



Opportunity Summary

14250 Lakeside Circle

Lakeside Mall
Sterling Heights, Michigan



Premier Location

This site is located in one of the strongest commercial corridors in SE Michigan. The area boasts a wide selection of office, retail, and hospitality uses. Strategically located on Hall Road Road, the site provides strong visibility and immediate access to the amenities of Lakeside Mall.



TOTAL
POPULATION
1,494,469



DAYTIME
POPULATION
854,766



LABOR
FORCE
645,988



BACHELOR'S
DEGREE
19.9%



GRADUATE
DEGREE
13.2%

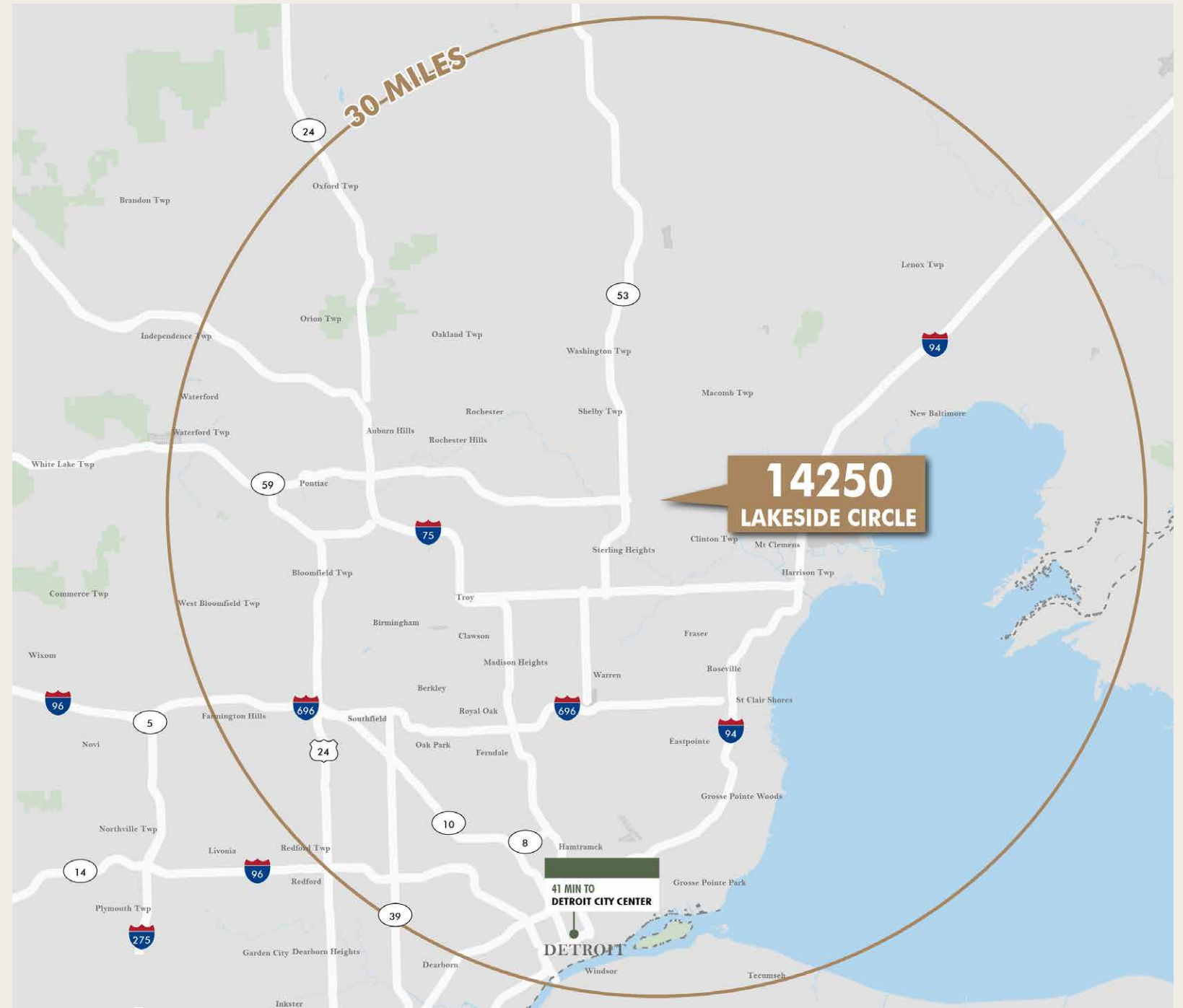


PROJECTED
POPULATION GROWTH
0.4%



MILLENNIALS
AGE 21-34
23.4%

Demographics reflect the market's office trade area as determined by ESRI.



A Built-In Walkable Environment

The site is directly connected to the Lakeside Mall, providing future tenants access to a wealth of food, retail, entertainment and fitness/wellness options within a short walking distance.

EXISTING MALL AMENITIES

SERVICES



AT&T, Body Arts, Custom Eyes of Lakeside, Customized Tees, Haircuts by Pretty Eyes, Healing Touch, iRepair & Accessories, LensCrafters, Mr. Sam Tailor, Nail Studio of Lakeside Mall

FOOD & BEVERAGE



Auntie Anne's, Batter Up, Charleys Philly Steaks, Cinnabon, Coffee Bureau, Flaming Wok, Ice Age, Kerby's Coney Island, Masala Grill, Snacks N' Things, Surf City Squeeze, Taco Bell

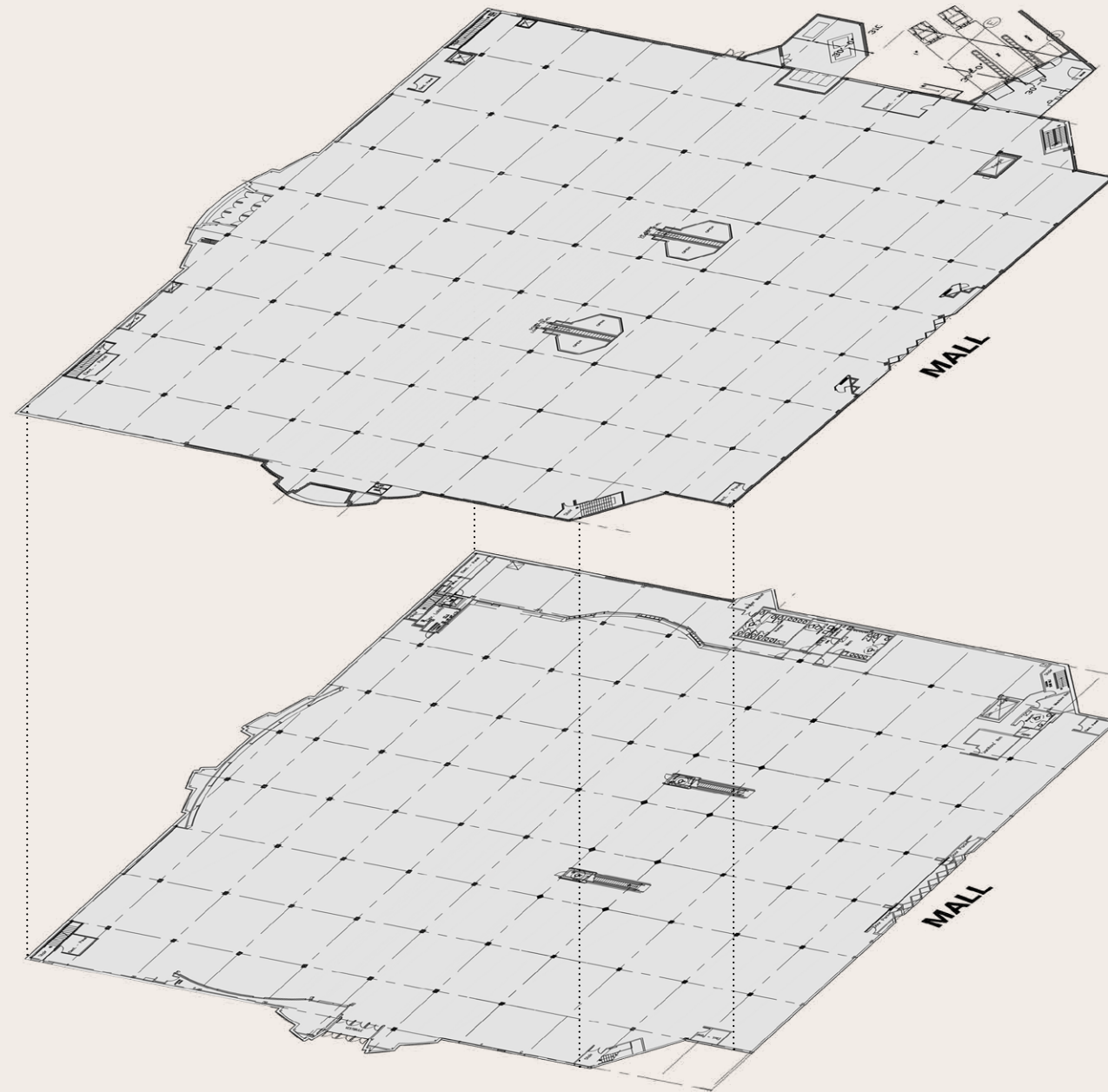
LAKE SIDE



Specifications

PROPERTY INFORMATION

Site Acreage	1.81 Acres
Gross Leasable Area	164,614 SF
Floors	Two Levels, Anchor Location
Redevelopment Strategy	Adaptive Reuse of former single-use, retail anchor store
Extensive Parking	Thousands of parking spaces available at the mall



LEVEL 2 | **83,510 SF**
CEILING HEIGHT: 27'-2"

LEVEL 1 | **81,104 SF**
CEILING HEIGHT: 19'-6"



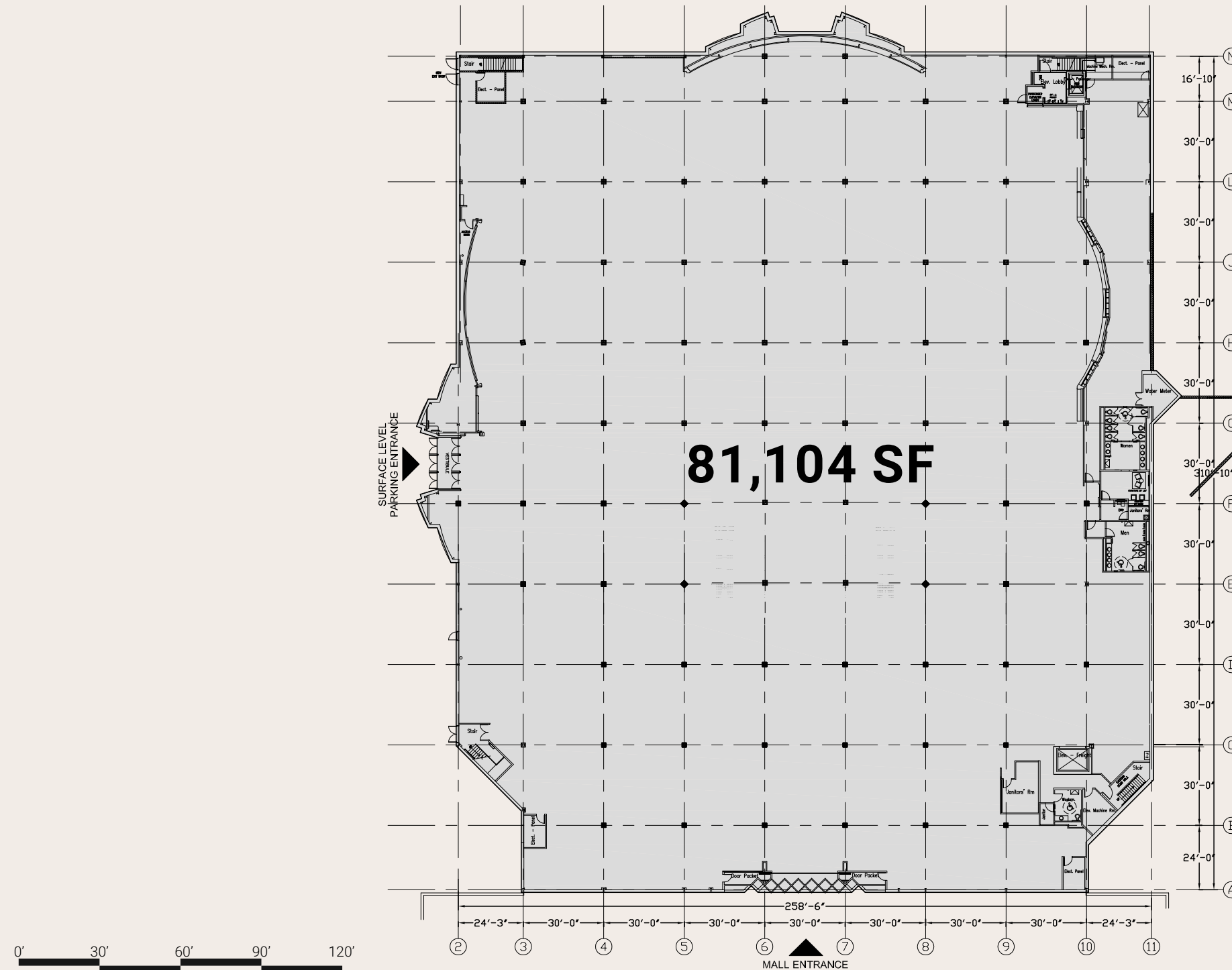
Existing Conditions

LEVEL 1
81,104 SF*

CEILING HEIGHT: 19'-6"
COLUMN SPANS OVER 30'-0"

▼ Key Entrance



*Reflects BOMA Square Footage
Ceiling Heights are Slab-To-Slab Measurements



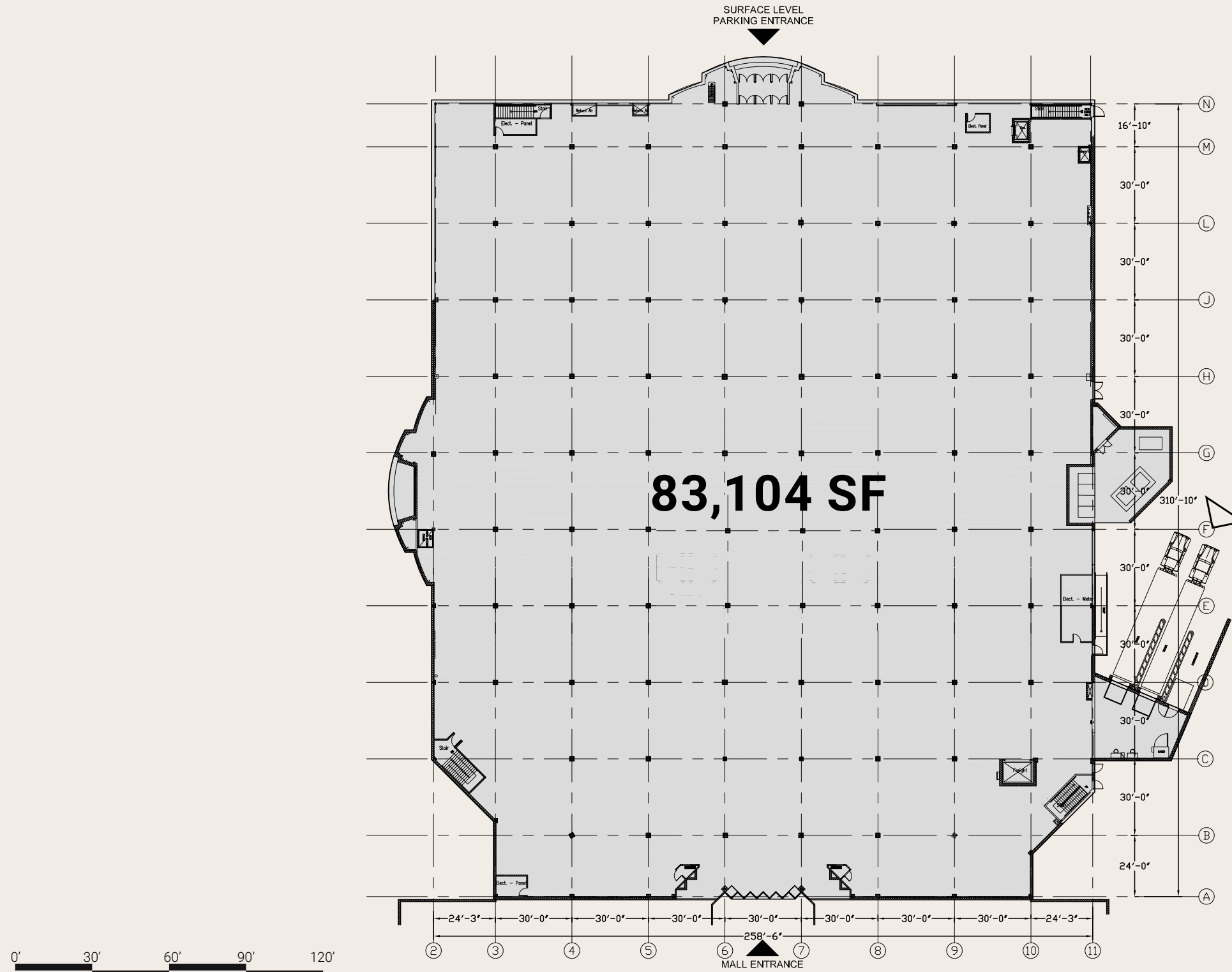
Existing Conditions

LEVEL 2
83,510 SF*

CEILING HEIGHT: 27'-2"
 COLUMN SPANS OVER 30'-0"

-  Key Entrance
-  Loading

*Reflects BOMA Square Footage
 Ceiling Heights are Slab-To-Slab Measurements





Leasing Contact

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