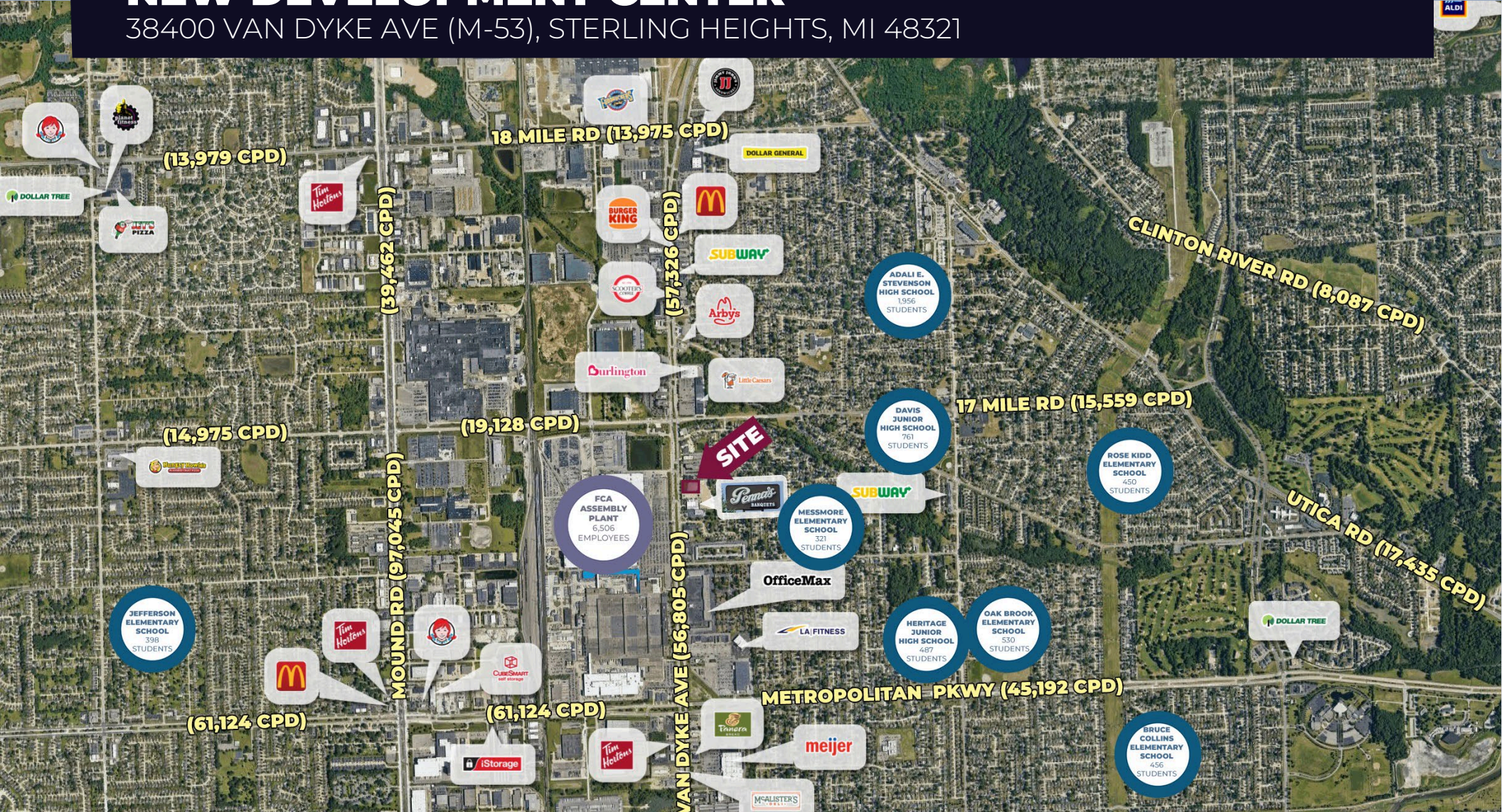


FOR LEASE

NEW DEVELOPMENT CENTER

38400 VAN DYKE AVE (M-53), STERLING HEIGHTS, MI 48321



PROPERTY DETAILS

\$32-\$25/SF

TBD

RENT

NNN

LOCATION: 38400 Van Dyke Ave (M-53)
Sterling Heights, MI 48312

PROPERTY TYPE: Shopping Center

DATE AVAILABLE: Q4 2021

RENT: \$32- \$25/SF

NNN EXPENSE: TBD

BUILDING SIZE: 24,000 SF

BUILDING DIMENSIONS: 80' X 154'

AVAILABLE SPACE: 20,000 SF

ZONING: General Commercial/ Office

TRAFFIC COUNT: Van Dyke Ave (56,805 CPD)
17 Mile Rd (19,128 CPD)

EXCLUSIVELY LISTED BY:



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

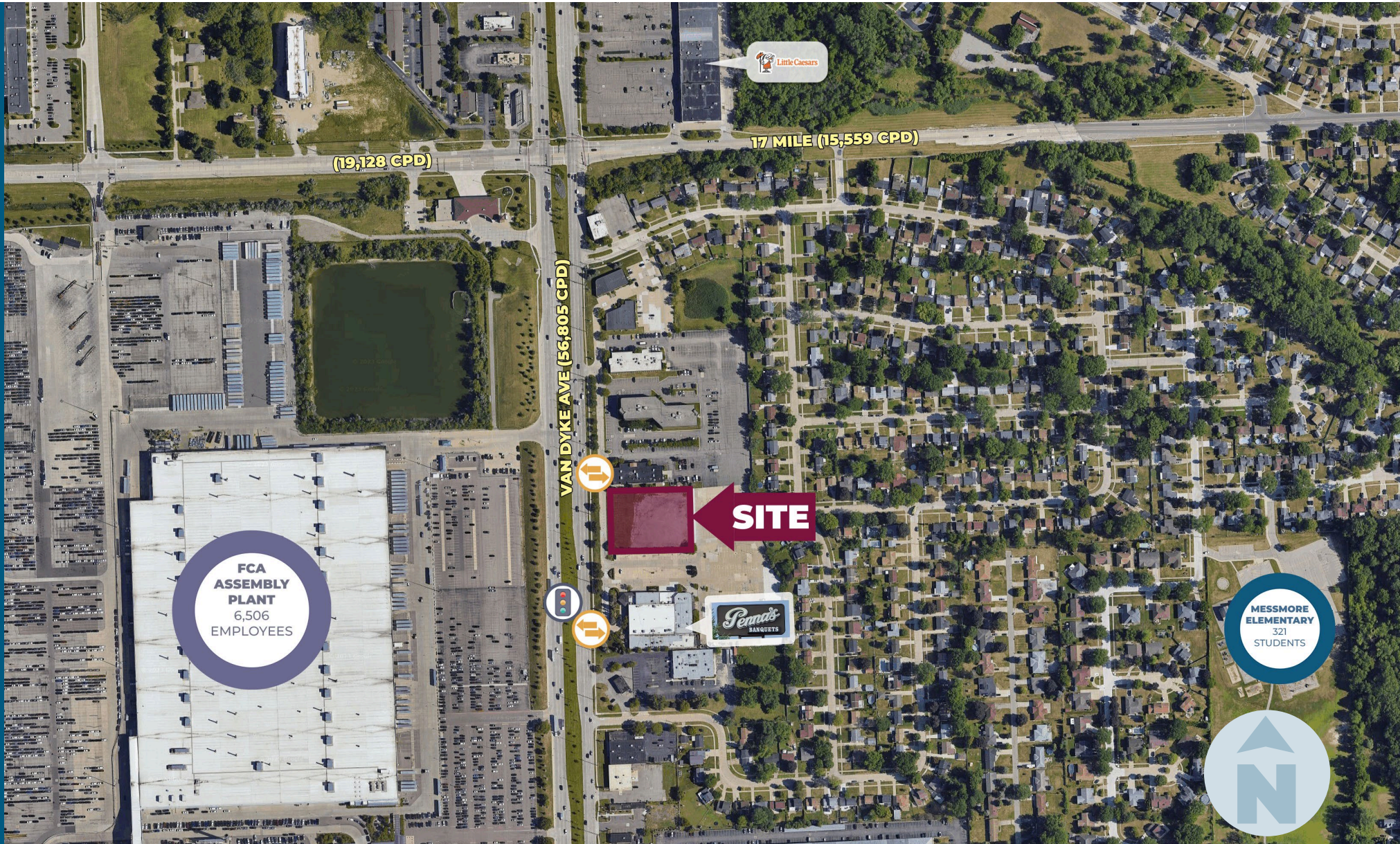
ANCHOR



HIGHLIGHTS

- Brand new mixed-use development fronting Van Dyke Avenue.
- Site sits adjacent to Penna's Banquet Hall.
- Two-story development with retail on the first-floor & office on the second-floor.
- Drive-thru available on the north end-cap.
- 4,000 SF of the southern end-cap with patio has been leased.

MICRO AERIAL



**FCA
ASSEMBLY
PLANT**
6,506
EMPLOYEES

(19,128 CPD)

17 MILE (15,559 CPD)

VAN DYKE AVE (56,805 CPD)

SITE

**Penna's
BANQUETS**

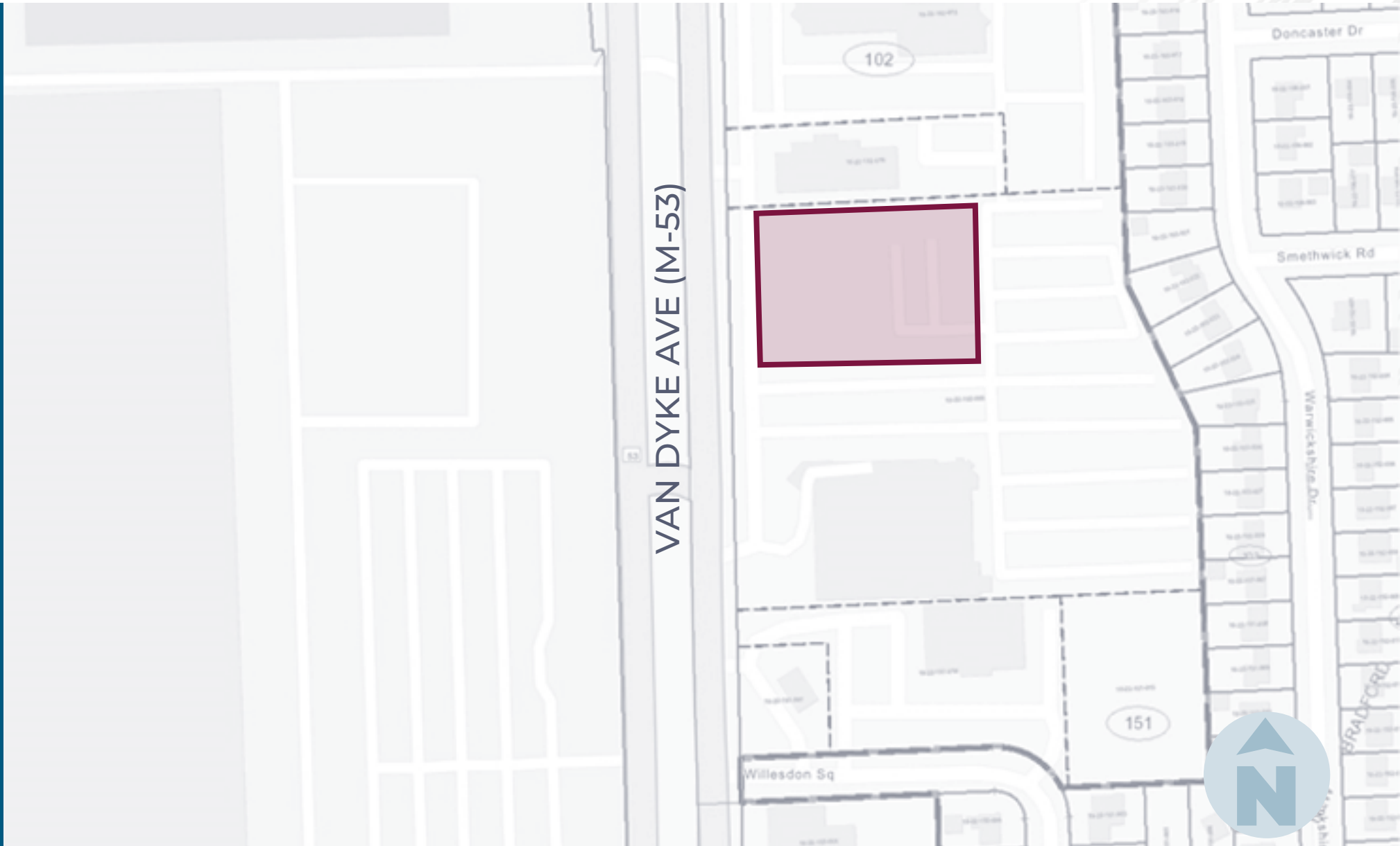
**MESSMORE
ELEMENTARY**
321
STUDENTS



PLAT

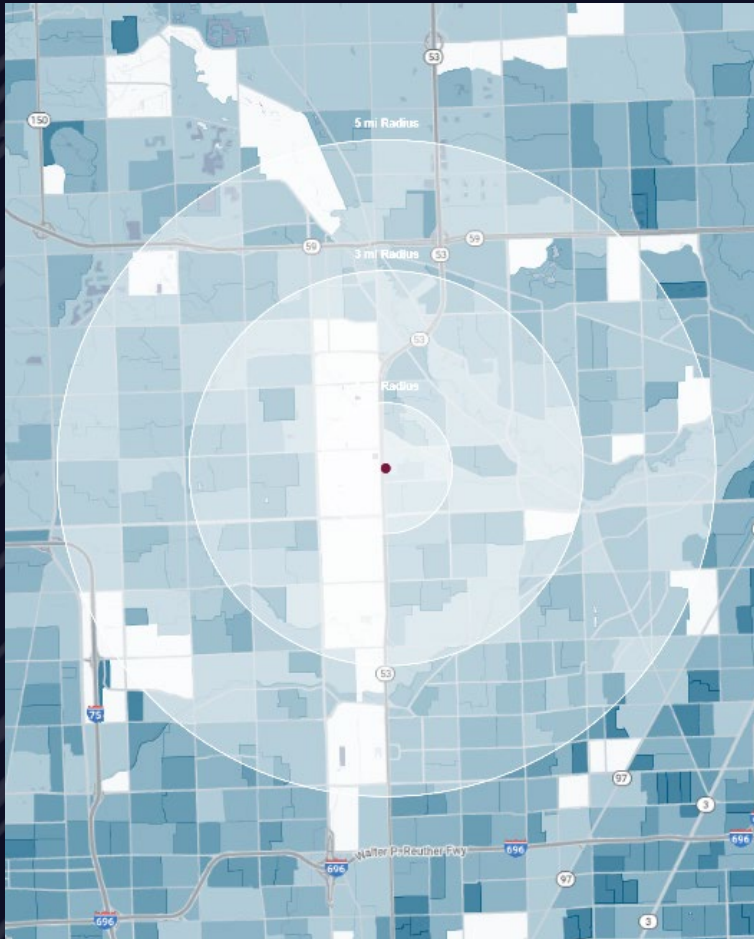


PLAT



VAN DYKE AVE (M-53)

DEMOGRAPHICS



NEW DEVELOPMENT CENTER

38400 Van Dyke Ave, Sterling Heights, MI

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	7,797	95,963	276,386
2028 Projected Population	7,804	94,504	275,818
2020 Census Population	7,870	96,901	277,922
2010 Census Population	7,692	93,816	267,298
Projected Annual Growth 2023 to 2028	-	-0.3%	-
Historical Annual Growth 2010 to 2023	0.1%	0.2%	0.3%

HOUSEHOLDS

2023 Estimated Households	3,321	36,534	112,574
2028 Projected Households	3,383	36,538	113,853
2020 Census Households	3,314	36,460	111,768
2010 Census Households	3,207	35,104	106,961
Projected Annual Growth 2023 to 2028	0.4%	-	0.2%
Historical Annual Growth 2010 to 2023	0.3%	0.3%	0.4%

RACE

2023 Est. White	82.3%	80.8%	78.1%
2023 Est. Black	7.3%	7.2%	8.8%
2023 Est. Asian or Pacific Islander	6.1%	7.9%	8.8%
2023 Est. American Indian or Alaska Native	0.1%	0.1%	0.1%
2023 Est. Other Races	4.2%	4.0%	4.2%

INCOME

2023 Est. Average Household Income	\$96,889	\$100,360	\$103,366
2023 Est. Median Household Income	\$74,845	\$77,082	\$77,974
2023 Est. Per Capita Income	\$41,305	\$38,271	\$42,192

BUSINESS

2023 Est. Total Businesses	372	2,825	10,243
2023 Est. Total Employees	6,202	36,317	126,578

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

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