

OFFICE PROPERTY FOR LEASE

Dental/Medical/Office Spaces
Immediately Available in Sterling Heights

42370 VAN DYKE AVE
STERLING HEIGHTS, MI 48314



Dental suites available from 1,517 - 3,555 SF
Medical or office conversion possible
Ample parking - well-maintained and well-lit lot
Generous build-out allowance



P.A. COMMERCIAL
Corporate & Investment Real Estate

SALVATI PROFESSIONAL BUILDING

42370 VAN DYKE AVE, STERLING HEIGHTS, MI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,517 - 3,555 SF
Building Size:	14,009 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Zoning:	Commercial
Year Built:	1979
Year Renovated:	2020
Lot Size:	1.51 Acres
Market:	Detroit
Submarket:	Macomb West
Traffic Count:	30,000 on Van Dyke

PROPERTY OVERVIEW

This newly renovated professional medical/office building is now under new ownership and is professionally managed and maintained. The building consists of several medical and dental suite configurations ranging from 1,517 to 3,555 SF, which are available immediately. New ownership will finish/improve suites to suit.

LOCATION OVERVIEW

This attractive medical building is located on the east side of Van Dyke Ave, just south of 19 Mile Road in an area surrounded by single-family residential neighborhoods and apartment communities. Nearby places of interest include Beaumont Hospital of Troy, Henry Ford Macomb Hospital, Beaumont Urgent Care, The Mall at Partridge Creek, Lakeside Mall, several golf courses, and an abundance of retail, fast food and dining establishments on Hall Road/M-59.

PROPERTY HIGHLIGHTS

- Dental suites available from 1,517 -3,555 SF
- Medical or office conversion possible
- Ample parking - well-maintained and well-lit lot
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// AVAILABLE SPACES

LEASE TYPE | NNN

TOTAL SPACE | 1,517 - 3,555 SF

LEASE TERM | Negotiable

LEASE RATE | \$15.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
42370 Van Dyke Ave, Suite 101	Available	2,038 SF	NNN	\$15.00 SF/yr
42370 Van Dyke Ave, Suite 103	Available	1,517 SF	NNN	\$15.00 SF/yr
42370 Van Dyke Ave, Suite 101 & 103	Available	3,555 SF	NNN	\$15.00 SF/yr

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SUITE 101 // PHOTOS



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SUITE 103 // PHOTOS



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26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

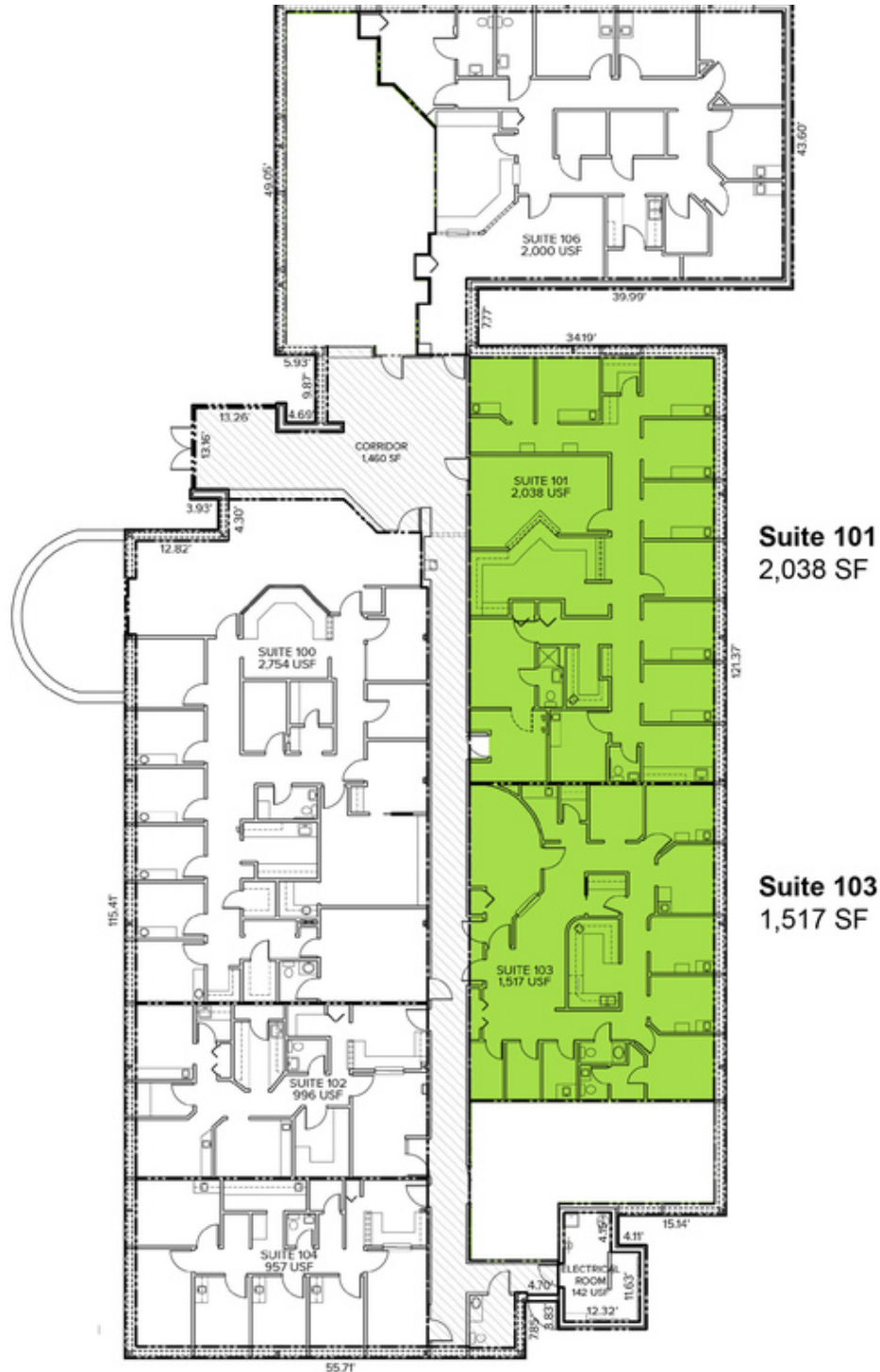
FOR MORE INFORMATION CONTACT:

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// FLOOR PLANS



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SUITE 107 // PHOTOS



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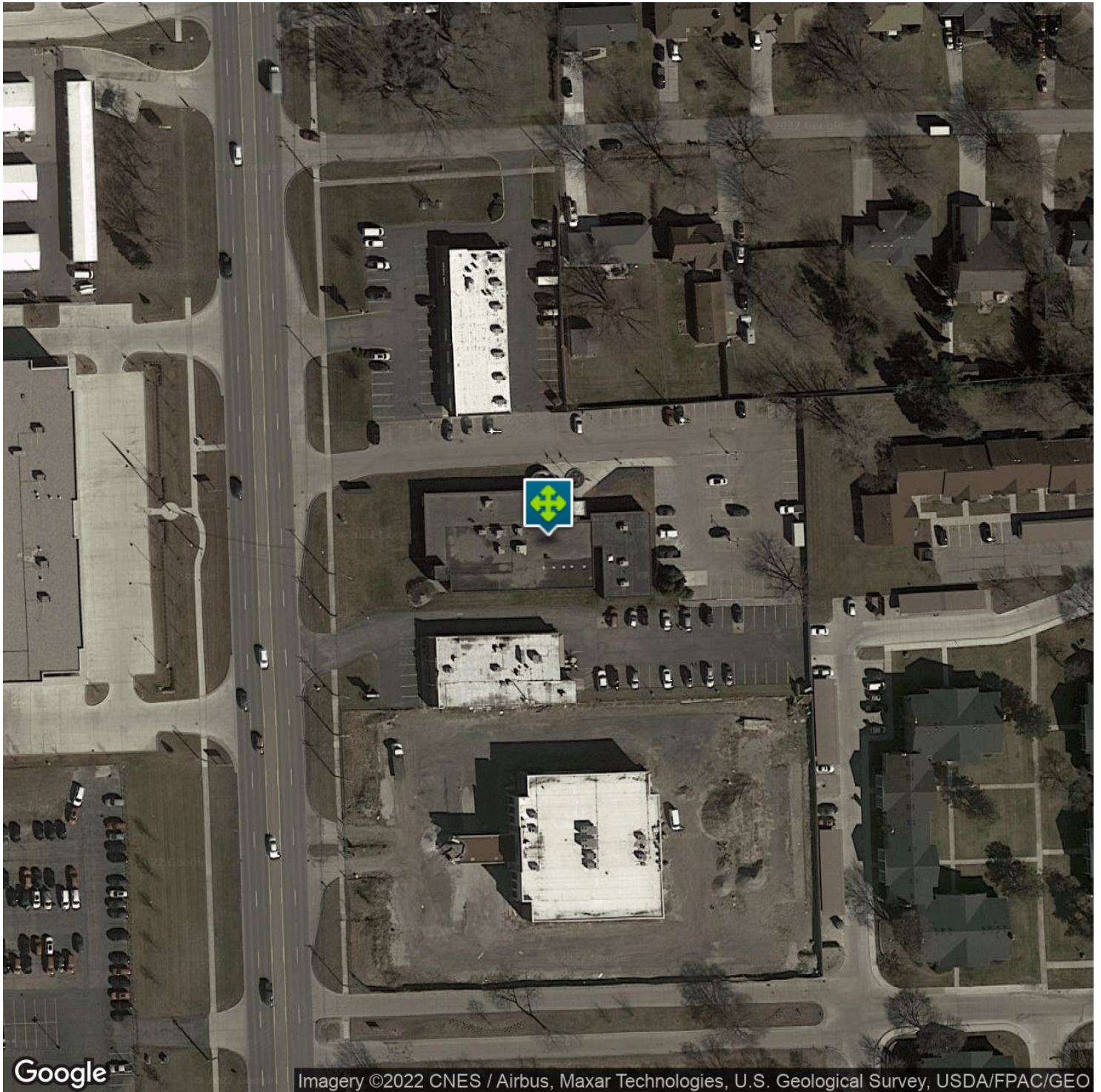
// RETAILER MAP



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// AERIAL MAP

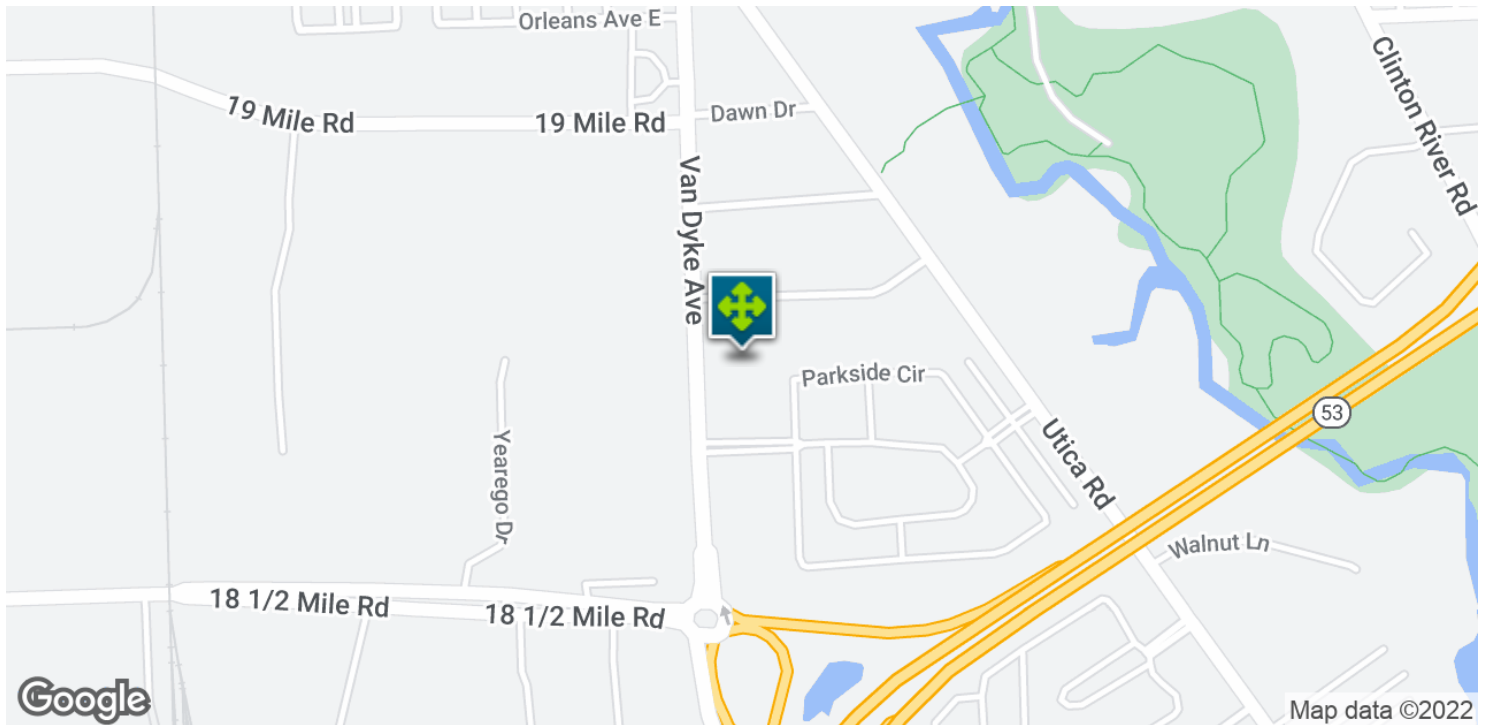
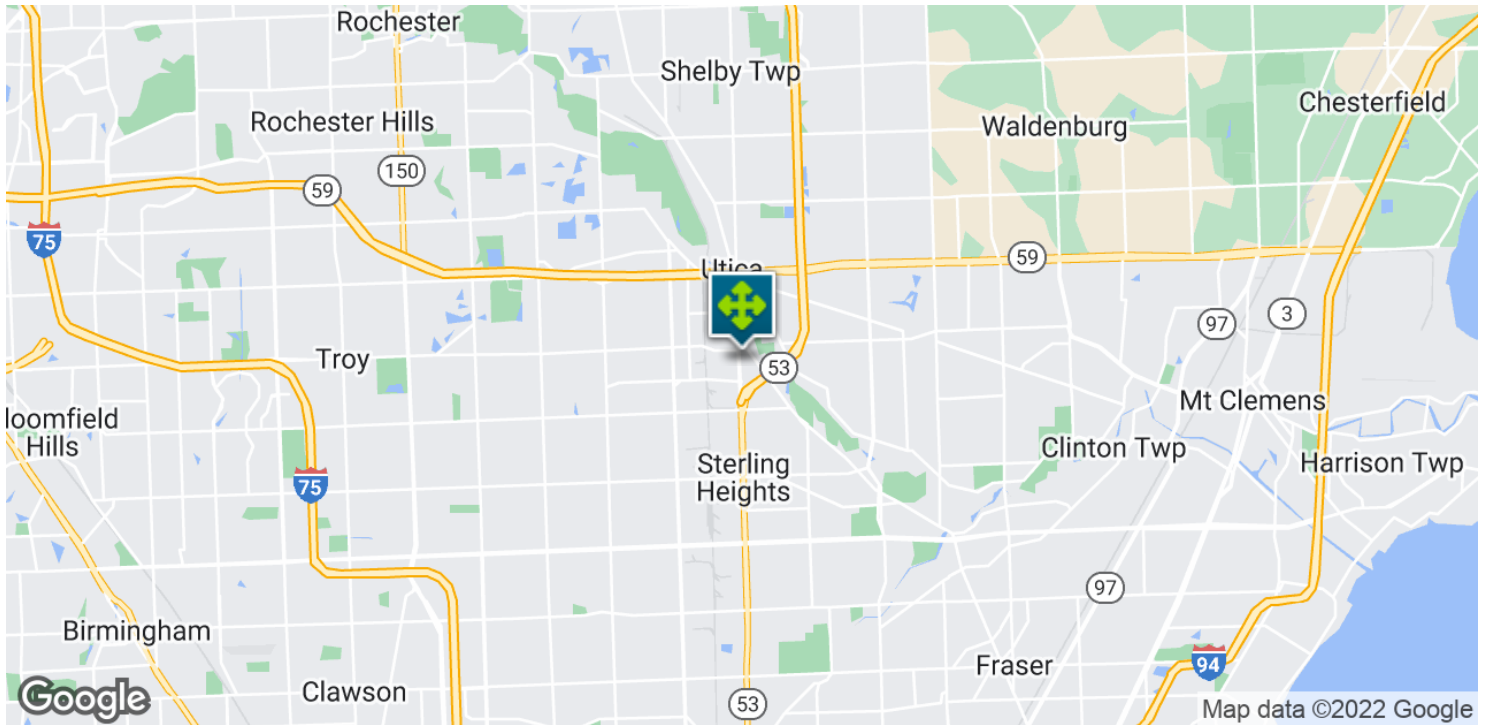


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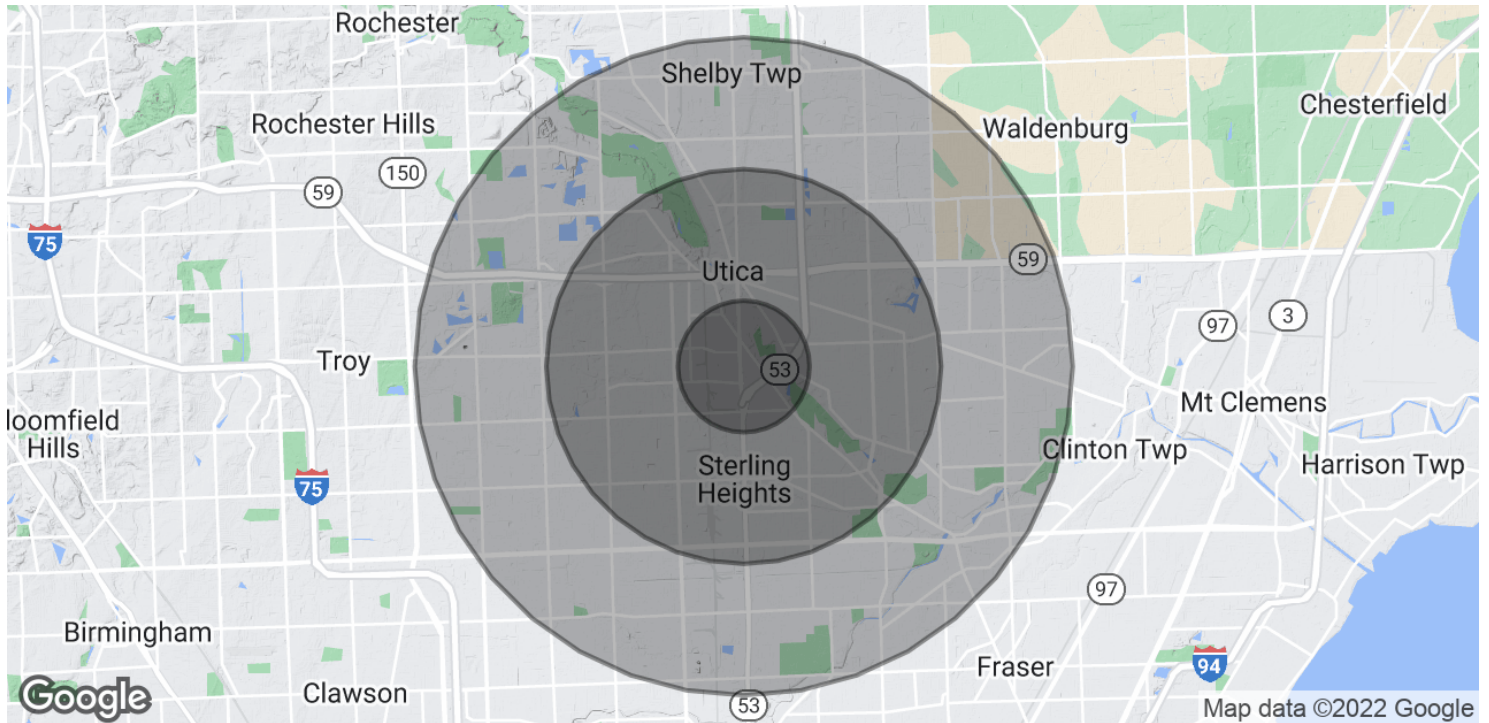
// LOCATION MAP



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// DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,394	83,472	245,676
Average age	35.6	38.1	39.7
Average age (Male)	34.5	36.9	38.0
Average age (Female)	36.7	39.6	41.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,327	32,033	95,268
# of persons per HH	2.5	2.6	2.6
Average HH income	\$55,108	\$66,990	\$69,908
Average house value	\$149,207	\$184,285	\$192,998

* Demographic data derived from 2020 ACS - US Census