

FOR LEASE

# NEW DEVELOPMENT

NEC VAN DYKE AVE & 30 MILE RD, WASHINGTON TWP, MI



VAN DYKE AVE (16,448 CPD)

NEW  
MEDICAL  
FACILITY

FUTURE  
RETAIL

RETENTION  
POND

NEW  
ELDER FORD  
CAR DEALERSHIP

30 MILE RD

VAN DYKE FWY (36,928 CPD)

Huntington

CHASE

O'Reilly

- Kroger
- PET SUPPLIES PLUS
- DOLLAR TREE
- SALLY BEAUTY
- Hallmark
- LITTLE'S PIZZA



# PROPERTY DETAILS

<b>LOCATION:</b>	NEC Van Dyke Ave & 30 Mile Rd Washington Twp, MI 48095	
<b>PROPERTY TYPE:</b>	Vacant Land	
<b>DATE AVAILABLE:</b>	Immediately	
<b>RENT:</b>	Contact Broker	
<b>AVAILABLE SPACE:</b>	Strip Center Space:	Starting at 1,200 SF
	Anchor Space:	Up to 102,450 SF
<b>LOT SIZE:</b>	27.75 AC	
<b>ZONING:</b>	General Commercial/Retail	
<b>TRAFFIC COUNT:</b>	Van Dyke Rd (16,448 CPD) Van Dyke Ave (36,928 CPD)	

## HIGHLIGHTS

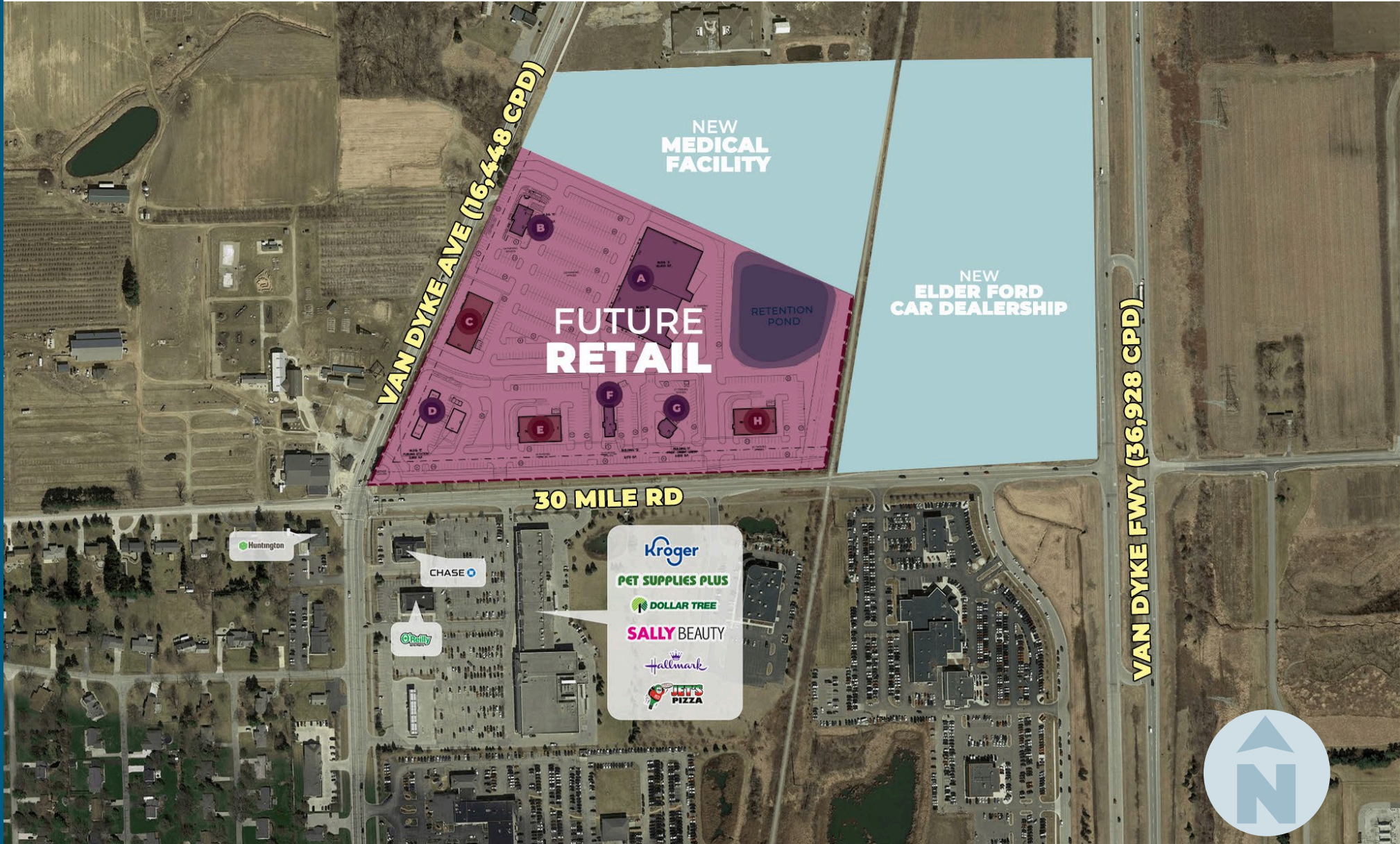
- Rare 27.75 AC Parcel
- Located on the NEC of Van Dyke Ave & 30 Mile Rd
- One of the Best Remaining Parcels in Macomb County
- Project includes Big-Box Components & Outlots
- Easy access from Van Dyke Fwy & 30 Mile Rd

EXCLUSIVELY LISTED BY:



**LOUIS J.  
CIOTTI**  
Managing Director  
[lcotti@landmarkeres.com](mailto:lcotti@landmarkeres.com)  
248 488 2620

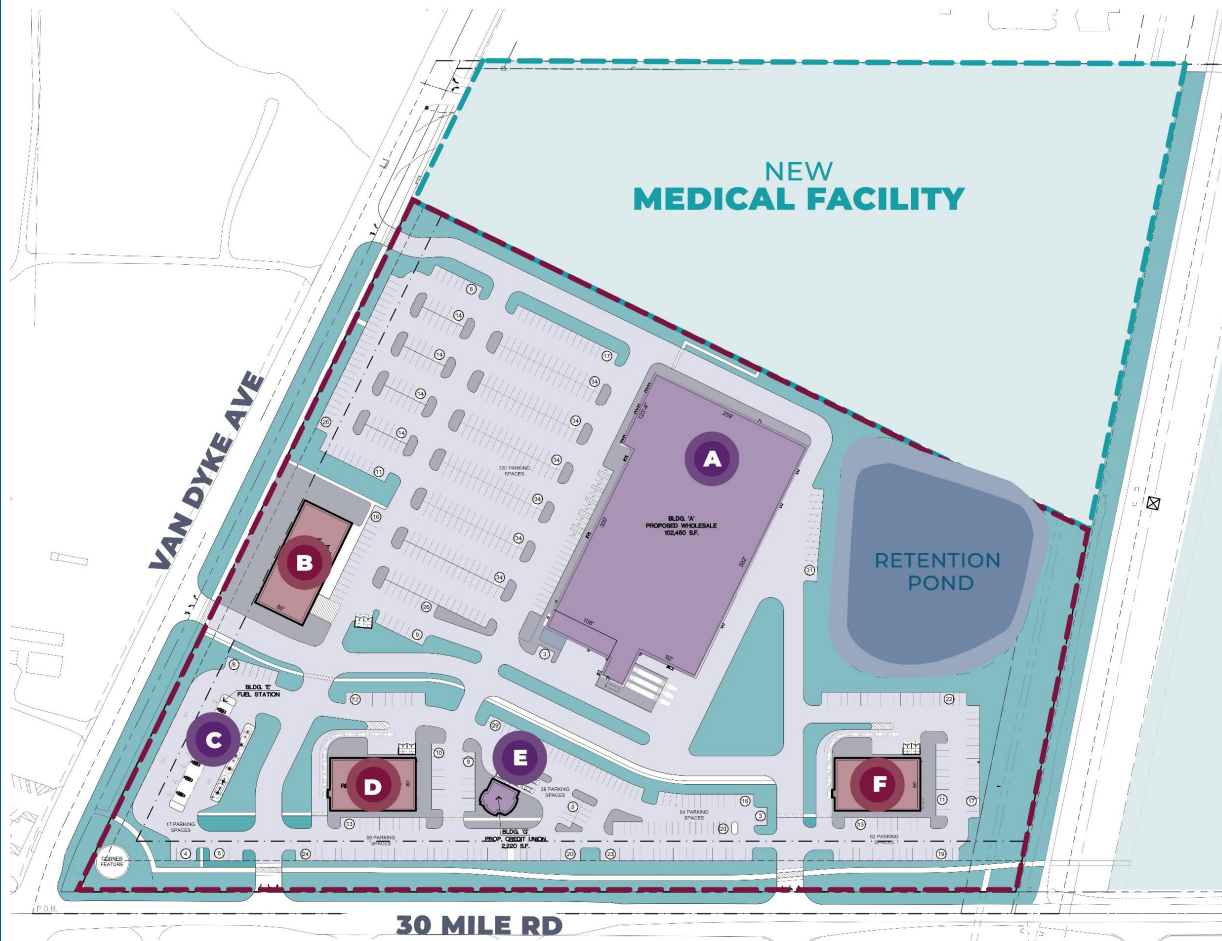
# MICRO AERIAL



# MACRO AERIAL



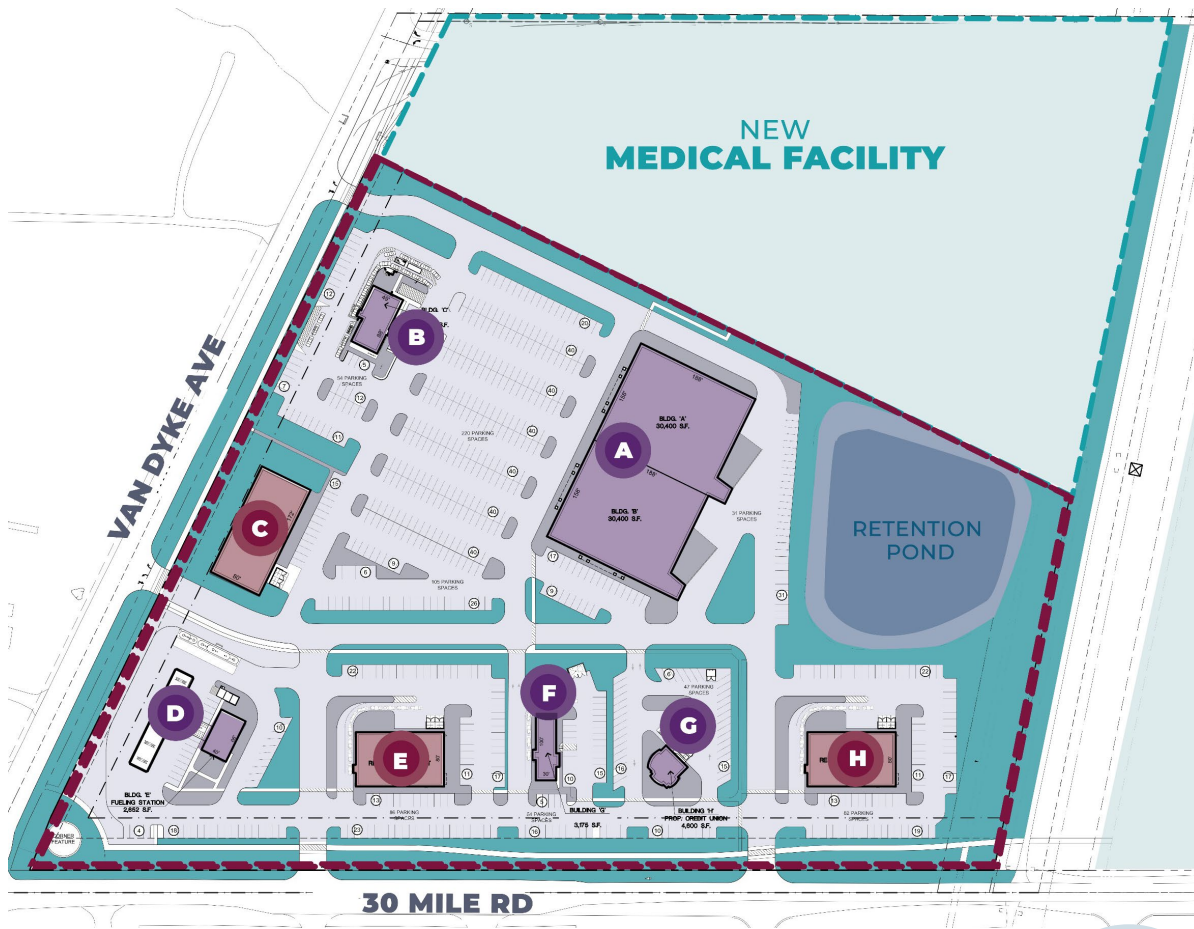
# SITE PLAN | CONCEPT 1



## NEC VAN DYKE AVE & 30 MILE RD

- A** PROPOSED BIG-BOX  
102,450 SF
- B** MULTI-TENANT  
RETAIL/OFFICE/DRIVE-THRU  
13,760 SF
- C** FUEL STATION
- D** RETAIL/RESTAURANT/DRIVE-THRU  
10,400 SF
- E** PROPOSED CREDIT UNION/DRIVE-THRU  
2,200 SF
- F** PROPOSED RETAIL/DRIVE-THRU  
10,400 SF

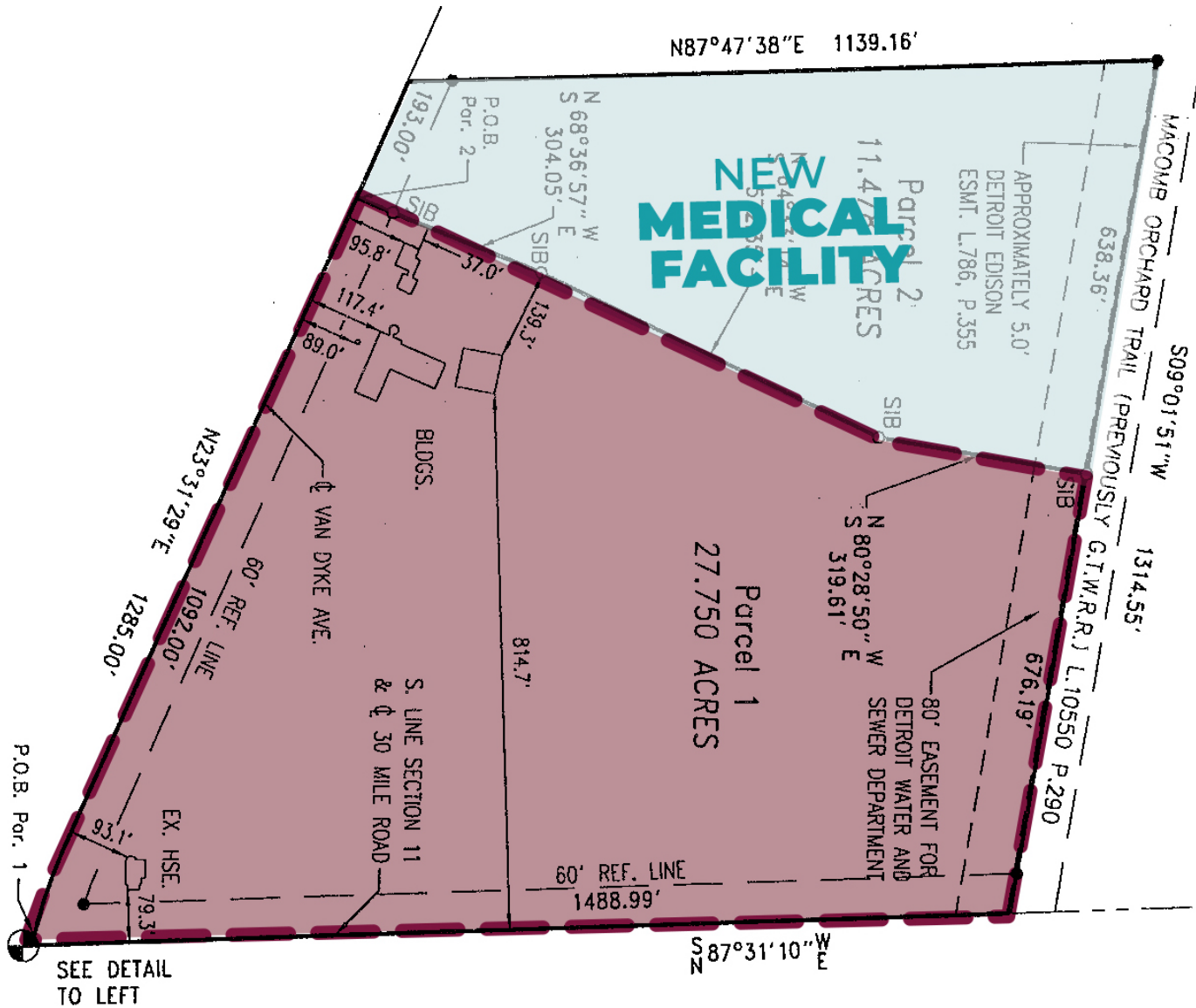
# SITE PLAN | CONCEPT 2



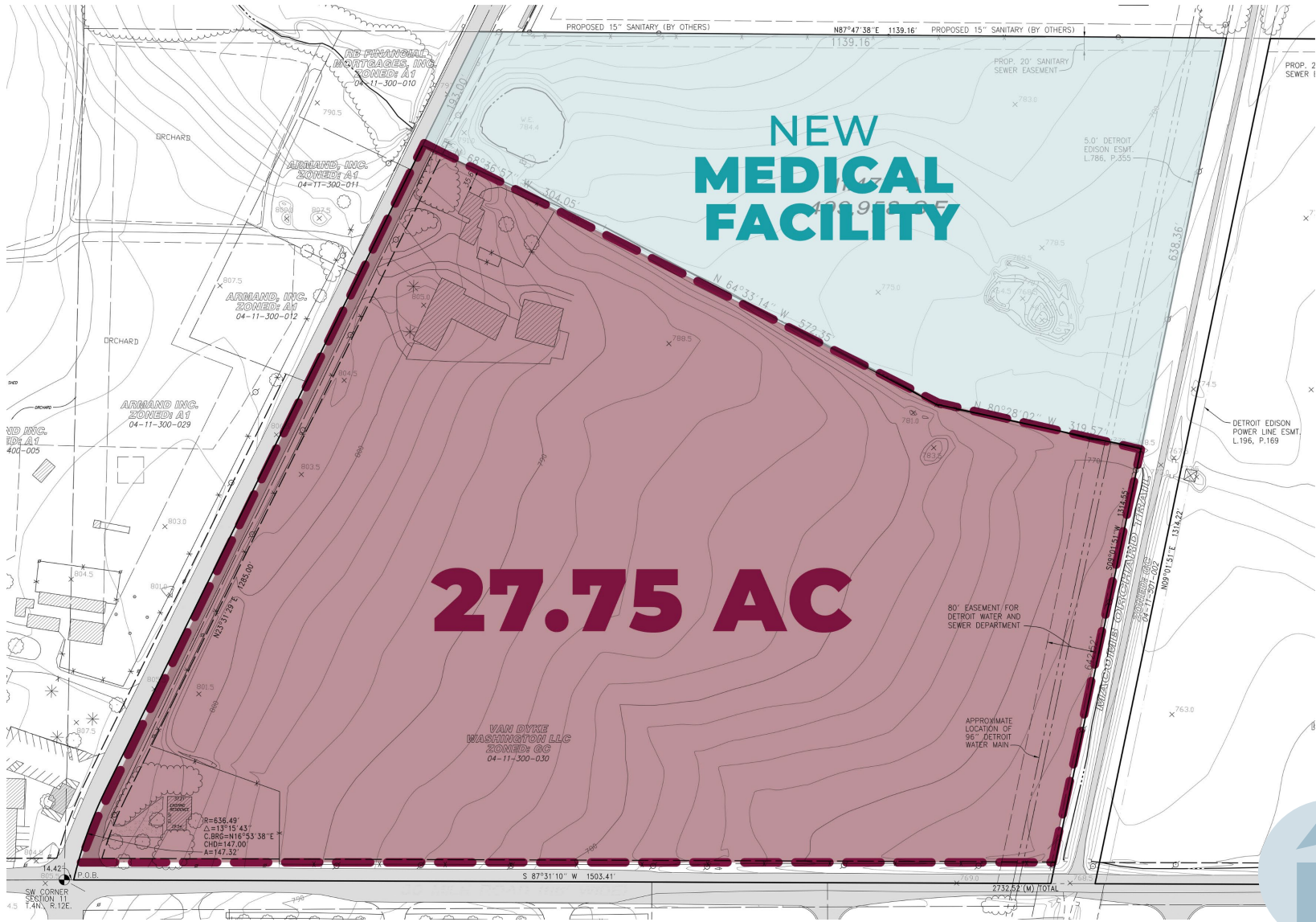
## NEC VAN DYKE AVE & 30 MILE RD

- A** PROPOSED BIG-BOX  
60,800 SF
- B** **QSR W/DRIVE-THRU**
- C** **MULTI-TENANT**  
(RETAIL/OFFICE/DRIVE-THRU)  
13,760 SF
- D** **FUEL STATION**
- E** **RETAIL/RESTAURANT/DRIVE-THRU**  
10,400 SF
- F** **QSR W/DRIVE-THRU**
- G** **PROPOSED CREDIT UNION/DRIVE-THRU**  
2,220 SF
- H** **PROPOSED RETAIL/DRIVE-THRU**  
10,400 SF

# SURVEY

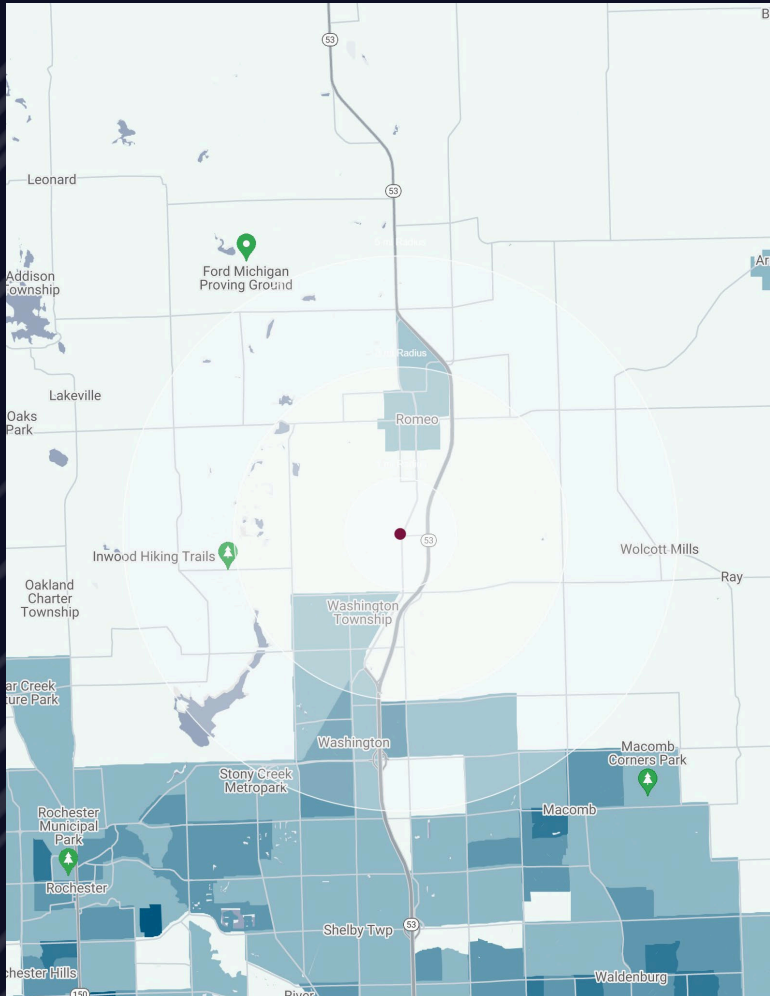


# SURVEY





# DEMOGRAPHICS



**NEC VAN DYKE AVE & 30 MILE RD**  
 NEC Van Dyke Ave & 30 Mile Rd,  
 Washington Twp, MI

# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Estimated Population	980	18,712	44,799
2028 Projected Population	1,023	19,793	48,080
2020 Census Population	961	18,720	43,688
2010 Census Population	865	16,630	38,594
Projected Annual Growth 2023 to 2028	0.9%	1.2%	1.5%
Historical Annual Growth 2010 to 2023	1.0%	1.0%	1.2%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	398	7,415	17,452
2028 Projected Households	414	7,807	18,633
2020 Census Households	369	7,176	16,547
2010 Census Households	323	6,252	14,192
Projected Annual Growth 2023 to 2028	0.8%	1.1%	1.4%
Historical Annual Growth 2010 to 2023	1.8%	1.4%	1.8%
<b>RACE</b>			
2023 Est. White	87.4%	86.8%	86.1%
2023 Est. Black	4.8%	5.0%	5.3%
2023 Est. Asian or Pacific Islander	3.1%	2.3%	2.7%
2023 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2023 Est. Other Races	4.6%	5.7%	5.8%
<b>INCOME</b>			
2023 Est. Average Household Income	\$137,757	\$145,469	\$142,786
2023 Est. Median Household Income	\$127,772	\$108,364	\$108,027
2023 Est. Per Capita Income	\$56,034	\$57,733	\$55,683
<b>BUSINESS</b>			
2023 Est. Total Businesses	161	622	1,382
2023 Est. Total Employees	1,372	4,628	11,855

## CONTACT US



**LOUIS J.  
CIOTTI**  
Managing Director  
[lcotti@landmarkcres.com](mailto:lcotti@landmarkcres.com)  
248 488 2620

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200  
Farmington Hills, MI 48334  
248.488.2620  
[landmarkcres.com](http://landmarkcres.com)

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.