



PILOT

PROPERTY GROUP

RETAIL OPPORTUNITY: 55748 VAN DYKE, SHELBY TOWNSHIP

PROPERTY OVERVIEW:

Redevelopment opportunity to join in one of Macomb County's busiest corridors
 Signage available
 Ready for Tenant Finishes

Property Type:..... Retail
 Cross Streets:..... South of 26 Mile - Eastside of Van Dyke
 Total Square Footage:..... 10,750
 Minimum Sq. Ft. Available: ... 2,000
 Maximum Sq. Ft. Available: ... 5,540
 Lease Rate:..... \$25.00
 Lease Type:..... NNN (estimated at \$4.00 PSF)
 Parcel Size:..... 1.73
 Year Built:..... Completely Remodeled in 2019/2020
 Zoning:..... C-1
 Ceiling Height:..... 16' +
 Parking Spaces:..... 100 +/-

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	6,997	51,898	127,080
Est. Households	2,565	19,163	46,387
Avg. HH Income	\$91,953	\$97,251	\$96,942

TRAFFIC COUNT

Van Dyke Ave/Pearson Rd	17,978
Van Dyke Ave/25 Mile Rd	15,228
26 Mile Rd/State Hwy 53	23,487

AGENT CONTACT INFO

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Matching the right people to the right place.

AERIAL MAP



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PLOT PLAN



CONCEPTUAL DIVISION PLAN

SCALE: 1/8" = 1'-0"

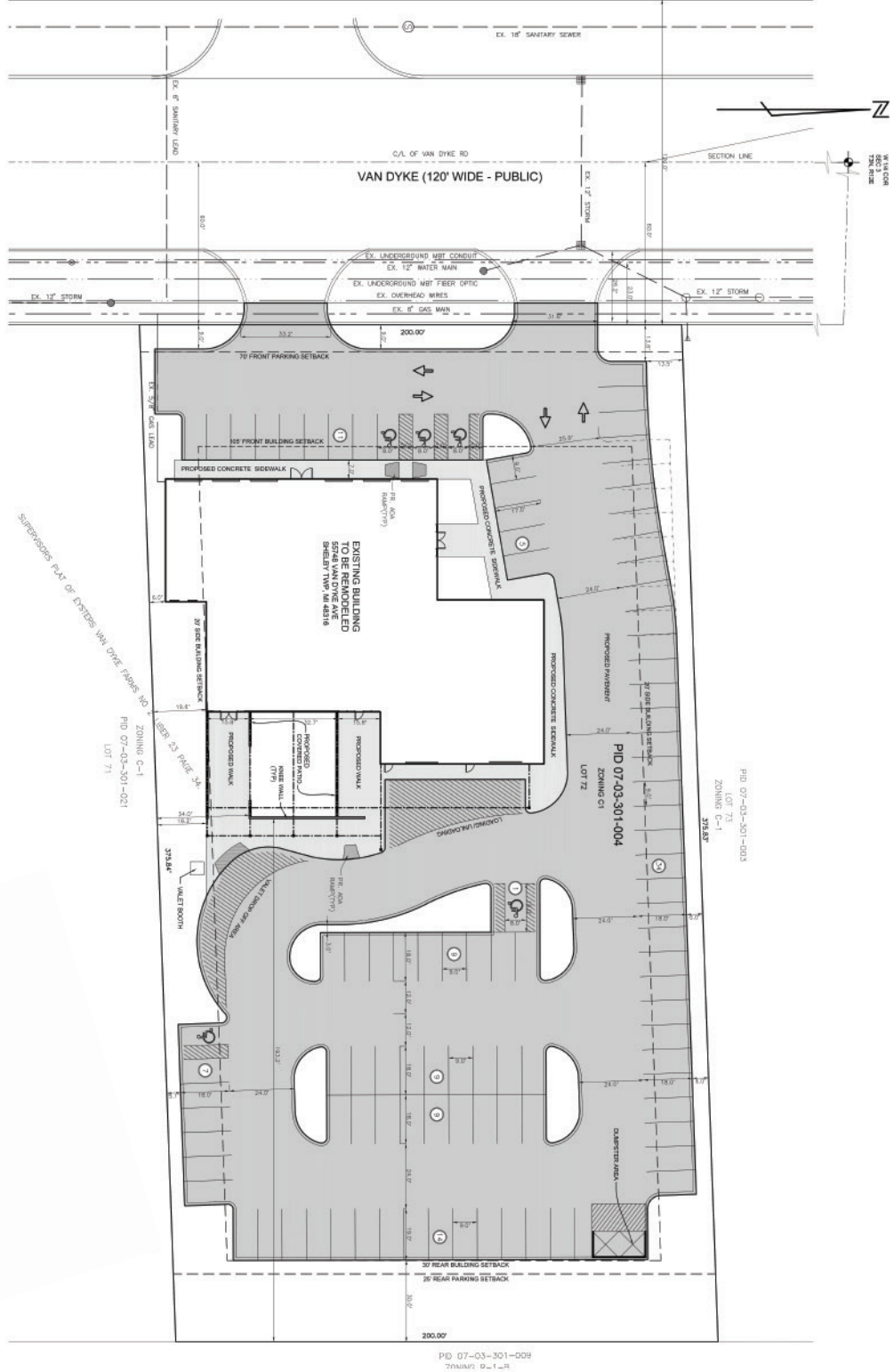
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ADDITIONAL PHOTOS



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SITE PLAN



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