

RETAIL | FOR LEASE



BIG BOX RETAIL OPPORTUNITY

35700 VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

CBRE

PROPERTY HIGHLIGHTS

**106,268 SF BUILDING
SITUATED ON 7.63
ACRES**

**1.0-2.8 ACRES
OUTLOT AVAILABLE**

**BUILDING CAN
BE DEMISED**

**AMPLE
PARKING**

**EXCELLENT USE FOR
RETAIL, GROCERY,
OR ENTERTAINMENT
ALONG VAN DYKE
AVENUE**

**TRUCKWELLS:
3**

**CEILING HEIGHTS:
17'**

**DENSE RESIDENTIAL
TRADE AREA WITH
POPULATION
EXCEEDING 101,000
WITHIN A 3-MILE
RADIUS**

**LEASE RATE:
CONTACT BROKER**

[illegible]

SITE PLAN



Brougham Dr

GENISYS
CREDIT UNION

STELLANTIS
STAMPING
PLANT

Van Dyke Ave 58,412 VPD

106,268 SF
7.63 AC

HAND & STONE
MASSAGE & FACIAL SPA
MESSAGE | FACIALS | WAXING

H&R
BLOCK

verizon
COLD STONE
CREAMERY

STRETCH
LAB

1.0-2.8 ACRES
AVAILABLE

Sterling
Heights
PICKLEBALL
FACILITY

MARKETPLACE COVE
APARTMENTS
COMING SOON
233 UNITS

CHIPOTLE
MEXICAN GRILL

SINCE 1976
Jersey Mike's
SUBS

WING
SHOP

Monument
Signage

AspenDental

CHARLEYS
PHILLY STEAKS

MJB
DIGITAL
CINEMAS
It's More Fun at MJB

CHRISTIAN
FINANCIAL
CREDIT UNION

STAYBRIDGE
SUITES

Holiday Inn
Express

Monument
Signage

Maple Rd 28,623 VPD

CBRE

PROPERTY PHOTOS



35700
VAN DYKE
AVENUE



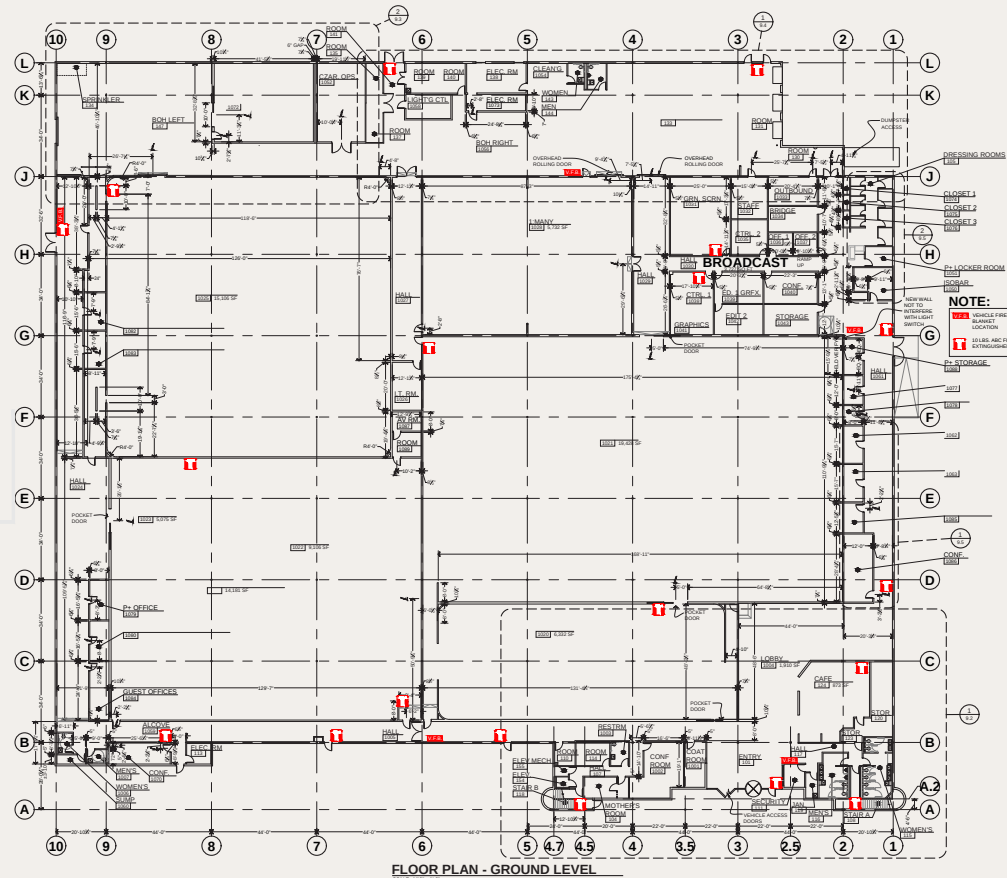
CBRE

MONUMENT SIGNAGE

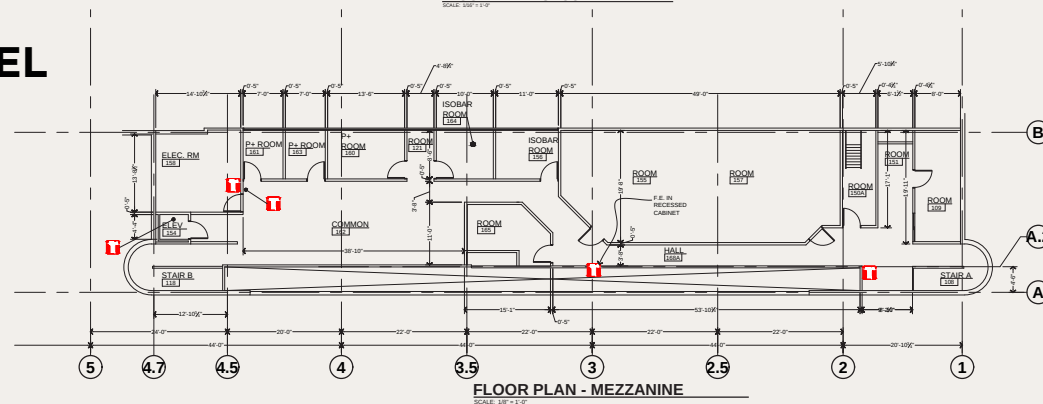


FLOOR PLANS

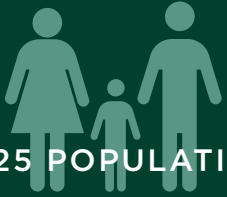
GROUND LEVEL



MEZZANINE LEVEL



DEMOGRAPHIC HIGHLIGHTS



2025 POPULATION

1 MILE: 9,111

3 MILES: 101,308

5 MILES: 287,243

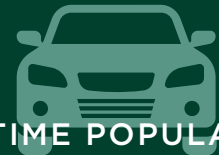


AVERAGE HOUSEHOLD INCOME

1 MILE: \$90,548

3 MILES: \$94,122

5 MILES: \$98,747



DAYTIME POPULATION

1 MILE: 11,324

3 MILES: 121,826

5 MILES: 323,288



35700 VAN DYKE AVE, STERLING HEIGHTS, MI

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