

FOR LEASE

NEW DEVELOPMENT RETAIL CENTER

56120 VAN DYKE AVE, SHELBY TWP, MI 48316

petco



VAN DYKE AVE (23,033 CPD)



SITE



M-53 (54,709 CPD)

PROPERTY DETAILS

LOCATION:	56120 Van Dyke Ave Shelby Twp, MI 48316
PROPERTY TYPE:	Vacant Land
RENT:	\$40.00/SF
NNN:	\$7.00/SF
BUILDING SIZE:	4,560 SF
LOT SIZE:	1 AC
LOT DIMENSIONS:	132' x 330'
AVAILABLE SPACE:	4,560 SF
ZONED:	C-1
GLA:	4,560 SF
TRAFFIC COUNT:	Van Dyke Ave (23,033 CPD)

EXCLUSIVELY LISTED BY:



**LOUIS J.
CIOTTI**
Managing Director
lcotti@landmarkcres.com
248 488 2620

\$40.00/SF

RENT

\$7.00/SF

NNN

HIGHLIGHTS

- Newer Shopping Center
- Located on Van Dyke Ave (Between 25 & 26 Miles Roads)
- Drive-Thru Available
- Corner Property
- Great Access & Visibility
- Ample Parking

MICRO AERIAL



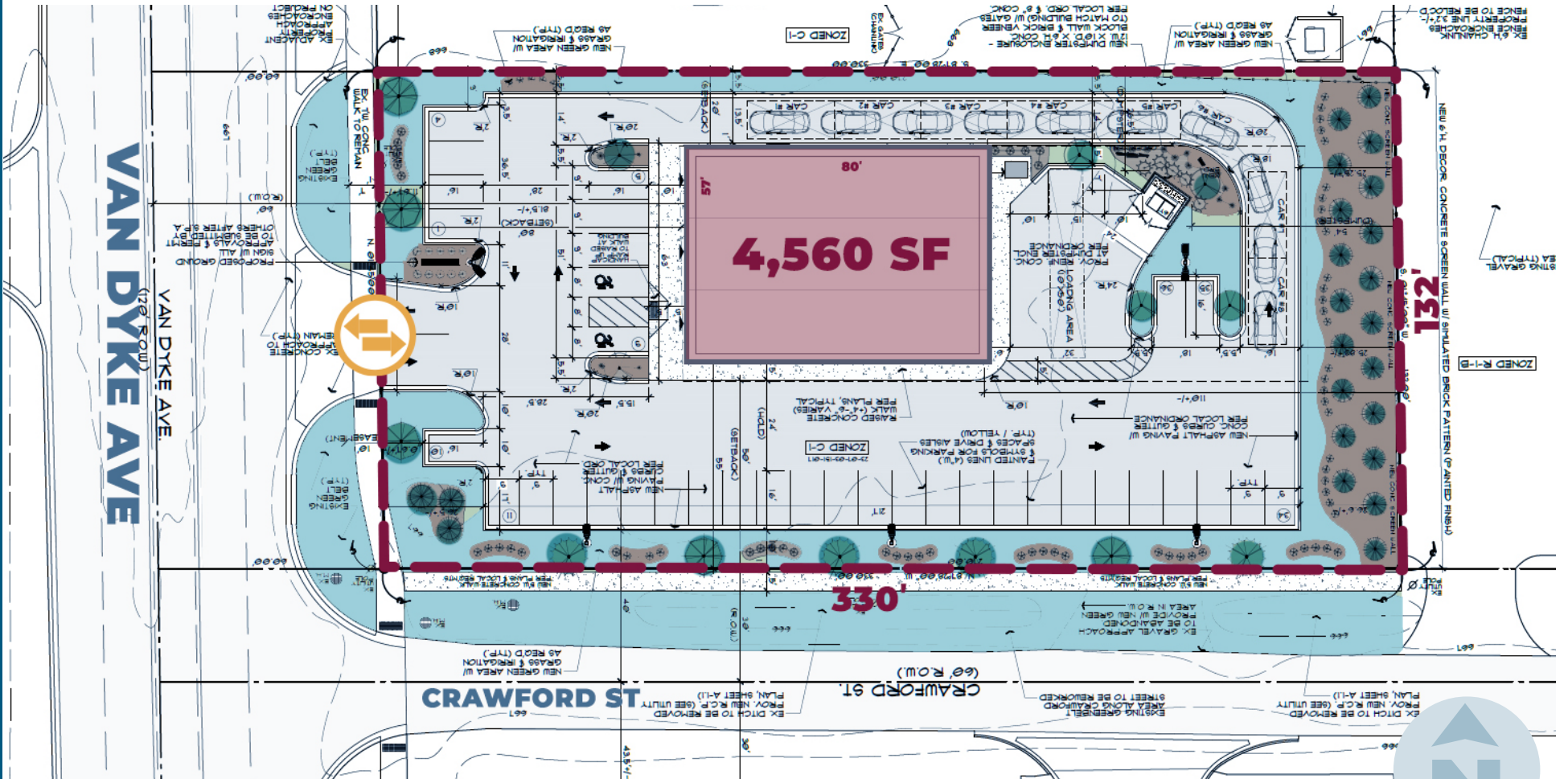
MACRO AERIAL



SITE PLAN

NEW DEVELOPMENT RETAIL CENTER

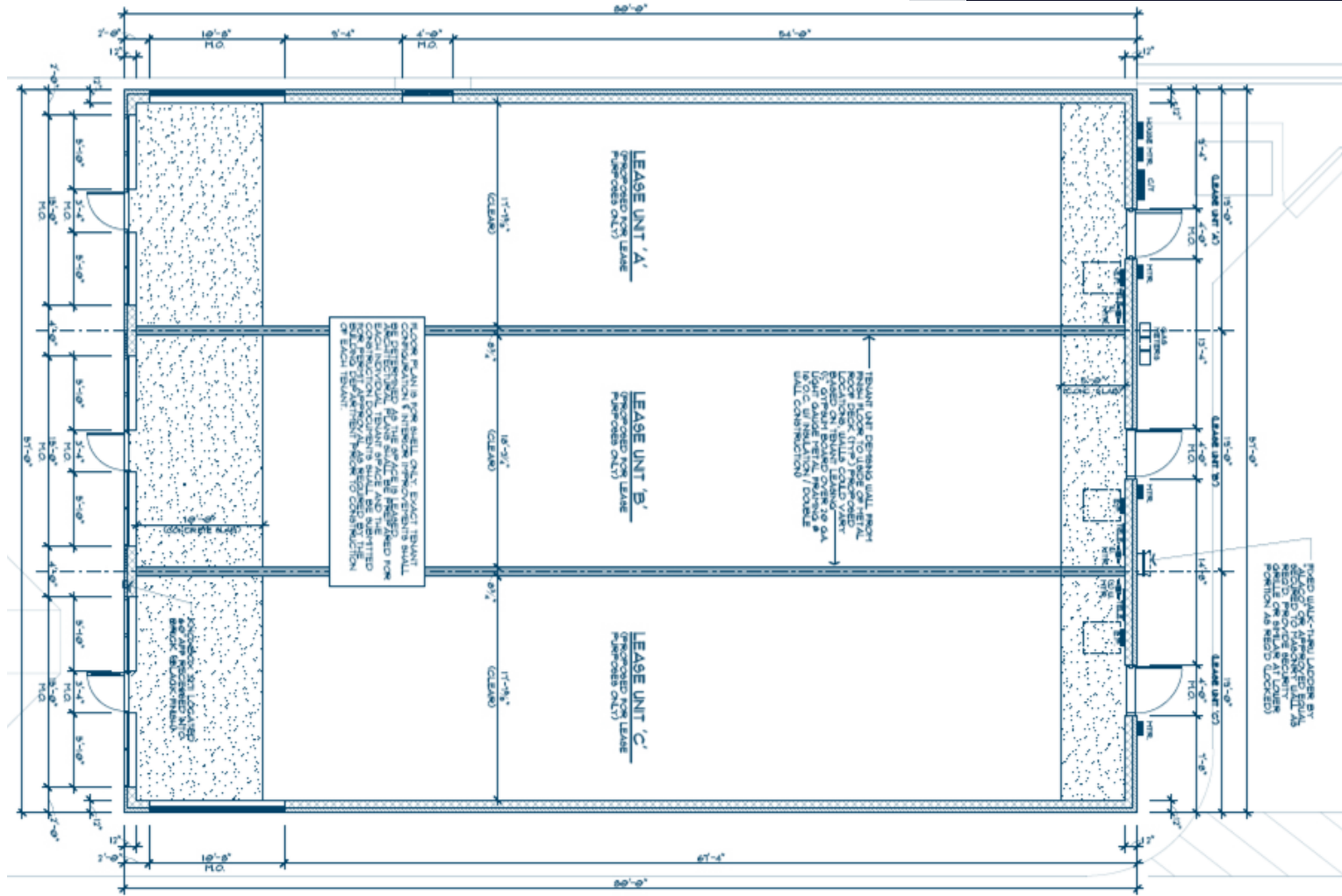
56120 Van Dyke Ave, Shelby Twp, MI 48316



FLOOR PLAN

NEW DEVELOPMENT RETAIL CENTER

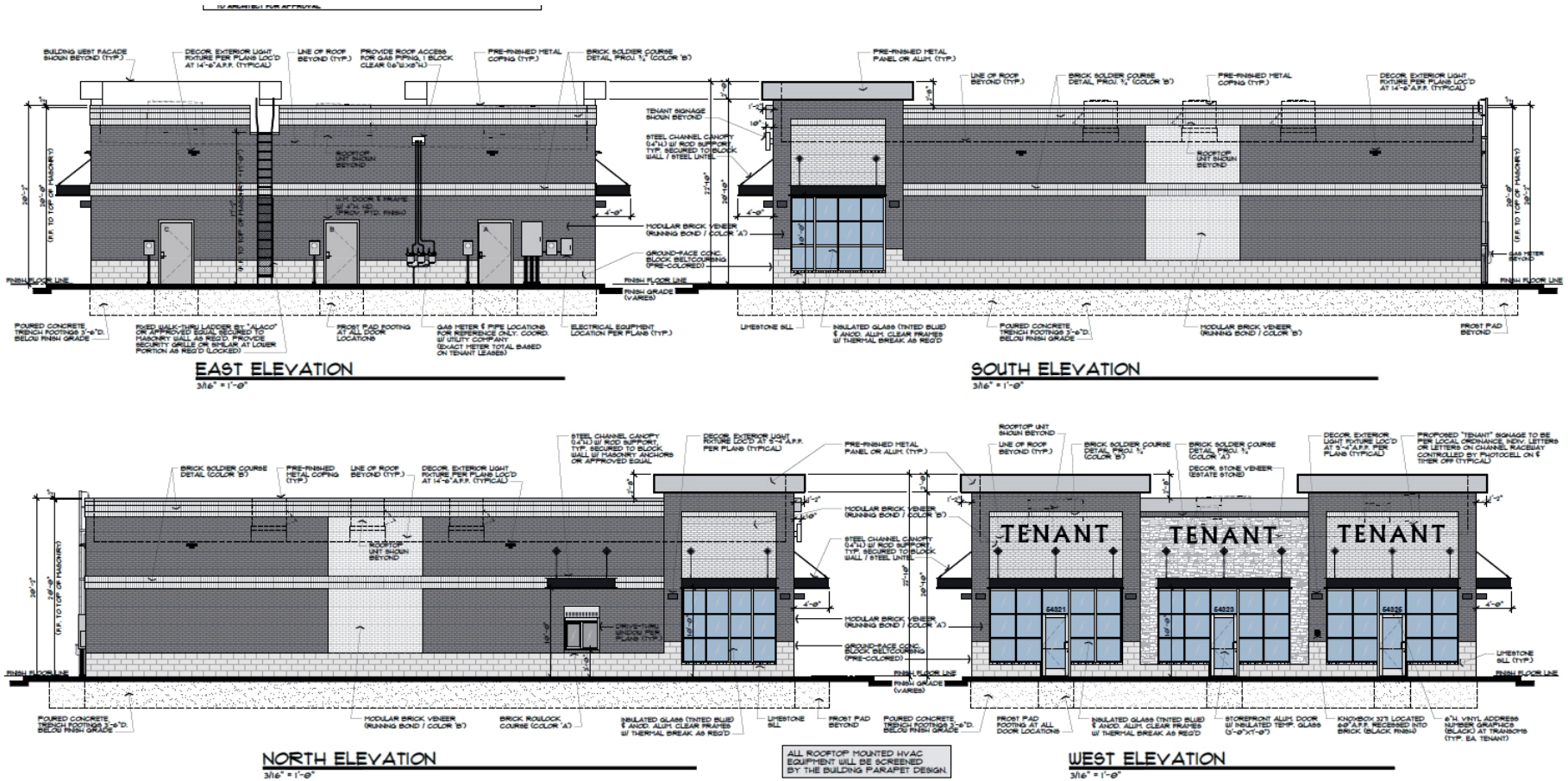
56120 Van Dyke Ave, Shelby Twp, MI 48316



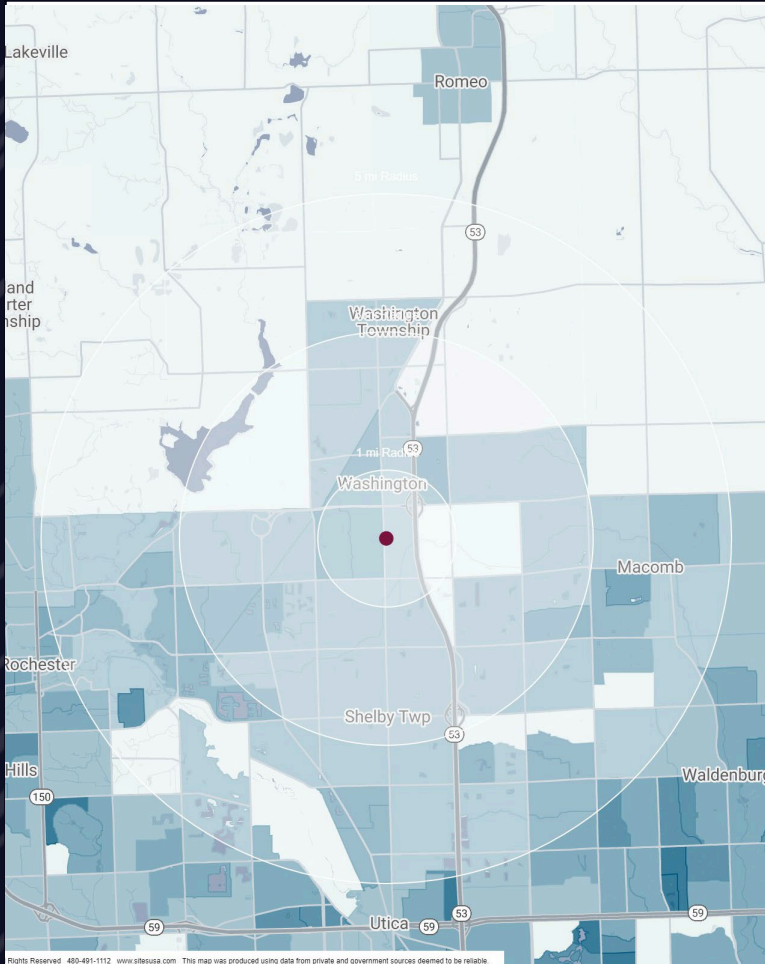
ELEVATIONS

NEW DEVELOPMENT RETAIL CENTER

56120 Van Dyke Ave, Shelby Twp, MI 48316



DEMOGRAPHICS



NEW DEVELOPMENT RETAIL CENTER
 56120 Van Dyke Ave, Shelby Twp, MI 48316

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	7,342	51,325	127,978
2028 Projected Population	7,657	53,842	136,509
2020 Census Population	7,317	51,035	125,435
2010 Census Population	6,078	45,705	111,676
Projected Annual Growth 2023 to 2028	0.9%	1.0%	1.3%
Historical Annual Growth 2010 to 2023	1.6%	0.9%	1.1%

HOUSEHOLDS

2023 Estimated Households	2,933	19,925	49,630
2028 Projected Households	3,054	20,838	52,644
2020 Census Households	2,818	19,371	47,215
2010 Census Households	2,276	16,810	41,022
Projected Annual Growth 2023 to 2028	0.8%	0.9%	1.2%
Historical Annual Growth 2010 to 2023	2.2%	1.4%	1.6%

RACE

2023 Est. White	83.0%	85.9%	84.1%
2023 Est. Black	6.7%	5.4%	5.5%
2023 Est. Asian or Pacific Islander	4.5%	3.6%	5.2%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	5.6%	5.0%	5.0%

INCOME

2023 Est. Average Household Income	\$155,355	\$142,278	\$140,132
2023 Est. Median Household Income	\$109,003	\$108,735	\$111,203
2023 Est. Per Capita Income	\$62,064	\$55,251	\$54,372

BUSINESS

2023 Est. Total Businesses	320	1,505	3,855
2023 Est. Total Employees	2,691	13,151	34,094

CONTACT US



**LOUIS J.
CIOTTI**

Managing Director

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

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.