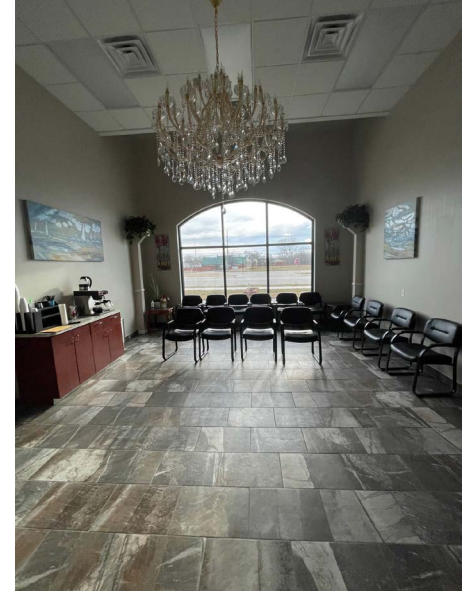
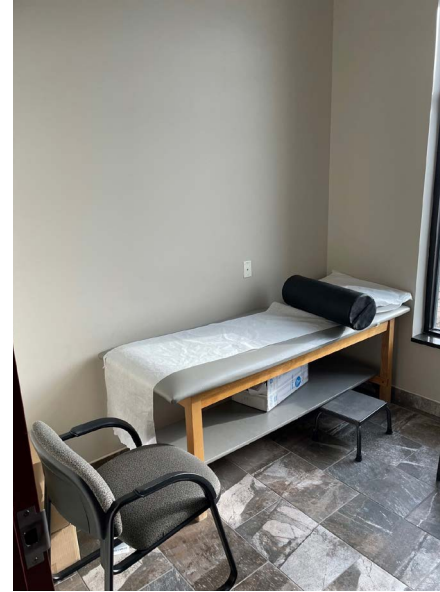


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42301 Mound Rd
2,400 SF Available



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PHOTOS

MOUND ROAD office/medical

42371 Mound Rd
2,450 SF Available



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