



FOR SALE

FREESTANDING RETAIL BUILDING (FORMER RESTAURANT)

7750 METROPOLITAN PARKWAY, STERLING HEIGHTS, MI 48321



LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

ANTHONY J. VITALE

Associate
avitale@landmarkcres.com
(248) 488-2620

LOUIS J. CIOTTI

Associate Broker
lciotti@landmarkcres.com
(248) 488-2620

SCOTT J. SONENBERG

Associate
ssonenberg@landmarkcres.com
(248) 488-2620

CONTACT US

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334

Phone: (248) 488-2620

landmarkcres.com

FOR SALE

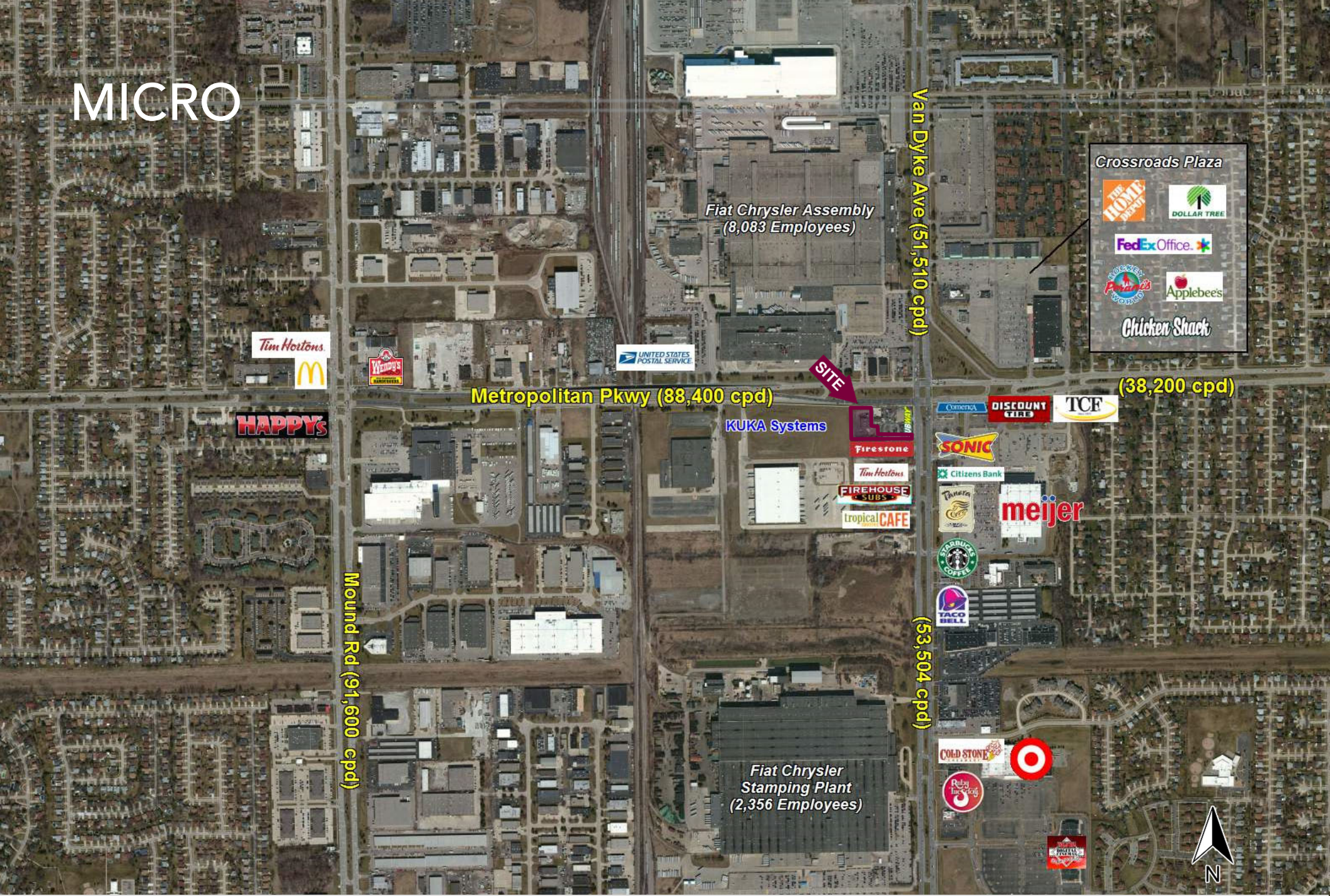
PROPERTY DETAILS

Location:	7750 Metropolitan Parkway, Sterling Heights, MI 48312
Property Type:	Freestanding Building
Property Taxes:	\$31,487.77 (2016)
Building Size:	7,475 SF
Available Space:	7,475 SF
Lot Size:	1.5 Acres
Zoning:	C-3
Traffic Count:	Metropolitan Pkwy = 88,400 cpd Van Dyke Ave = 53,504 cpd
Contact:	Anthony J. Vitale avitale@landmarkcres.com Louis J. Ciotti lciotti@landmarkcres.com Scott J. Sonenberg ssonenberg@landmarkcres.com (248) 488-2620

DESCRIPTION

- Located at one of Macomb County's busiest intersections with Home Depot and Meijer (SWC OF METROPOLITAN PARKWAY & VAN DYKE AVENUE)
- Freestanding Former Restaurant Building situated on 1.5 Acres
- Multiple Access Points from both Van Dyke Avenue and Metro Parkway
- Many New Developments in close proximity to this site
- Large Pylon Sign
- 110 Car Parking

MICRO



Fiat Chrysler Assembly
(8,083 Employees)

Van Dyke Ave (51,510 cpd)

Crossroads Plaza

- THE HOME DEPOT
- DOLLAR TREE
- FedEx Office
- ROCKY'S PIZZA
- Applebee's
- Chicken Shack

(38,200 cpd)

Metropolitan Pkwy (88,400 cpd)

SITE

KUKA Systems

Optima DISCOUNT TIRE TCF

Firestone

SONIC

HAPPY'S

Tim Hortons

Citizens Bank

FIREHOUSE SUBS

meijer

tropical CAFE

Starbucks COFFEE

Mound Rd (91,600 cpd)

(53,504 cpd)

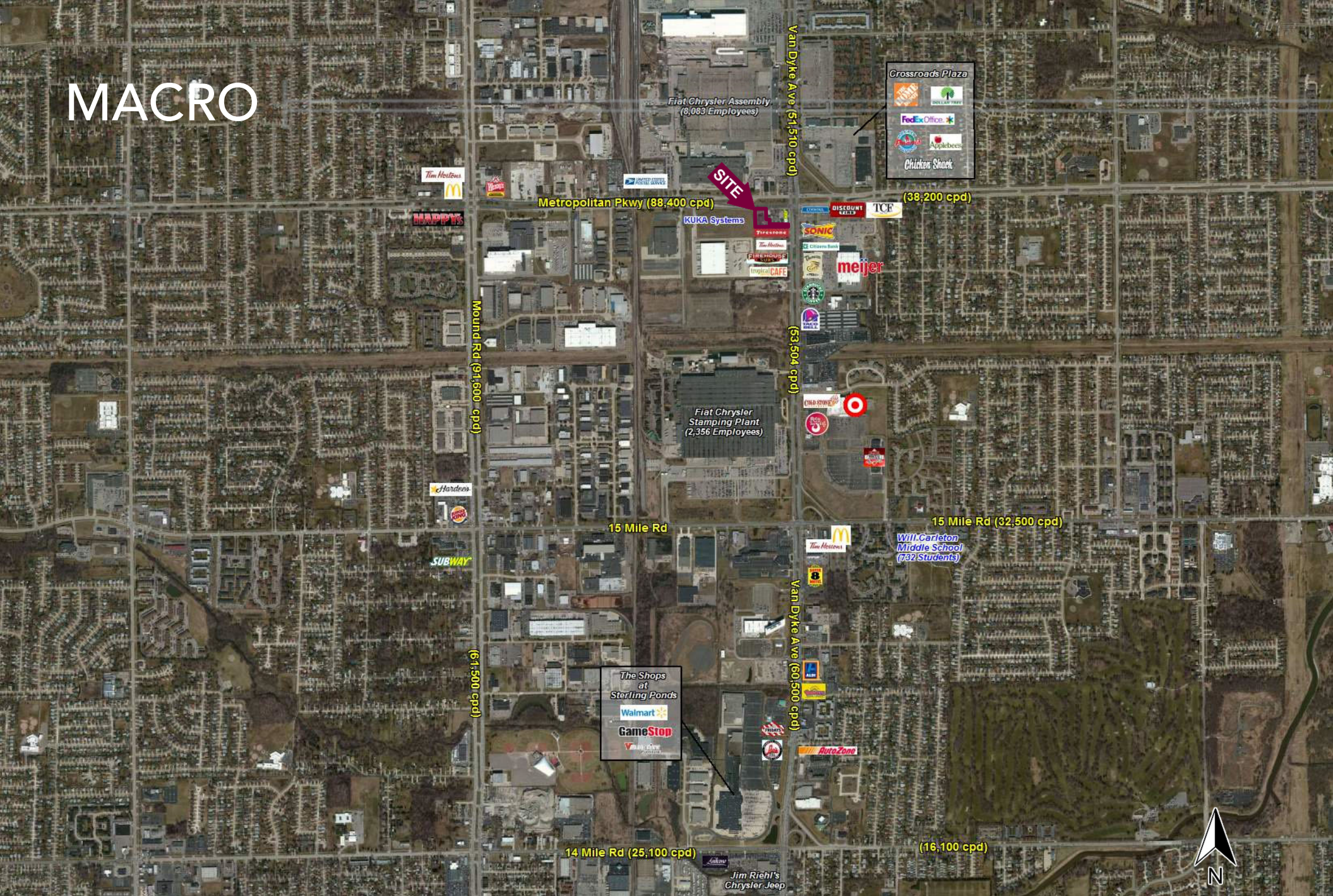
Fiat Chrysler
Stamping Plant
(2,356 Employees)

COLD STONE

Papa John's



MACRO



AERIAL

METROPOLITAN PKWY (88,400 CPD)

HOUSE OF REUBEN

SUBWAY

GATOR JAKES BAR & GRILL

ACCESS FROM VAN DYKE AVE

Firestone

VAN DYKE AVE (51,500 CPD)

DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2018 Estimated Population	5,639	97,890	285,768
	2023 Projected Population	5,672	99,273	289,829
	2010 Census Population	5,425	95,783	278,872
	2000 Census Population	5,641	95,802	274,434
	Projected Annual Growth 2018 to 2023	0.1%	0.3%	0.3%
	Historical Annual Growth 2000 to 2018	-	0.1%	0.2%
HOUSEHOLDS	2018 Estimated Households	2,419	38,353	117,656
	2023 Projected Households	2,484	39,599	121,602
	2010 Census Households	2,260	36,533	111,821
	2000 Census Households	2,254	36,395	108,006
	Projected Annual Growth 2018 to 2023	0.5%	0.6%	0.7%
	Historical Annual Growth 2000 to 2018	0.4%	0.3%	0.5%
RACE	2018 Est. White	78.1%	80.0%	79.7%
	2018 Est. Black	10.3%	8.7%	9.0%
	2018 Est. Asian or Pacific Islander	8.0%	8.0%	8.0%
	2018 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
	2018 Est. Other Races	3.3%	3.1%	3.1%
INCOME	2018 Est. Average Household Income	\$77,565	\$77,986	\$80,674
	2018 Est. Median Household Income	\$63,451	\$62,673	\$63,970
	2018 Est. Per Capita Income	\$33,315	\$30,616	\$33,269
BUSINESS	2018 Est. Total Businesses	468	3,096	11,715
	2018 Est. Total Employees	10,470	40,696	159,258

