

Excellent Retail Opportunity

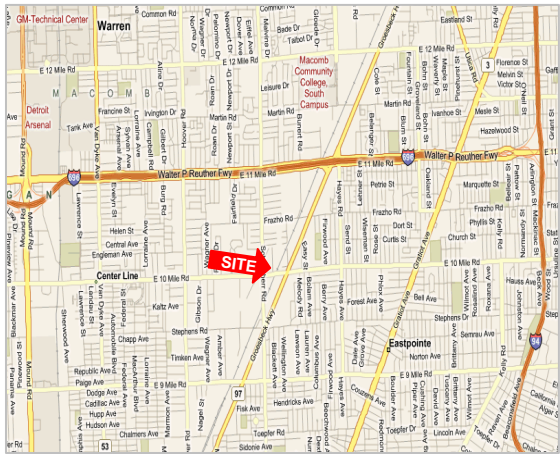
Great Visibility | Major Retail Corridor | High Traffic Counts

Located on 10 Mile Road Just East of Schoenherr, Warren, Michigan 48093



Outstanding opportunity to lease in a to-be-developed brick building at a major intersection in Warren, Michigan. The development will be located at the SEC of East 10 Mile Road and Schoenherr Road (extremely high traffic arteries in a major retail corridor). The development will include two single-story, brick buildings containing approximately 20,000 square feet. This site is ideal for a financial institution, retail and office uses.

- Subject site is approximately 3.25 acres (141,570 square feet)
- Site can accommodate 2 commercial buildings consisting of up to approximately 20,000 square feet
- Traffic Counts: 17,176 AADT (2000)
- Population (3 Miles): 147,630
- Households (3 Miles): 58,794
- Mean Household Income (3 Miles): \$42,692
- All utilities are available at the site



For Additional Information please contact:

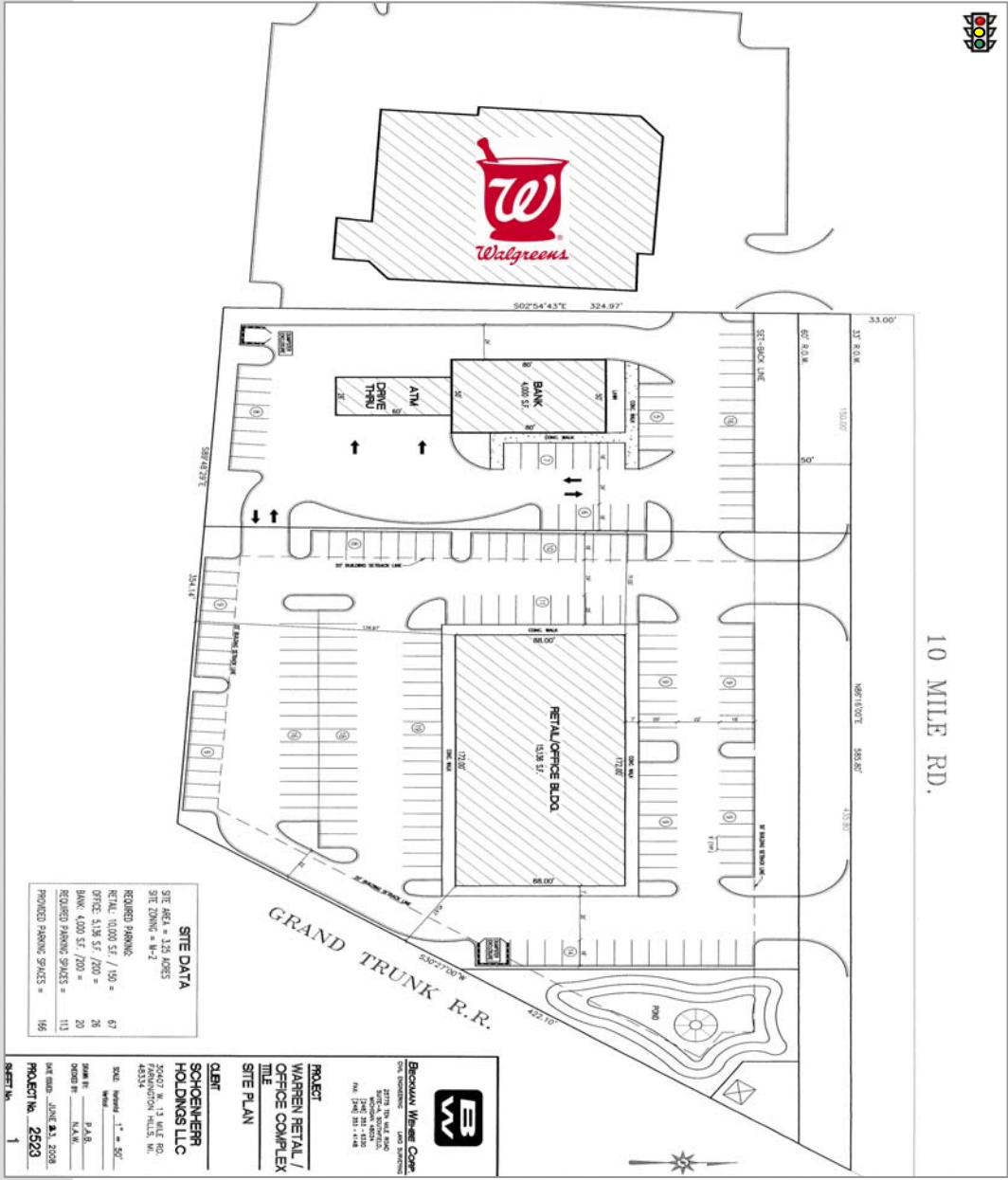
734.454.1855



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SITE DATA	
SITE AREA =	13.5 ACRES
SITE ZONING =	M-2
REQUIRED PARKING	
RETAIL: 10,000 SF / 150 =	67
OFFICE: 51,8 SF / 200 =	26
BANK: 4,000 SF / 200 =	20
REQUIRED PARKING SPACES =	113
PROVIDED PARKING SPACES =	199

BRIDGMAN WHELER CORP.
 22775 E. 14th AVE.
 WARREN, MI 48093
 TEL: (586) 251-1414
 FAX: (586) 251-1418

CLIENT
 SCHOENHERR HOLDINGS LLC
 50407 N. 13 MILE RD.
 WARREN, MI 48093

PROJECT
 WARREN RETAIL / OFFICE COMPLEX
 SITE PLAN

SCALE 1" = 50'
 DRAWN BY: J.A.B.
 CHECKED BY: J.A.B.
 DATE: JUNE 3, 2008
 PROJECT No. 2523
 SHEET No. 1

For Additional Information, contact:
734.454.1855

