

THE FORUM AT GATEWAYS



MID-AMERICA®
Real Estate-Michigan, Inc.

44575-44833 Mound Road / Sterling Heights, MI

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RETAIL OPPORTUNITY

THE FORUM AT GATEWAYS



Address

44575-44833 Mound Road
Sterling Heights, MI 48314

Availability

In-line: 1,620 - 9,451 SF

Outlot: 4,800 - 7,000 SF

Features

- Join Walmart, LA Fitness, and Dollar Tree at the SWC of Hall Road (M-59) and Mound Road.
- The site is shadow anchored by a 30 Screen AMC Movie Theater and has various national restaurants/banks servicing the center in the outlots.
- The area offers tremendous traffic and dense household population with diverse incomes.
- Provides visibility, accessibility, and monument signage to both main roads at the intersection.
- New outlot proposed at hard corner intersection, with ground lease and build-to-suit options available.
- In addition to being directly off the M-59 highway ramp, it is within close proximity to M-53 highway.
- Great opportunity for restaurant users, neighborhood service retailers, an/or medical offices.

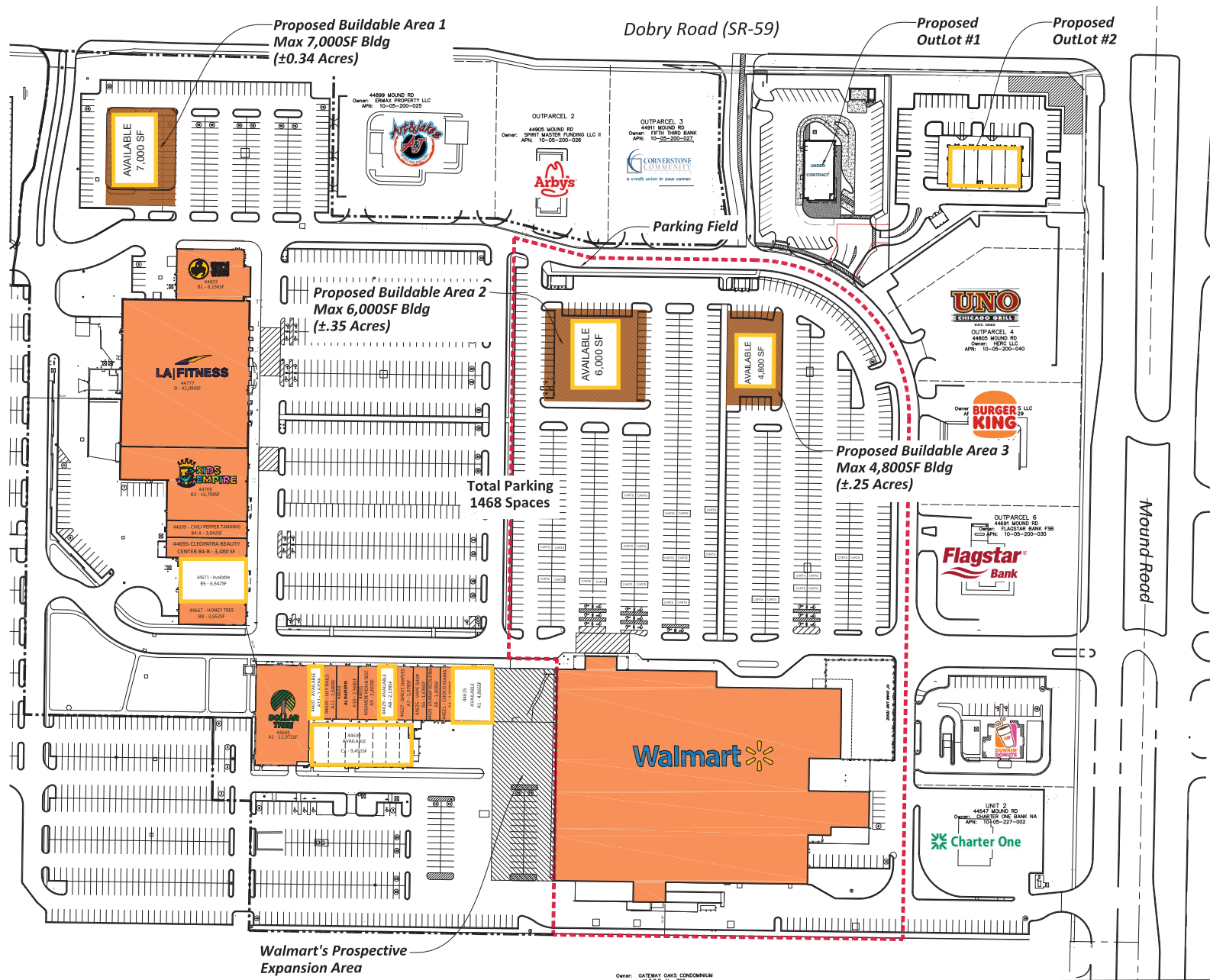
Area Tenants



Demographics (2023)

	1 MILE	3 MILES	5 MILES
POPULATION	8,779	79,290	240,838
HOUSEHOLDS	4,318	32,361	94,824
AVG HOUSEHOLD INCOME	\$81,589	\$98,889	\$109,312
DAYTIME POPULATION	9,388	78,068	231,210

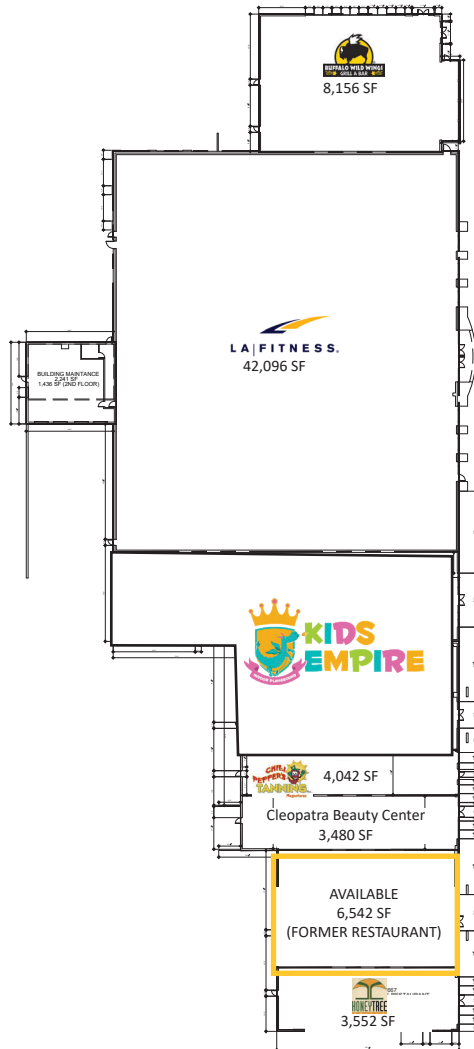
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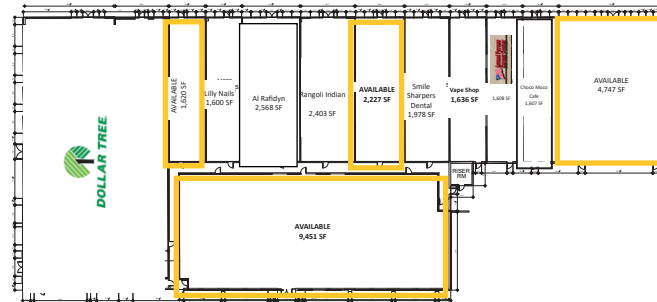
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Building 1:



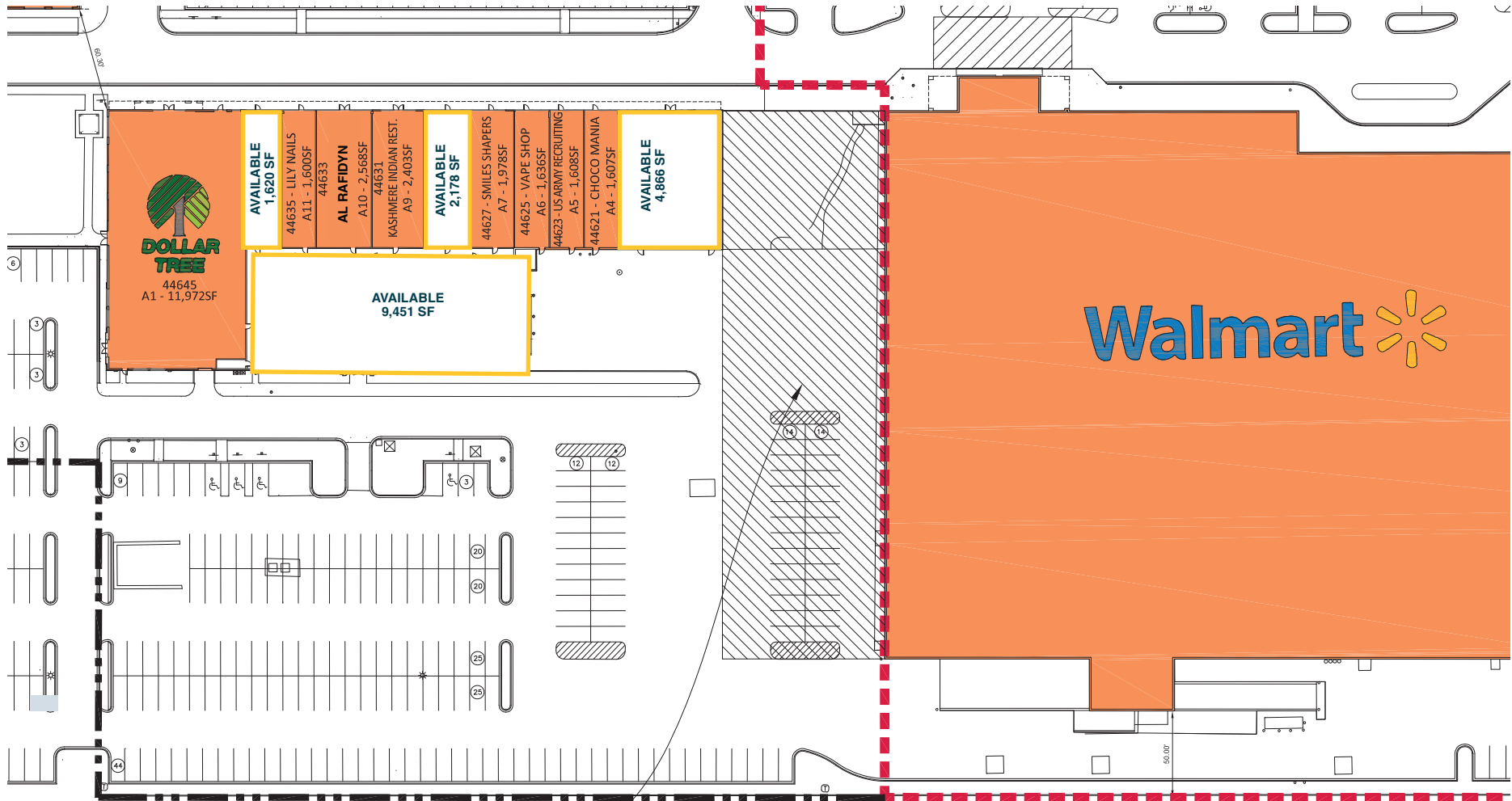
Building 2:



BUILDING 1	
Space	SF
Buffalo Wild Wings	8,156
LA Fitness	42,096
Kids Empire	16,708
Chili Peppers	4,042
Cleopatra Beauty Center	3,480
AVAILABLE (Former Restaurant)	6,542
Honey Tree	3,552

BUILDING 2	
Space	SF
Dollar Tree	11,972
AVAILABLE	1,620
Lilly Nails	1,600
Al Rafidyn	2,568
Rangoli Indian Grill	2,403
AVAILABLE	2,227
Smile Sharpers Dental	1,978
Vape Shop	1,636
US Armed Forces	1,608
Choco Moco Cafe	1,607
AVAILABLE	4,747
AVAILABLE	9,451

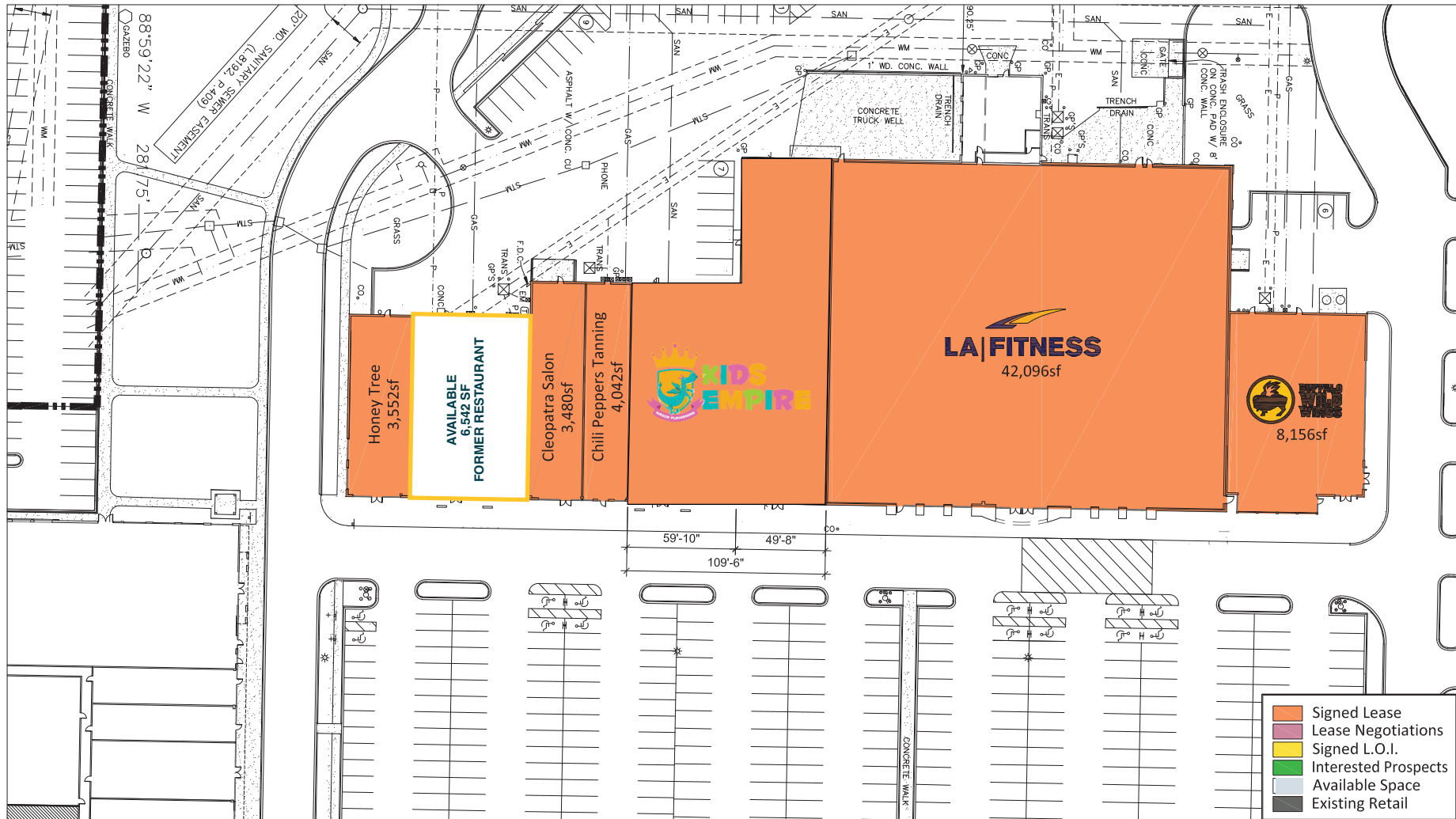
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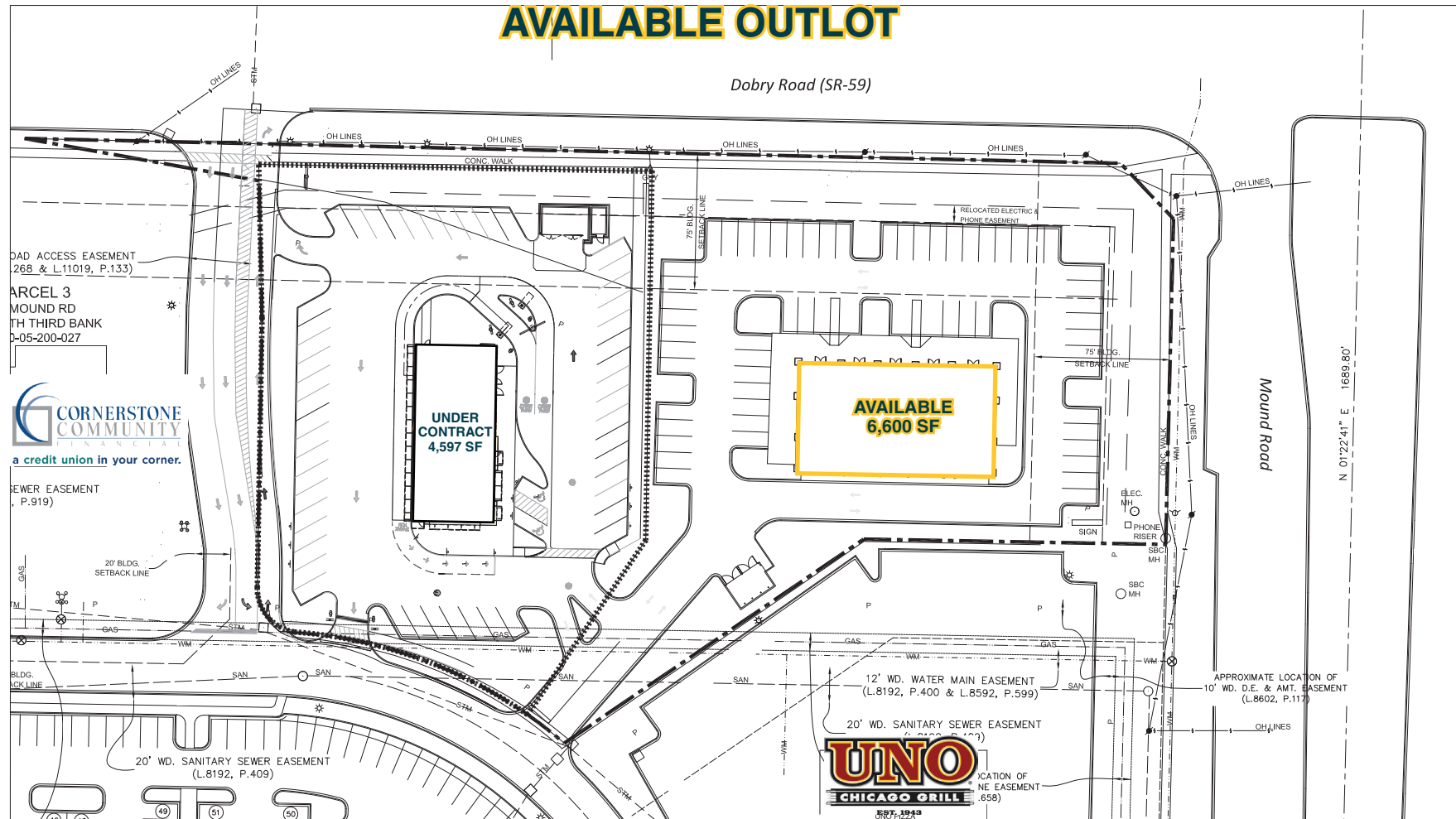
*Walmart's Prospective
Expansion Area*

SITE PLAN

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OUTLOT RENDERING - CORNER
OF MOUND RD. & DORBY DR.

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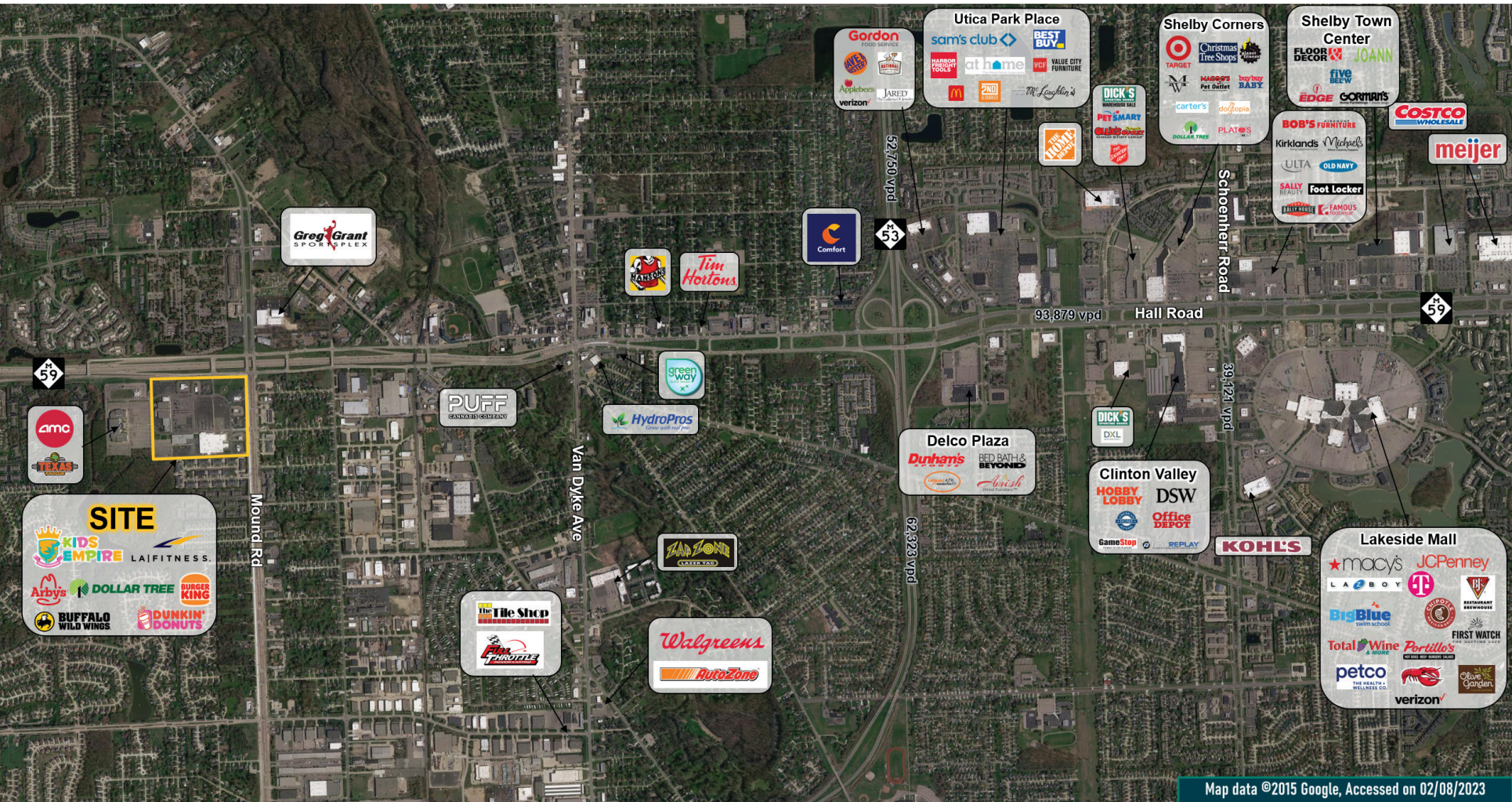
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Brooke
Wolf

Mid-America Real Estate -
Michigan, Inc.

T: 248.855.6800

BWolf@MidAmericaGrp.com



MID-AMERICA[®]
Real Estate-Michigan, Inc.

38500 Woodward Ave, Suite 100
Bloomfield Hills, Michigan 48304
248.855.6800
MidAmericaGrp.com

CONTACT