

FOR LEASE

FREESTANDING BUILDING- FORMER CONVENIENCE STORE

28944 VAN DYKE, WARREN, MI

12 MILE RD
(27,868 CPD)

GENERAL
MOTORS
TECH CENTER
23,797
EMPLOYEES

HAPPY PIZZA
Pita
HI SUSHI

M
MARATHON



SUBWAY

2,625 SF
AVAILABLE

Tim Hortons

Applebee's
GRILL + BAR

Walmart

GOODYEAR

GreenLanc
Jewelers

STREET GRILL

VAN DYKE AVE
(42,240 CPD)

PROPERTY DETAILS

Contact Broker

RENT

LOCATION:	28944 Van Dyke, Warren, MI
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
RENT:	Contact Broker
PROPERTY TAXES:	\$7,649.32
BUILDING SIZE:	2,625 SF
LOT SIZE:	0.44 AC
ZONING:	C-2
TRAFFIC COUNT:	Van Dyke Ave (42,240 CPD) 12 Mile Rd (27,868 CPD)

HIGHLIGHTS



- Former freestanding convenience store
- Dedicated parking field
- Pylon signage
- Impressive traffic counts
- Located in close proximity to Tech Plaza, the GM Tech Center and other major industrial and technology leaders
- Demographics provide an abundance of residential and evening population.

EXCLUSIVELY LISTED BY:



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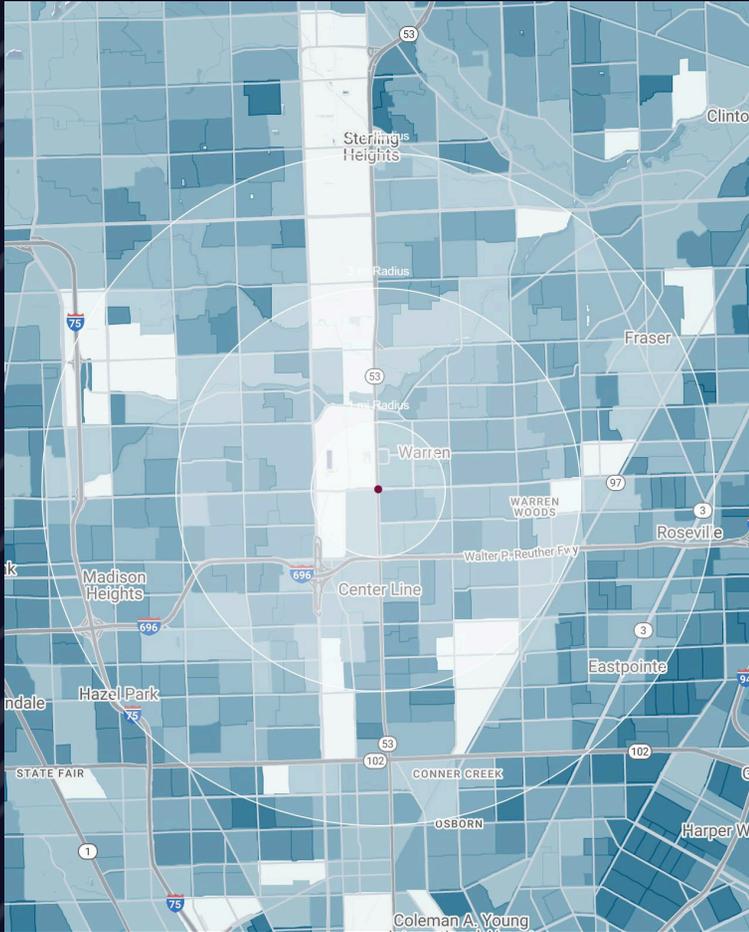
NORTHWEST VIEW



MACRO AERIAL



DEMOGRAPHICS



FREESTANDING BUILDING- FORMER CONVENIENCE STORE

8049 Stanley Drive,
Warren, MI

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	9,636	105,926	326,072
2028 Projected Population	9,215	101,466	311,310
2020 Census Population	9,674	108,469	331,179
2010 Census Population	9,329	103,777	327,714
Projected Annual Growth 2023 to 2028	-0.9%	-0.8%	-0.9%
Historical Annual Growth 2010 to 2023	0.3%	0.2%	-

HOUSEHOLDS

2023 Estimated Households	4,082	43,667	132,381
2028 Projected Households	3,887	41,711	126,081
2020 Census Households	4,091	44,523	134,713
2010 Census Households	4,067	42,999	131,247
Projected Annual Growth 2023 to 2028	-1.0%	-0.9%	-1.0%
Historical Annual Growth 2010 to 2023	-	0.1%	-

RACE

2023 Est. White	69.9%	71.0%	67.2%
2023 Est. Black	18.4%	16.1%	20.9%
2023 Est. Asian or Pacific Islander	7.4%	8.8%	7.3%
2023 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2023 Est. Other Races	4.2%	4.0%	4.5%

INCOME

2023 Est. Average Household Income	\$86,079	\$91,170	\$88,684
2023 Est. Median Household Income	\$63,232	\$67,499	\$65,050
2023 Est. Per Capita Income	\$36,596	\$37,679	\$36,086

BUSINESS

2023 Est. Total Businesses	398	3,549	11,631
2023 Est. Total Employees	8,372	51,877	147,378

CONTACT US



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