

FOR LEASE

**FORMER RESTAURANT**

35500 VAN DYKE AVE (M-53), STERLING HEIGHTS, MI 48312



# PROPERTY DETAILS

**LOCATION:** 35500 Van Dyke Ave (M-53)  
Sterling Heights, MI 48312

**PROPERTY TYPE:** Restaurant

**RENT:** \$210,000.00/YR

**NNN EXPENSE:** Absolute Net

**PROPERTY TAXES:** \$51,683.03

**BUILDING SIZE:** 5,743 SF

**LOT SIZE:** 1.95 AC

**LOT DIMENSIONS:** 324' (Frontage)

**AVAILABLE SPACE:** 5,743 SF

**GLA:** 5,743 SF

**TRAFFIC COUNT:** Van Dyke Ave (44,107 CPD)  
15 Mile Rd (25,947 CPD)

EXCLUSIVELY LISTED BY:



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

\$210,000.00/YR

ABSOLUTE NET

**RENT**

**NNN**

## TENANT ROSTER



## HIGHLIGHTS

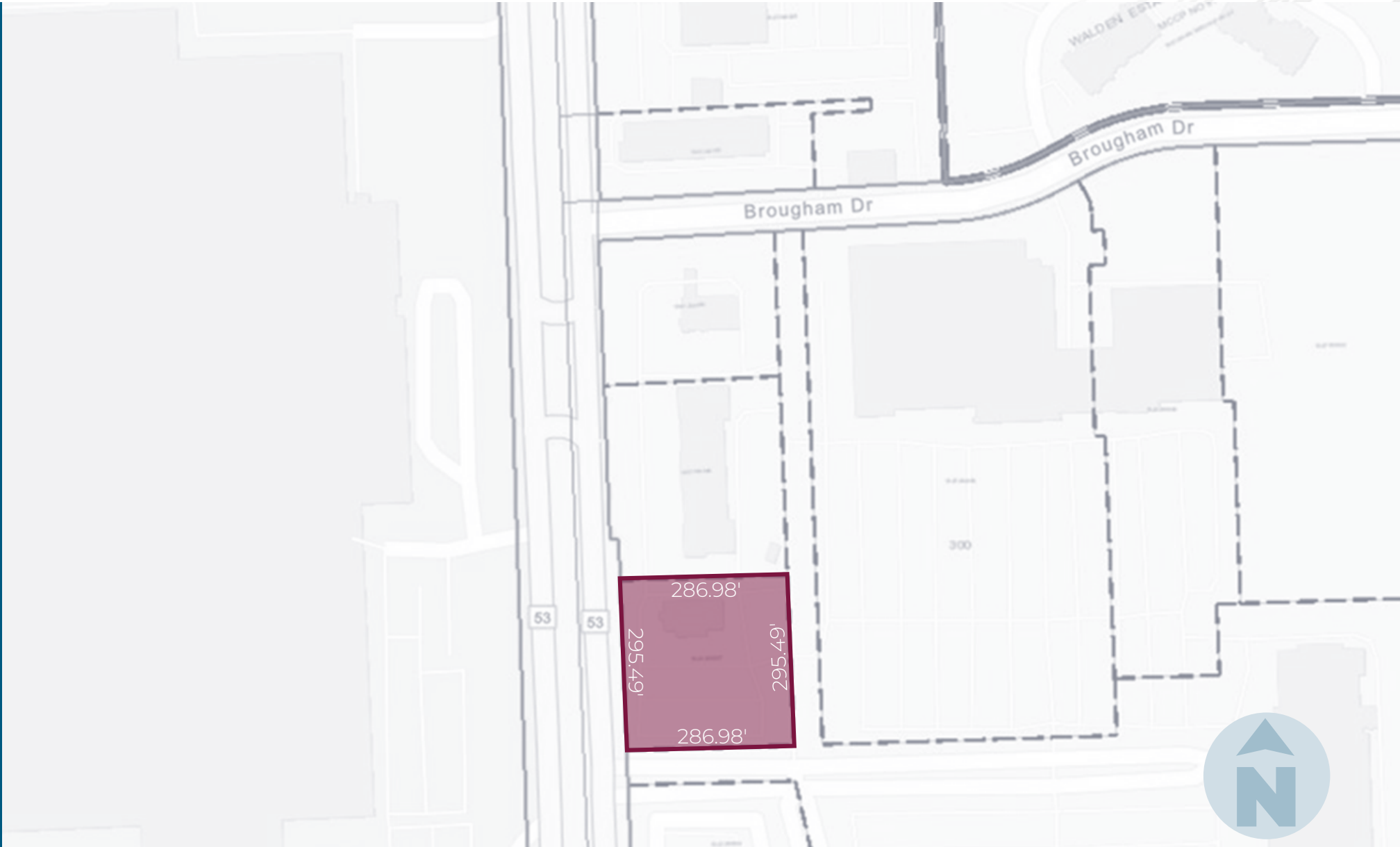
- Highly visible freestanding restaurant along Van Dyke Ave (M-53)
- Large lot to accommodate parking
- Liquor license available
- New development retail surrounds the site

# MICRO AERIAL





# PLAT







# SITE PHOTOS





# SITE PHOTOS



# DEMOGRAPHICS



**FORMER RESTAURANT**  
35500 Van Dyke Ave, Sterling Heights, MI

# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2022 Estimated Population	7,152	100,199	286,453
2027 Projected Population	7,098	99,350	285,663
2020 Census Population	7,191	101,394	288,538
2010 Census Population	6,822	98,263	278,859
Projected Annual Growth 2022 to 2027	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2022	0.4%	0.2%	0.2%
<b>HOUSEHOLDS</b>			
2022 Estimated Households	2,948	39,258	115,562
2027 Projected Households	2,971	39,447	116,595
2020 Census Households	2,938	39,417	115,548
2010 Census Households	2,786	38,098	111,150
Projected Annual Growth 2022 to 2027	0.2%	-	0.2%
Historical Annual Growth 2010 to 2022	0.5%	0.3%	0.3%
<b>RACE</b>			
2022 Est. White	77.0%	78.1%	76.5%
2022 Est. Black	10.4%	9.5%	9.8%
2022 Est. Asian or Pacific Islander	8.5%	8.6%	9.3%
2022 Est. American Indian or Alaska Native	0.1%	0.1%	0.2%
2022 Est. Other Races	3.9%	3.8%	4.2%
<b>INCOME</b>			
2022 Est. Average Household Income	\$73,933	\$79,761	\$82,482
2022 Est. Median Household Income	\$63,302	\$68,831	\$70,970
2022 Est. Per Capita Income	\$30,683	\$31,346	\$33,362
<b>BUSINESS</b>			
2022 Est. Total Businesses	560	3,178	11,231
2022 Est. Total Employees	13,110	41,059	151,715

## CONTACT US



**LOUIS J.  
CIOTTI**

*Managing Director*

[lciotti@landmarkcres.com](mailto:lciotti@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.