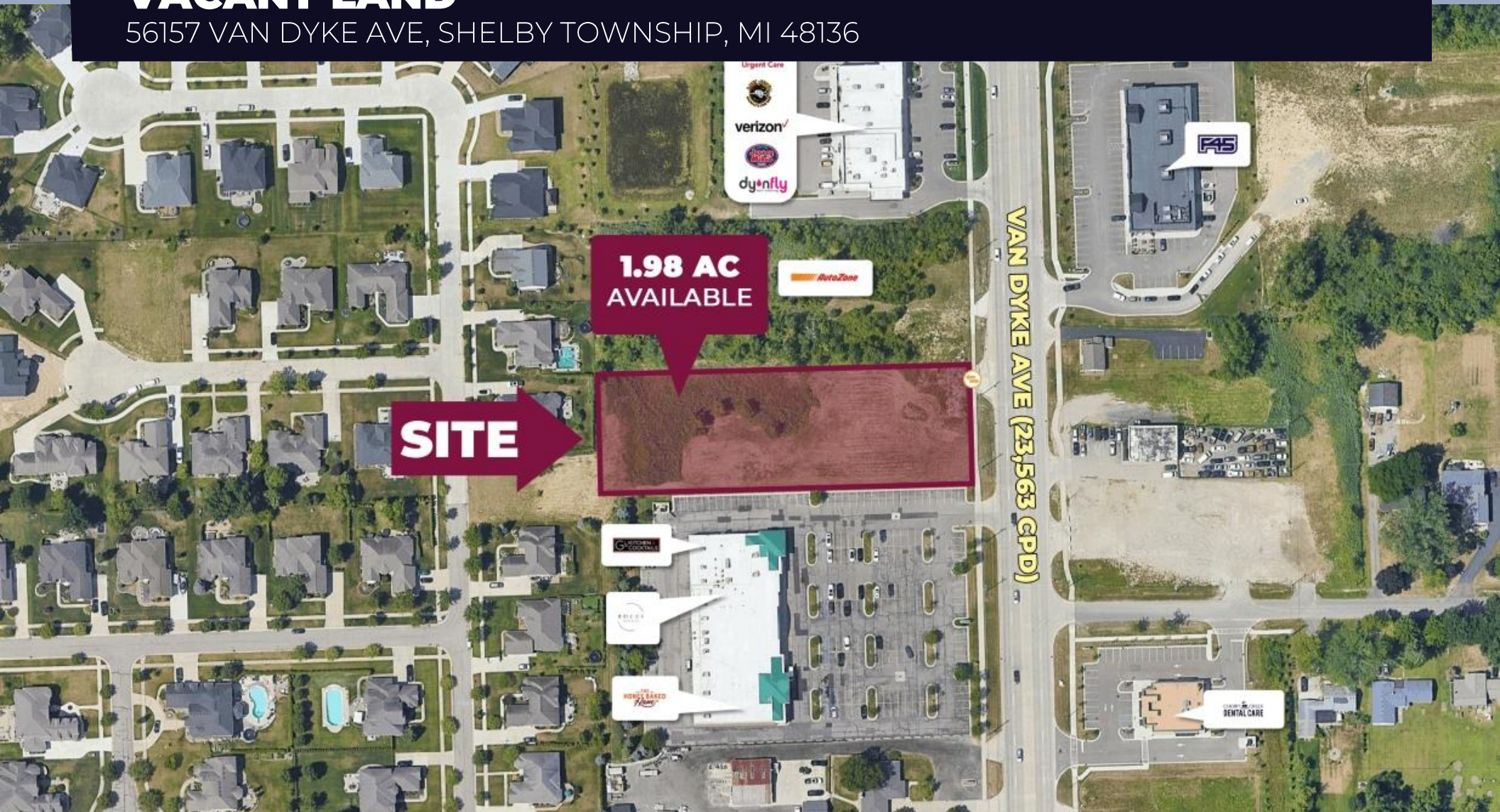


FOR LEASE/SALE
VACANT LAND

56157 VAN DYKE AVE, SHELBY TOWNSHIP, MI 48136



PROPERTY DETAILS

\$1,899,000

\$85,000/YR
GROUND-LEASE

SALES PRICE

RENT

LOCATION:	56157 Van Dyke Ave Shelby Township, MI 48316
PROPERTY TYPE:	Vacant Land
DATE AVAILABLE:	Immediately
SALES PRICE:	\$1,899,000
RENT:	\$85,000/YR (Ground-Lease)
PROPERTY TAXES:	\$7,293.46
LOT SIZE:	1.98 AC
LOT DIMENSIONS:	164.9 x 524.8
ZONING:	General Commercial
TRAFFIC COUNT:	Van Dyke Ave (23,563 CPD) 26 Mile Rd (20,489 CPD)

HIGHLIGHTS

- Prime location along Van Dyke Ave near 26 Mile Rd, one of the last remaining parcels available
- Surrounded by well-established national retailers
- High-traffic area with excellent visibility
- Newly developed commercial and residential properties enhance the site's appeal
- Available for sale or ground lease

EXCLUSIVELY LISTED BY:



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

MICRO AERIAL



MACRO AERIAL



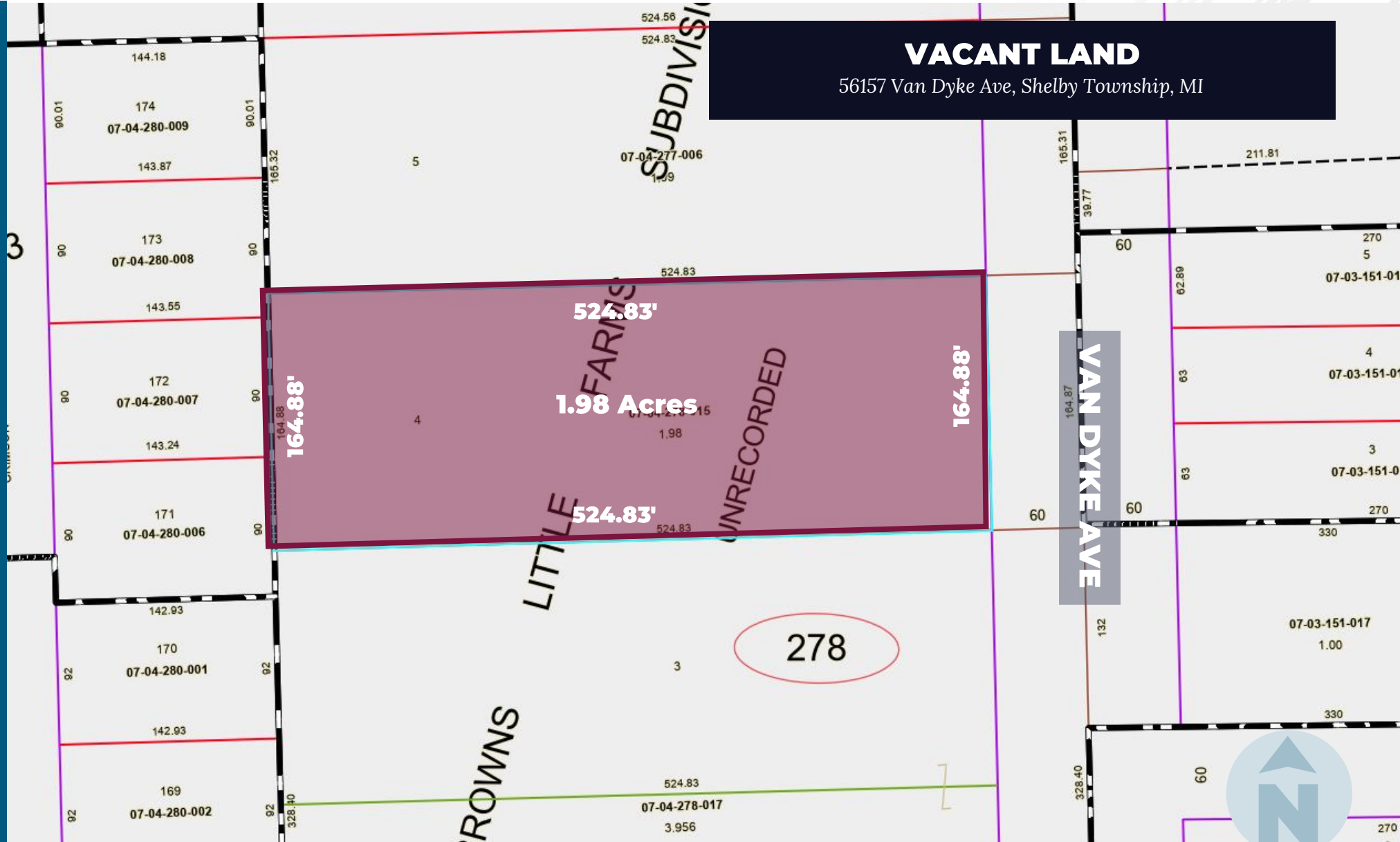
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VACANT LAND

56157 Van Dyke Ave, Shelby Township, MI

PLAT

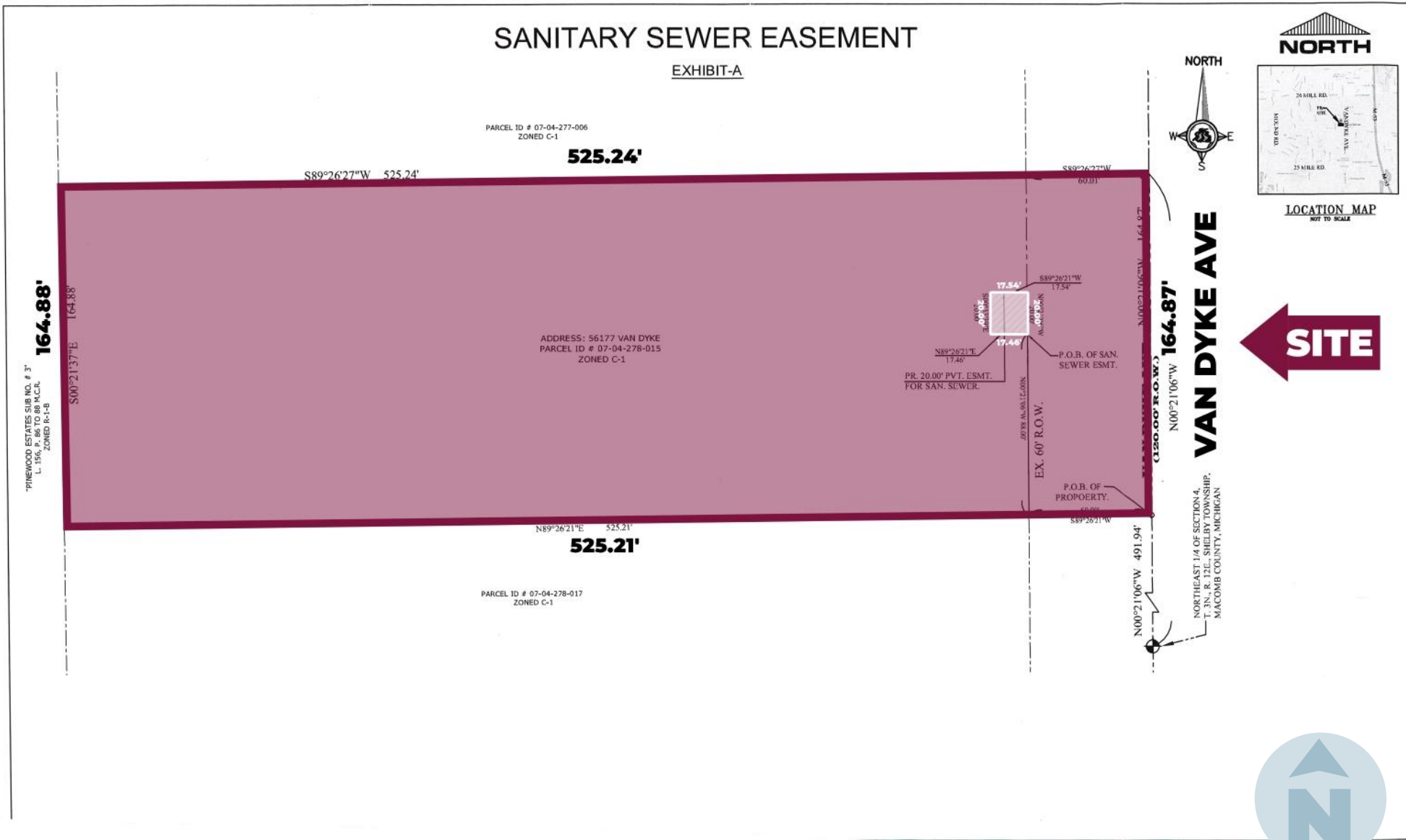


VACANT LAND
56157 Van Dyke Ave, Shelby Township, MI

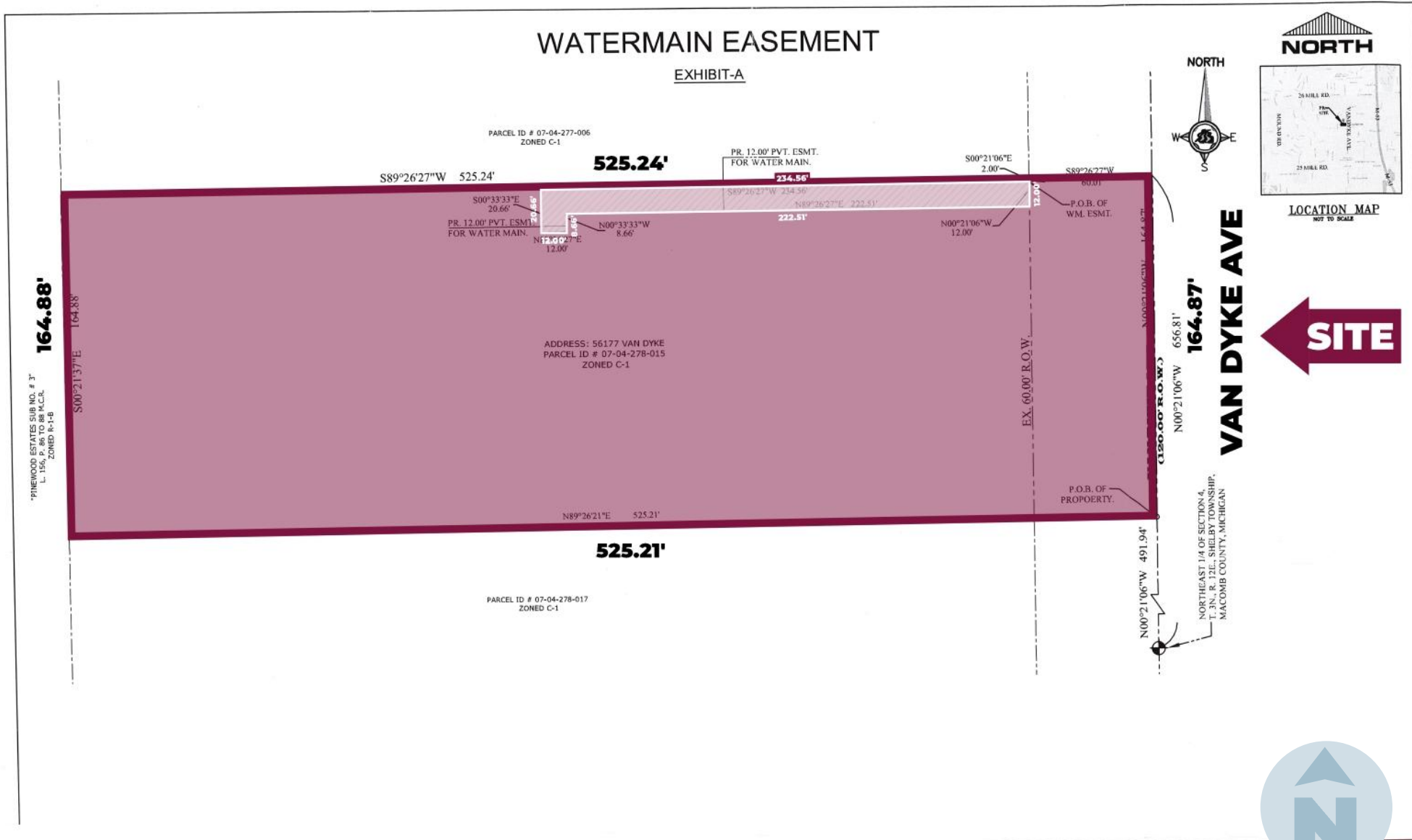
SANITARY SEWER EASEMENT

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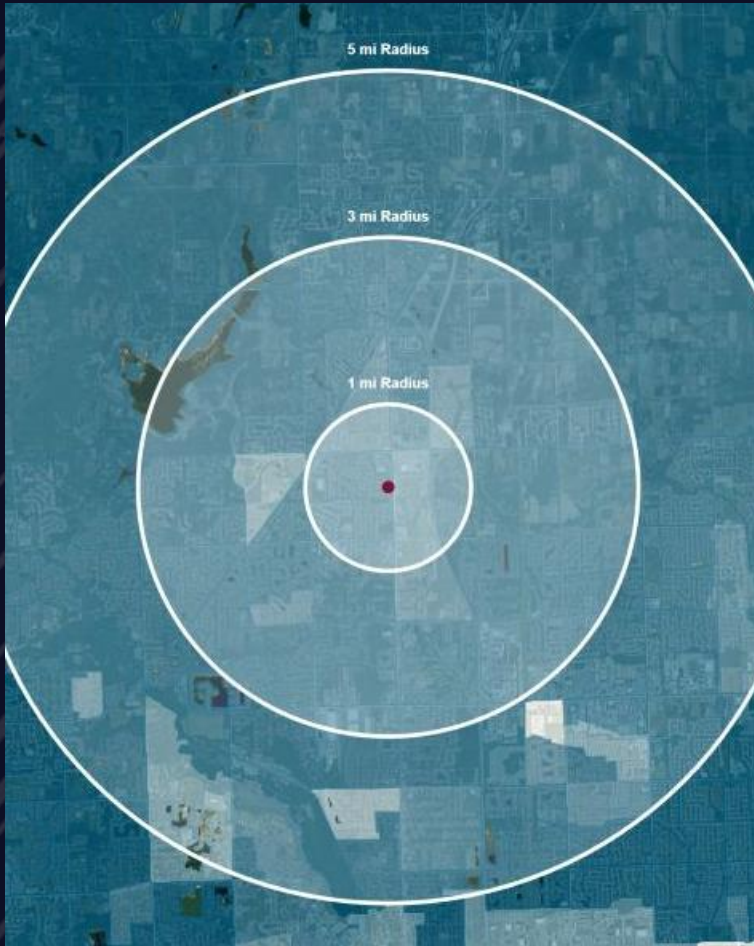
EXHIBIT-A



WATERMAIN EASEMENT



DEMOGRAPHICS



VACANT LAND

56157 Van Dyke Ave, Shelby Township, MI

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	7,598	50,021	123,549
2029 Projected Population	7,550	50,155	123,717
2020 Census Population	7,700	51,246	125,670
2010 Census Population	6,381	45,899	111,903
Projected Annual Growth 2024 to 2029	-0.1%	-	-
Historical Annual Growth 2010 to 2024	1.4%	0.6%	0.7%

HOUSEHOLDS

2024 Estimated Households	2,958	19,599	47,584
2029 Projected Households	2,957	19,806	47,886
2020 Census Households	3,006	19,476	47,334
2010 Census Households	2,409	16,896	41,132
Projected Annual Growth 2024 to 2029	-	0.2%	0.1%
Historical Annual Growth 2010 to 2024	1.6%	1.1%	1.1%

RACE

2024 Est. White	84.9%	87.5%	85.7%
2024 Est. Black	4.3%	3.6%	3.9%
2024 Est. Asian or Pacific Islander	4.5%	3.5%	5.1%
2024 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2024 Est. Other Races	6.1%	5.2%	5.1%

INCOME

2024 Est. Average Household Income	\$146,350	\$138,458	\$141,199
2024 Est. Median Household Income	\$107,072	\$107,748	\$110,389
2024 Est. Per Capita Income	\$56,989	\$54,271	\$54,414

BUSINESS

2024 Est. Total Businesses	357	1,473	3,911
2024 Est. Total Employees	2,992	12,351	34,542

CONTACT US



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