

FOR LEASE

SHOPPING CENTER

40048 VAN DYKE AVE, STERLING HEIGHTS, MI



PROPERTY DETAILS

\$25.00/SF NNN

1,350 SF

RENT

AVAILABLE SPACE

| | |
|-------------------|--|
| LOCATION: | 40048 Van Dyke, Sterling Heights, MI |
| PROPERTY TYPE: | Shopping Center |
| DATE AVAILABLE: | Immediately |
| RENT: | \$25.00/SF NNN |
| NNN EXPENSE: | \$6.00/SF |
| PROPERTY TAXES: | \$10,790.00 |
| BUILDING SIZE: | 3,870 SF |
| LOT SIZE: | 0.68 AC |
| LOT DIMENSIONS: | ±150' X ±200' |
| AVAILABLE SPACE: | 1,350 SF |
| SPACE DIMENSIONS: | 25' X 54' |
| ZONING: | C-3 |
| TRAFFIC COUNT: | Van Dyke Ave (58,816 CPD) 17 Mile Rd (19,549 CPD) |

TENANT ROSTER

SUBWAY

HIGHLIGHTS

- 1,350 SF Available Next to Subway
- Located with Tremendous Frontage on Van Dyke Ave
- Ample Parking Dedicated in the Rear and Adjacent to this Space
- Space was Formerly "Great Clips"
- Rear Entrance

EXCLUSIVELY LISTED BY:



**LOUIS J.
CIOTTI**

Managing Director
lcotti@landmarkcres.com
248 488 2620

MICRO AERIAL



MACRO AERIAL



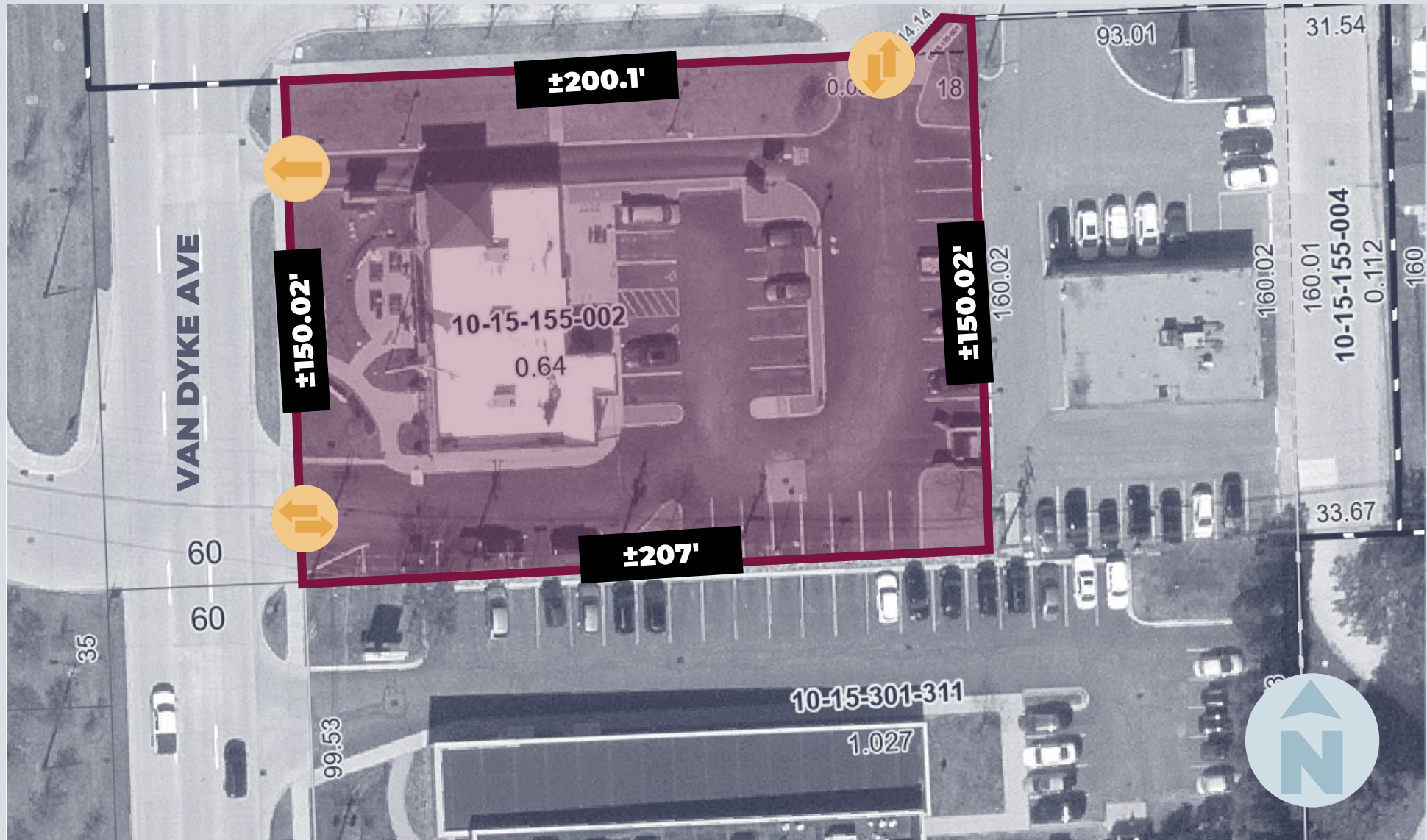
PLAT

0.68 AC

1,350 SF

LOT SIZE

AVAILABLE SPACE



SITE PLAN

25' x 54'

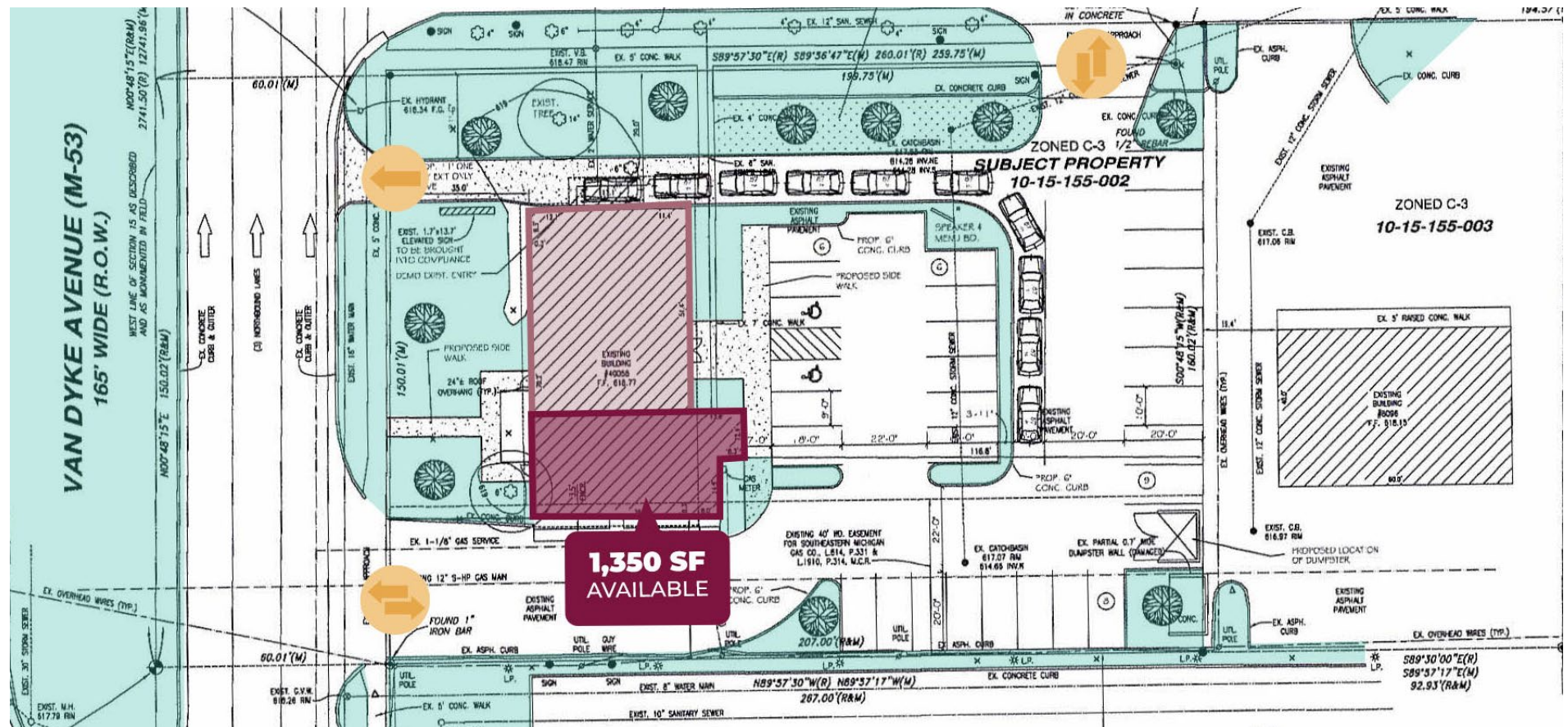
1,350 SF

SPACE DIMENSIONS

AVAILABLE SPACE

SHOPPING CENTER

40048 Van Dyke Ave, Sterling Heights, MI 48313



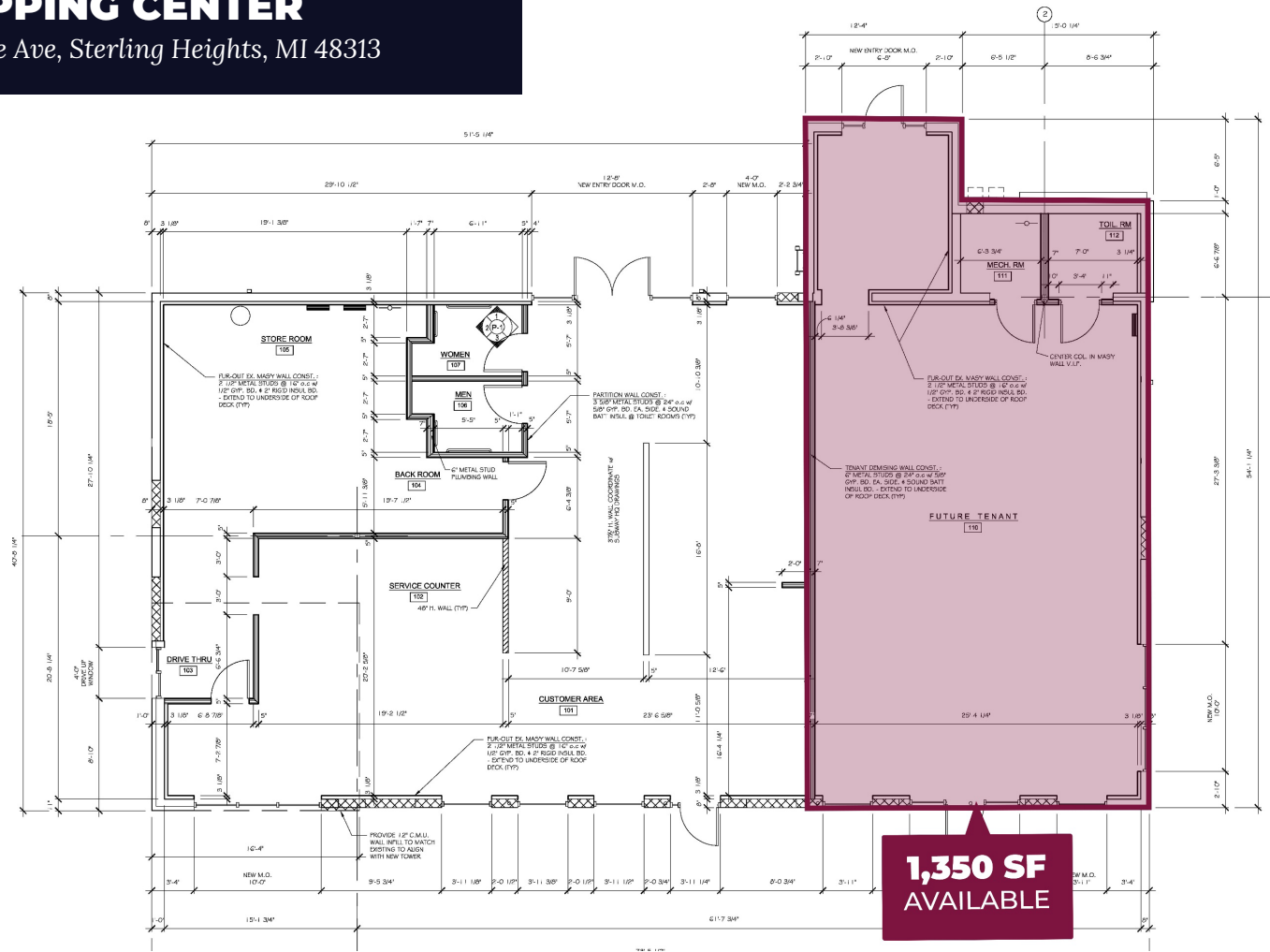
FLOOR PLAN

1,350 SF

AVAILABLE SPACE

SHOPPING CENTER

40048 Van Dyke Ave, Sterling Heights, MI 48313



SITE PHOTO

0.68 AC

1,350 SF

LOT SIZE

AVAILABLE SPACE

SHOPPING CENTER
40048 Van Dyke Ave, Sterling Heights, MI 48313

1,350 SF
AVAILABLE



SITE PHOTOS

SHOPPING CENTER

40048 Van Dyke Ave, Sterling Heights, MI 48313

1,350 SF
AVAILABLE



DEMOGRAPHICS



SHOPPING CENTER

40048 Van Dyke Ave, Sterling Heights, MI 48313

DEMOGRAPHICS

POPULATION

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------------|--------|---------|---------|
| 2024 Estimated Population | 8,942 | 99,762 | 273,374 |
| 2029 Projected Population | 8,818 | 99,333 | 273,272 |
| 2020 Census Population | 9,064 | 101,034 | 274,733 |
| 2010 Census Population | 8,933 | 97,847 | 264,121 |
| Projected Annual Growth 2024 to 2029 | -0.3% | - | - |
| Historical Annual Growth 2010 to 2024 | - | 0.1% | 0.3% |

HOUSEHOLDS

| | | | |
|---------------------------------------|-------|--------|---------|
| 2024 Estimated Households | 3,807 | 38,343 | 112,078 |
| 2029 Projected Households | 3,782 | 38,516 | 112,849 |
| 2020 Census Households | 3,771 | 38,115 | 110,459 |
| 2010 Census Households | 3,681 | 36,810 | 105,394 |
| Projected Annual Growth 2024 to 2029 | -0.1% | - | 0.1% |
| Historical Annual Growth 2010 to 2024 | 0.2% | 0.3% | 0.5% |

RACE

| | | | |
|--|-------|-------|-------|
| 2024 Est. White | 81.6% | 79.8% | 77.1% |
| 2024 Est. Black | 9.0% | 7.3% | 9.2% |
| 2024 Est. Asian or Pacific Islander | 4.9% | 8.6% | 9.3% |
| 2024 Est. American Indian or Alaska Native | - | 0.1% | 0.1% |
| 2024 Est. Other Races | 4.4% | 4.1% | 4.2% |

INCOME

| | | | |
|------------------------------------|----------|-----------|-----------|
| 2024 Est. Average Household Income | \$93,870 | \$102,520 | \$103,643 |
| 2024 Est. Median Household Income | \$77,324 | \$82,252 | \$83,068 |
| 2024 Est. Per Capita Income | \$39,961 | \$39,459 | \$42,592 |

BUSINESS

| | | | |
|----------------------------|-------|--------|---------|
| 2024 Est. Total Businesses | 268 | 3,287 | 9,524 |
| 2024 Est. Total Employees | 3,949 | 41,025 | 106,410 |

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.