

# SHELBY POINTE VILLAGE

56240 VAN DYKE, SHELBY TOWNSHIP, MI 48316



## PROPERTY DESCRIPTION

Located ideally in the most rapidly growing commercial trade zone in Macomb County on Van Dyke, just south of 26 Mile Road. The Shelby Pointe Village is fully leased with one unit of 1,600 SF available for Sub-Lease.

## PROPERTY HIGHLIGHTS

- Macomb County Premier Retail Trade Corner of Van Dyke and 26 Mile Road.
- Most Established and Rapidly Developing Retail Corner in Macomb County
- High Traffic Counts
- Local and National retailer line-up includes Kroger Marketplace, Home Depot, Meijer, Ulta Beauty, T.J. Maxx, Kohl's, Buffalo Wild Wings, Target, Kroger and many many more.

## OFFERING SUMMARY

Lease Rate:	28.00 SF/yr (NNN)
Number of Units:	1
Available SF for Sub-Lease :	1,600
Lot Size:	3.92 Acres
Building Size:	13,973 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,179	15,815	40,820
Total Population	5,800	42,494	110,592
Average HH Income	\$83,856	\$89,828	\$91,306

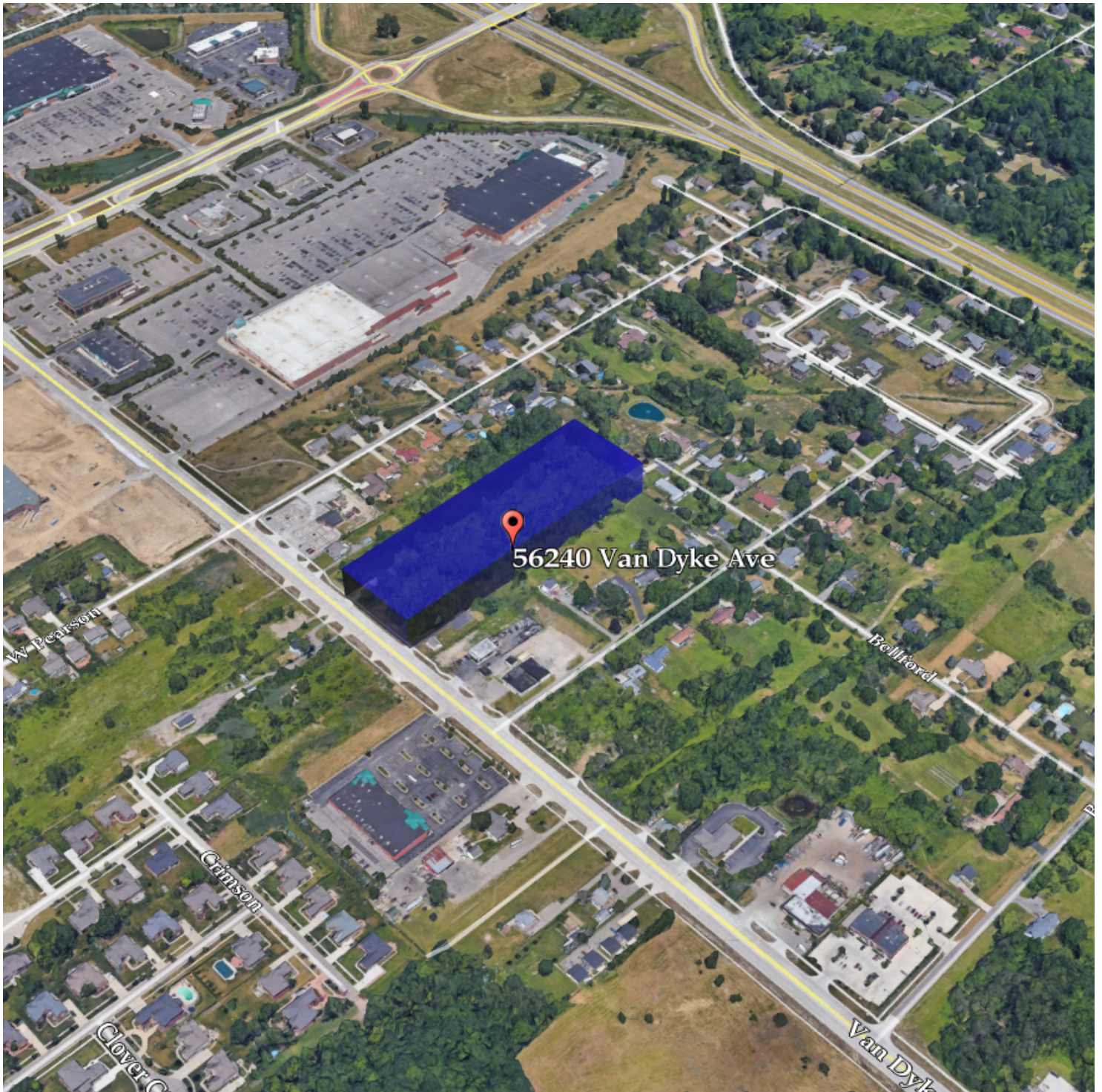
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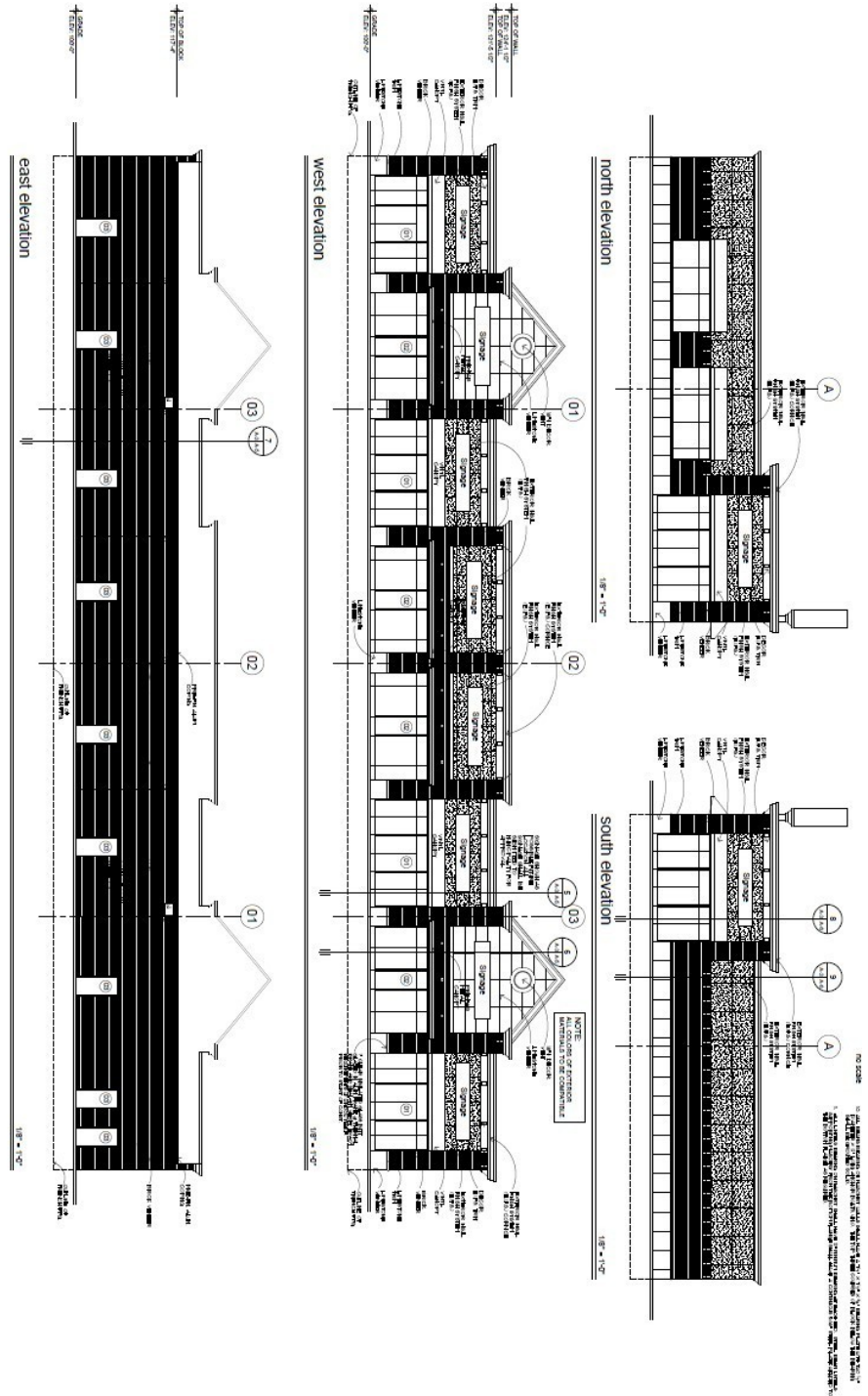
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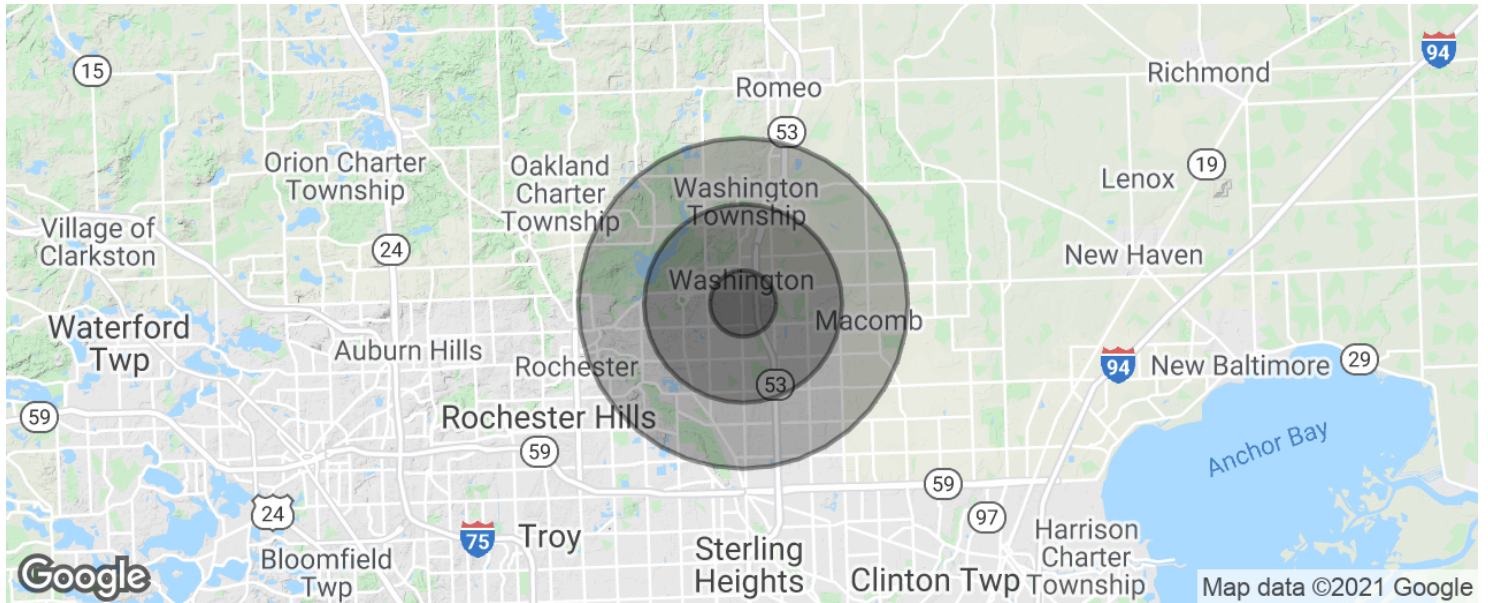
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,800	42,494	110,592
Median age	38.1	40.0	40.3
Median age (Male)	36.7	38.5	38.9
Median age (Female)	39.4	41.1	41.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,179	15,815	40,820
# of persons per HH	2.7	2.7	2.7
Average HH income	\$83,856	\$89,828	\$91,306
Average house value	\$215,130	\$207,582	\$242,858

\* Demographic data derived from 2010 US Census

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