



FOR LEASE NEW DEVELOPMENT CENTER

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

**FOR
LEASE**



LOUIS J. CIOTTI
Managing Director
lciotti@landmarkcres.com
(248) 488-2620

CONTACT US

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334

Phone: (248) 488-2620

landmarkcres.com

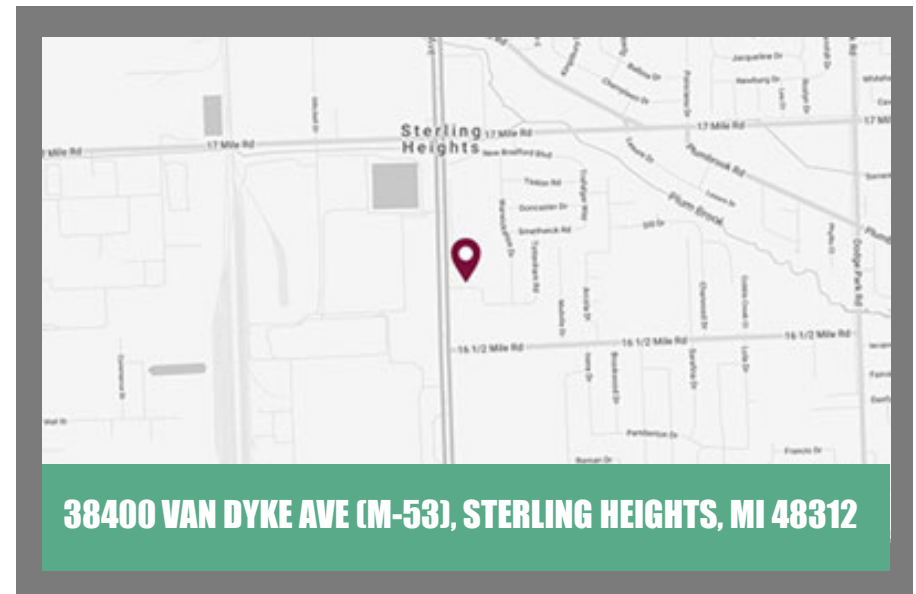
FOR LEASE

PROPERTY DETAILS

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'
Lot Size:	2 AC
Available Space:	20,000 SF
Zoning:	General Commercial/Office
Anchor:	Penna's Banquet Hall
Traffic Count:	Van Dyke Ave (M-53) (56,463 CPD) 17 Mile Rd (19,200 CPD)
Contact:	Louis J. Ciotti lcriotti@landmarkcres.com (248) 488-2620

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

VAN DYKE AVE (M-53) (56,463 CPD)

**FCA
ASSEMBLY PLANT
(7,803 EMPLOYEES)**

SITE

PENNA'S

**MESSMORE
ELEMENTARY SCHOOL
(330 STUDENTS)**



Map data ©2021 Google

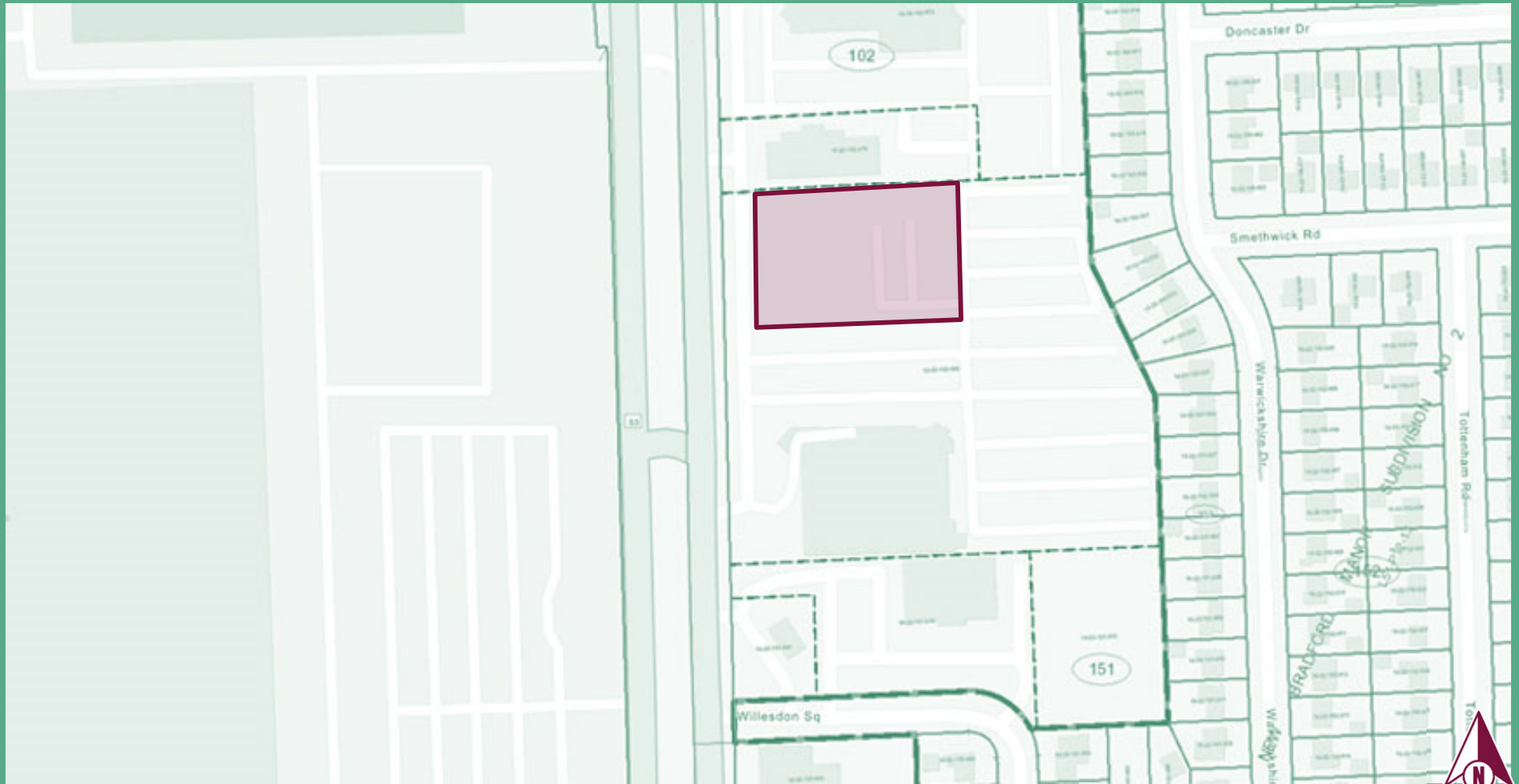
SITE PLAN



PLAT

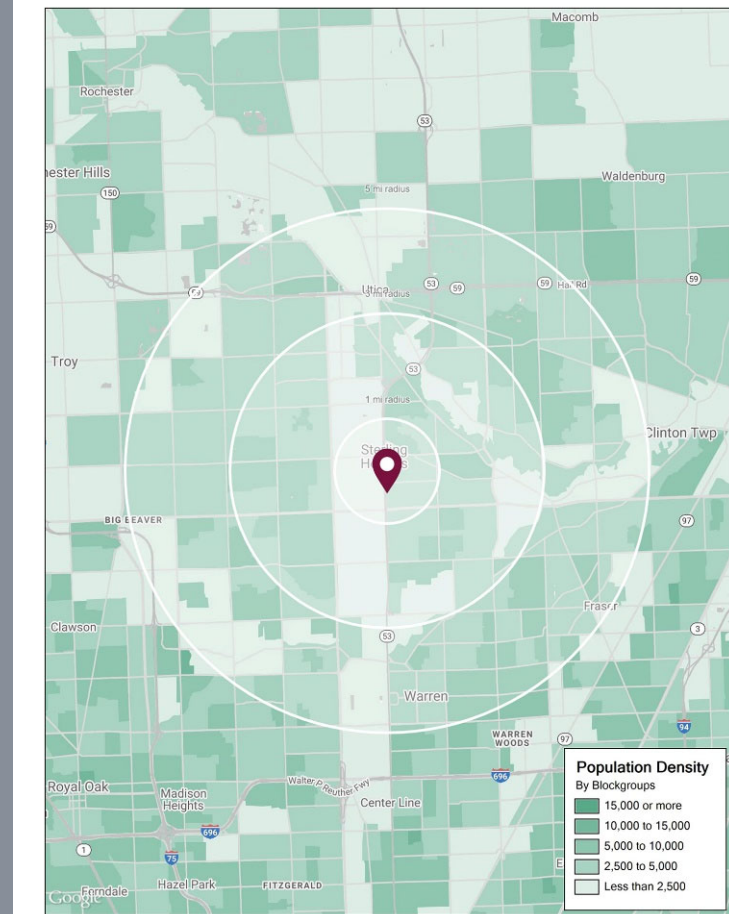


PLAT



DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	7,734	95,760	274,096
	2025 Projected Population	7,697	95,859	274,359
	2010 Census Population	7,592	94,264	267,813
	2000 Census Population	7,641	94,322	262,160
	Projected Annual Growth 2020 to 2025	-	-	-
	Historical Annual Growth 2000 to 2020	-	-	0.2%
HOUSEHOLDS	2020 Estimated Households	3,316	36,777	112,575
	2025 Projected Households	3,379	37,563	115,037
	2010 Census Households	3,162	35,271	107,155
	2000 Census Households	3,133	34,714	102,468
	Projected Annual Growth 2020 to 2025	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	0.3%	0.3%	0.5%
RACE	2020 Est. White	82.8%	79.9%	78.9%
	2020 Est. Black	9.2%	8.4%	9.2%
	2020 Est. Asian or Pacific Islander	4.8%	8.1%	8.5%
	2020 Est. American Indian or Alaska Native	0.3%	0.2%	0.2%
	2020 Est. Other Races	3.0%	3.4%	3.2%
INCOME	2020 Est. Average Household Income	\$74,686	\$83,092	\$85,194
	2020 Est. Median Household Income	\$67,288	\$70,751	\$71,443
	2020 Est. Per Capita Income	\$32,040	\$31,949	\$35,051
BUSINESS	2020 Est. Total Businesses	343	3,082	10,951
	2020 Est. Total Employees	5,593	39,036	133,089



38400 VAN DYKE AVE, STERLING HEIGHTS, MI 48312

CONTACT US

LOUIS J.
CIOTTI

lcioti@landmarkcres.com

+1 248 488 2620