

Panera Plaza of Sterling Heights

36816 Van Dyke Avenue @ Metro Parkway a.k.a.16 Mile Road
Sterling Heights, Michigan 48312



Shopping Center Features

2000 sq. ft. available, fully built-out for retail use

Join Panera Bread in Meijer shopping center on "going home" side of Van Dyke Avenue

Dedicated parking directly at front entry and 20' high pylon sign

Walking distance from THREE hotels and less than one mile from three auto facilities factories employing nearly 10,000 workers

Trade Area Demographics (2020, three-mile radius)

Population 101,000

Households 38,809

Average Income \$77,647

Average Age 40.1

Traffic Count (vehicles per day) 64,000

Deal Directly with Owner



Investment | Development | Leasing | Management | Consulting



20' High Sign



20' High Sign



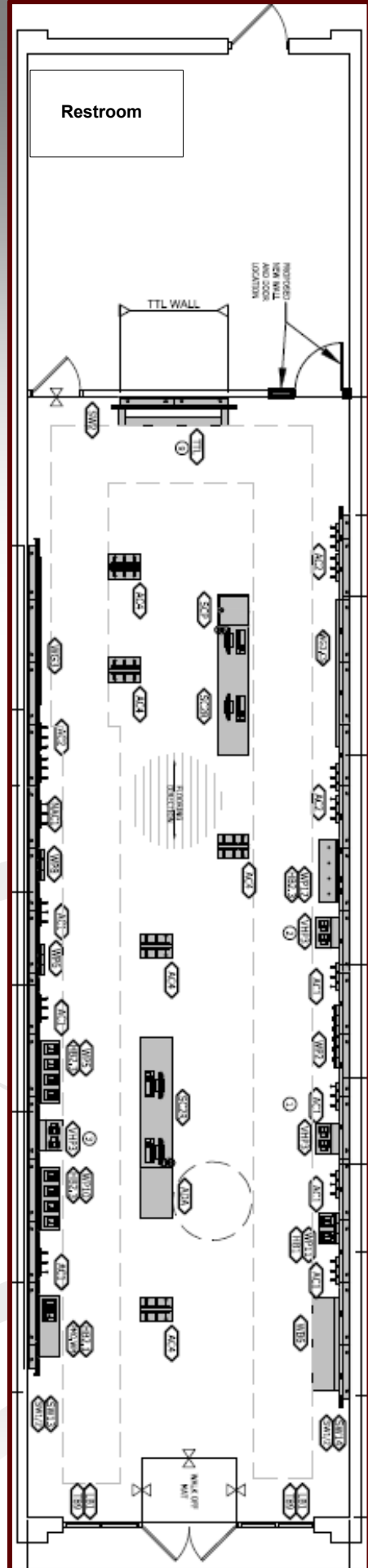
**Available space is a former T-Mobile store so
move-in ready for any general retail use!**

Width: 20' Depth: 100'

Ceiling Height: 10'-0"

Distance to stockroom wall: 71'

Restroom: One unisex



SHELBY TOWNSHIP

M59 Hall Road

Long Lake / 18 Mile Road

STERLING HEIGHTS

Metropolitan Pkwy / 16 Mile Road



I-75

14 Mile Road

WARREN

I-696

Van Dyke Avenue



6877 employees



Metropolitan Pkwy / 16 Mile Road



meijer



2184 employees



Up to 667 employees



15 Mile Road

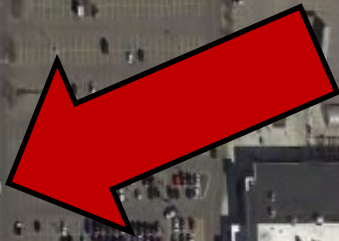
213 Apartment Units Under Construction

Van Dyke Avenue

Chrysler Sterling Heights Assembly



Metropolitan Pkwy / 16 Mile Road



PIONEER ENDOSCOPY & SURGERY CENTRE
AMBULATORY SURGERY

Van Dyke Avenue





Sterling Heights' quality of life is second to none with exceptional neighborhoods, a world-class library, lush parks, and low tax and crime rates. Many proclaim our city as one of the finest communities to raise a family.

Our commitment to provide quality programs and services in a cost-efficient manner has earned dozens of awards and recognition over the past year. Our city's excellent national reputation and image are a direct by-product of the services that our hardworking departments and staff provide to the community. The cooperation between the city council, city administration, and our residents has resulted in achieving the following recognition:

- Sterling Heights is the third largest in area and the fourth largest in population in the state of Michigan.
- Sterling Heights has a population of 129,699 (2010 census) people living within 36.8 square miles.
- Sterling Heights is home to more than 3,500 commercial and industrial businesses.
- Of the state's five largest cities, Sterling Heights was the only municipality to show an increase in population between 2000-2010.
- Sterling Heights retained its ranking in 2010 as Michigan's safest city among communities with more than 100,000 residents, according to FBI statistics released in 5/11.
- SterlingFest, Sterling Heights' premiere art & jazz fair, was voted Best Summer Festival by readers of the Detroit News and detnews.com. (2008)
- Sterling Heights is among the top 100 cities named by Best Life magazine as the "Best Places to Raise a Family." (2008).
- Sterling Heights is among the best cities in the nation in which to call home, according to *Money* magazine's Top 100 Best Places to Live for 2008.
- According to a new study released by American City Business Journals, Sterling Heights is ranked seventh in the nation and second in Michigan on its list of the least socio-economically stressed large U.S. cities.
- Rated an A+ and ninth best "Family Friendly" suburban city in the United States (Population Connection, a Washington, D.C. nonprofit environmental organization).
- Sterling Heights is ranked as the 2nd best Michigan city and the 16th best American city for women to live and work (*Ladies Home Journal*, March 2002)
- CNN/Money.com ranked Sterling Heights fifth in the nation in home affordability (2009).
- The 2000 Census shows Sterling Heights to be one of the top communities in the country where children live in a married-couple family.
- Sterling Heights is ranked as the 2nd best Michigan city and the 16th best American city for women to live and work (*Ladies Home Journal*, March 2002).
- The city's unique Family Emergency Preparedness Workbook published by the Office of Emergency Management earned the prestigious Grand APEX Award for Publication Excellence in 2002.
- Since 1995 Sterling Heights has maintained the lowest combined water and sewer rates in Michigan.
- The city's 2006 Residential Survey was a success with a 50% return. The results showed:
 - 95% consider Sterling Heights an excellent or good place to live
 - 82% view the city as an excellent or good place to raise children
 - 90% rate their neighborhood as an excellent or good place to live
 - 94% feel safe in their neighborhood during the day

Source: City of Sterling Heights website

Community Profiles

City of Sterling Heights

40555 Utica Rd
Sterling Heights, MI 48313-4082
<http://sterling-heights.net/>



Census 2020 Population: 134,346
Area: 36.7 square miles

VIEW COMMUNITY EXPLORER MAP

VIEW 2020 CENSUS MAP

People

Economy & Jobs

Housing

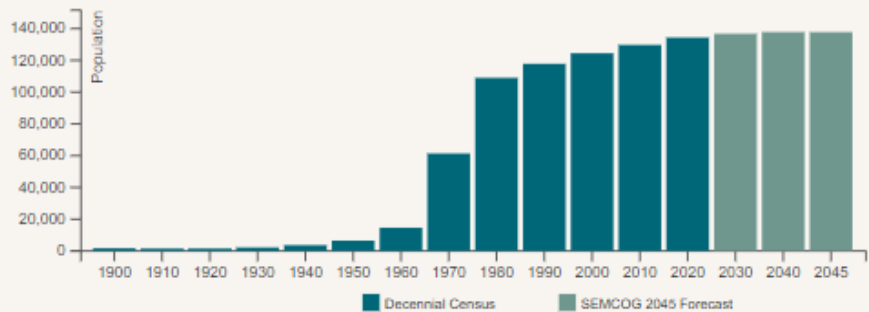
Transportation

Environment & Land Use

Population and Households

Link to American Community Survey (ACS) Profiles: **Select a Year** Social | Demographic
Population and Household Estimates for Southeast Michigan, 2021

Population Forecast



Note for City of Sterling Heights : Incorporated as of the 1970 Census from Sterling Township. Population numbers prior to 1970 are of the township.

Population and Households

Population and Households	Census 2020	Census 2010	Change 2010-2020	Pct Change 2010-2020	SEMCOG Jul 2021	SEMCOG 2045
Total Population	134,346	129,699	4,647	3.6%	134,526	137,756
Group Quarters Population	1,014	772	242	31.3%	1,014	1,581
Household Population	133,332	128,927	4,405	3.4%	133,512	136,195
Housing Units	53,255	52,190	1,065	2.0%	53,374	-
Households (Occupied Units)	51,515	49,451	2,064	4.2%	51,632	55,517
Residential Vacancy Rate	3.3%	5.2%	-2.0%	-	3.3%	-
Average Household Size	2.59	2.61	-0.02	-	2.59	2.46

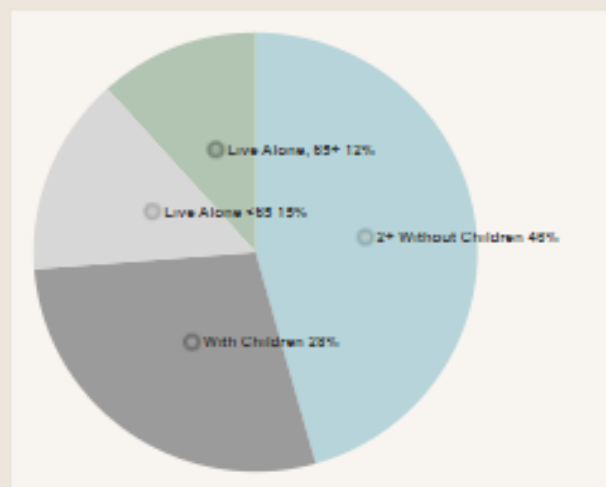
Components of Population Change

Components of Population Change	2000-2005 Avg.	2006-2010 Avg.	2011-2018 Avg.
Natural Increase (Births - Deaths)	663	434	192
Births	1,839	1,490	1,421
Deaths	1,176	1,056	1,229
Net Migration (Movement In - Movement Out)	-216	164	104
Population Change (Natural Increase + Net Migration)	447	598	296

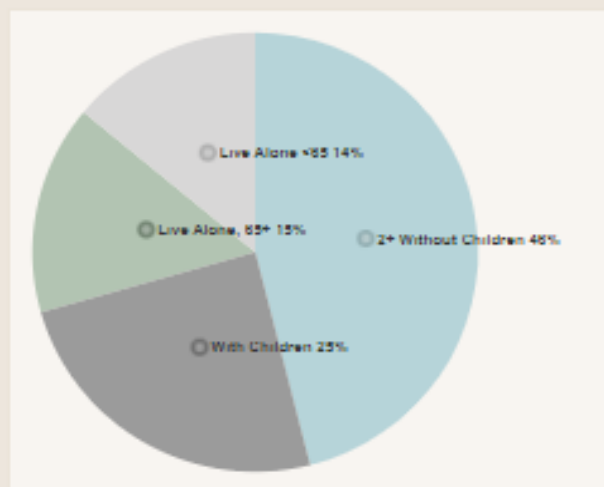
Source: Michigan Department of Community Health Vital Statistics, U.S. Census Bureau, and SEMCOG

Household Types

ACS
2019



SEMCOG
2045



Household Types	Census 2010	ACS 2019	Change 2010-2019	Pct Change 2010-2019	SEMCOG 2045
With Seniors 65+	14,229	16,897	2,668	18.8%	26,436
Without Seniors	35,222	33,185	-2,037	-5.8%	29,081
Live Alone, 65+	5,316	5,830	514	9.7%	8,568
Live Alone, <65	7,791	7,308	-483	-6.2%	7,767
2+ Persons, With children	15,337	14,092	-1,245	-8.1%	13,620
2+ Persons, Without children	21,007	22,852	1,845	8.8%	25,562
Total Households	49,451	50,082	631	1.3%	55,517