

# Retail For Lease

## Shelby Corners

Hall Rd (M-59) & Schoenherr Rd ~ Utica, MI



### Big Box Spaces Still Available

- ◆ Join Target, Dollar Tree, Tuesday Morning, Fashion Bug and many more.
- ◆ Expanding Retail Area.

#### Demographic Facts:

	<u>3 Mile</u>	<u>5 Mile</u>
2009 Population	98,085	239,127
2009 Est. Median HH Income	72,661	\$79,139

**Schostak**  
BROTHERS & COMPANY

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## Shelby Corners

Hall Rd (M-59) & Schoenherr Rd ~ Utica, MI



**VICINITY MAP**  
NO SCALE

**SITE PLAN**  
NO SCALE

**Available**  
46,849 SF

**SHELBY CORNERS**  
UTICA MICHIGAN

**LEASE PLAN**

DATE	REVISED BY	REVISION
4/1/18		L-1

**Schostak**  
BROTHERS & COMPANY  
THE LEASE BROKERS OF MICHIGAN



# Shelby Corners

Utica, MI



Hickory W

Hickory E

Hickory Ln

Elmwood Dr

Treeland Dr

Karam Dr

Maple Grove Ave

Birch Tree Way



Available  
46,849

Northpointe Blvd

Noonan Ct

Shelby Corners



Lakeside Blvd N

Utica Park Blvd



Schoenher Rd (Average Daily Traffic - 37,779)

M-59 (Hall Rd) (Average Daily Traffic - 113,918)

59

© 2006 Europa Technologies  
© 2006 Navteq

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Westbrook Dr



**Date:** 05/05/10

**Current Geography Selection:** (3 Selected) 1,3,5 mile radii: SCHOENHERR RD & HALL RD, ST HEIGHTS, MI 48313

**Your title for this geography:** Shelby Corners

**Lat:** 42.627410 **Long:** -82.993290

**City:** Shelby **Pop:** 72,953

**County:** Macomb County **Pop:** 825,070

**Zip:** 48315 **Pop:** 26,528

## Demographic Snapshot Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>Population: 2009</b>			
Total Population	8,989	98,085	239,127
Male Population	46.1%	48.7%	49.4%
Female Population	53.9%	51.4%	50.6%
Median Age	37.7	39.5	38.0
Population Density (per sq. mi.)	2,861.4	3,469.1	3,044.7
Employees	12,338	48,384	99,058
Establishments	705	3,985	7,721
<b>Income: 2009</b>			
Median HH Income	\$61,871	\$72,661	\$79,139
Per Capita Income	\$25,808	\$27,855	\$28,972
Average HH Income	\$65,371	\$69,324	\$75,178
<b>Households: 2009</b>			
Total Households	3,547	39,131	91,097
Average Household Size	2.43	2.48	2.60
Household Growth 1990 - 2000	67.8%	28.5%	38.6%
<b>Housing: 2009</b>			
Owner Occupied Housing Units	48.2%	69.4%	71.7%
Renter Occupied Housing Units	44.5%	22.1%	19.2%
Vacant Housing Units	7.4%	8.5%	9.2%
<b>Race: 2009</b>			
White	86.1%	88.0%	87.3%
Black	7.7%	6.3%	6.5%
American Indian, Eskimo, Aleut	0.2%	0.2%	0.2%
Asian	3.0%	2.8%	3.1%
Hawaiian or Pacific Islander	0.0%	0.0%	0.0%

Other	0.7%	0.6%	0.6%
Multirace	2.3%	2.2%	2.3%
<b>Ethnicity: 2009</b>			
Hispanic	3.1%	2.1%	2.2%
Non-Hispanic	96.9%	97.9%	97.8%

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Current year data is for the year **2009**, 5 year projected data is for the year **2014**. More About Our Data.  
Demographic data © 2009 by Experian/Applied Geographic Solutions.

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