

LAKESIDE CIRCLE

13801 Lakeside Circle, Sterling Heights, MI 48313



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LORMAX STERN

38500 WOODWARD AVE., SUITE 200 | BLOOMFIELD HILLS, MI 48304

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FEATURES

- Prominently located on SEC corner of Hall Road (M-59) and Schoenherr in Sterling Heights' "Golden Corridor" district
- Immediately adjacent to Lakeside Mall
- Dense daytime and household populations
- Average household income is over \$101,000/yr within a 5 mile radius

TRAFFIC COUNT

- 108,860 VPD – Hall Road (M-59)
- 46,986 VPD – Schoenherr Road

AVAILABILITY

- 5,600 SF ENDCAP

ANCHORS

Total Wine
& MORE

BigBlue® **petco**
SWIM SCHOOL

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DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	107,403	256,386	477,457
Average Age	44.8	42.9	42.2
Average Age (Male)	42.7	41.3	40.7
Average Age (Female)	46.8	44.5	43.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	45,308	102,999	188,159
# of Persons per HH	2.35	2.47	2.52
Average HH Income	\$93,315	\$101,271	\$101,307
ETHNICITY (%)	3 MILES	5 MILES	7 MILES
Hispanic	3%	3%	3%
RACE	3 MILES	5 MILES	7 MILES
Total Population - White	83%	82%	79%
Total Population - Black	6%	7%	8%
Total Population - Asian	4%	5%	6%
Total Population - Pacific Islander	0%	0%	0%
Total Population - American Indian	0%	0%	0%
Total Population - Other	1%	1%	1%

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MICRO AERIAL



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MACRO AERIAL



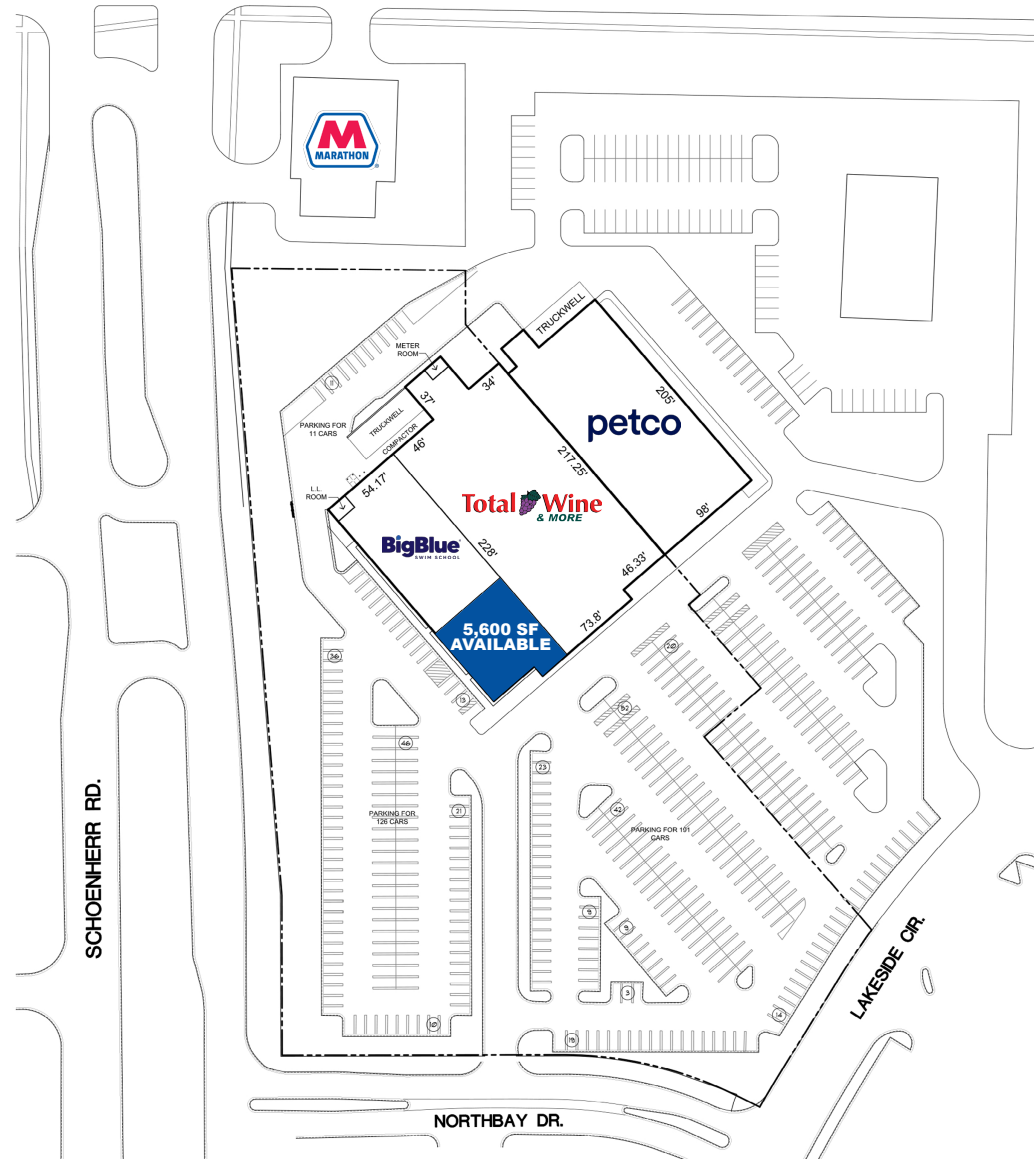
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SITE PLAN



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LAKE SIDE MALL REDEVELOPMENT

The property is immediately adjacent to Lakeside Mall, which is a super-regional mall drawing from a wide radius undergoing a new multi-use lifestyle center.

“The mixed-use city center will include residences, parks, hotel, office, retail, dining and more. The redevelopment is projected to positively impact the region by \$1 billion over the next decade.”
-City of Sterling Heights



Renderings of the Lakeside Mall redevelopment project

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