



FOR LEASE

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FOR LEASE

Red Oak Plaza

31075 John R Rd Madison Heights, MI 48071



Lease Rate: \$15 SF/yr (NNN)

DESCRIPTION

An 18,000 SF multi-tenant retail center for lease on John R Rd in Madison Heights.

PROPERTY HIGHLIGHTS

- Directly across the street from Sam's Club
- Monument signage available
- Recent facade remodel
- Numerous national retailers in the immediate trade area
- Tremendous visibility off of John R Rd

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BUILDING INFORMATION

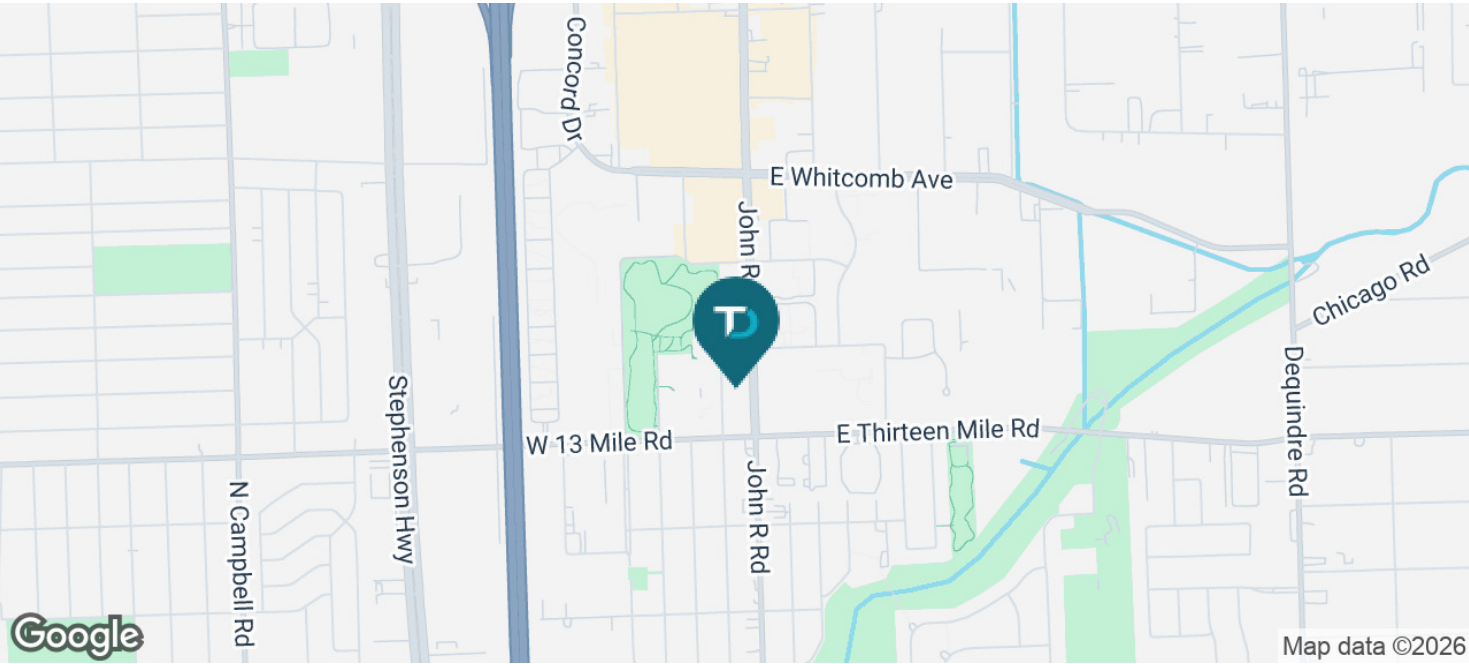
Price/SF:	\$15.00 PSF + NNN
Building Size:	18,000 SF
Year Built:	1990
Number of Floors:	1

PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Strip Center
Zoning	B-1 Commercial
Traffic Count:	24,474 Vehicles/Day (Costar, 2022)
Legal Description:	Available upon request
APN:	25-02-478-021

LOCATION INFORMATION

Located on the west side of John R, just north of 13 Mile Rd in Madison Heights, MI.



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13 Mile Rd

1,800 SF Available	2,600 SF Batteries +	2,100 +/- SF Available	Smoke Shop	4,000 SF UN Beauty Supply	Available 4,000 SF
1,750 SF Bubble Tea Cafe					

*Not to scale

John R
Rd



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DEMOGRAPHIC INFORMATION	1 MILE	5 MILES	10 MILES
Total population	9,576	314,611	1,197,838
Median age	39.8	39.7	39.9
Total households	4,937	142,409	554,443
Average HH income	\$60,307	\$83,731	\$70,922
Average house value	\$94,156	\$195,291	\$168,774