

106,268 SQ. FT. | FOR LEASE



# MULTI-PURPOSE RETAIL/FLEX/CORPORATE OFFICE SPACE BUILDING

35700 VAN DYKE AVENUE  
STERLING HEIGHTS, MICHIGAN

**CBRE**

# PROPERTY OVERVIEW

## PROPERTY FEATURES

- Room for Expansion
- Dedicated Turn Lane
- Office To Suit
- 4 Miles from Major Auto Manufacturers (FCA, Ford, & GM)
- 100% Climate Controlled

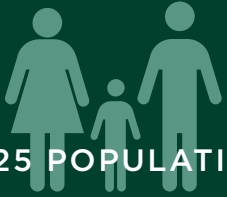


|                      |                                                                             |
|----------------------|-----------------------------------------------------------------------------|
| Year Built/Renovated | 1989/2023                                                                   |
| Total Available      | 106,268 SF                                                                  |
| Office               | To Suit                                                                     |
| Land Acres           | 7.63 Acres                                                                  |
| Construction         | Reinforced Concrete                                                         |
| Celing Heights       | 17' +/-                                                                     |
| Power                | 1,600 amps +<br>1,800 amps + 800<br>amps 3p 480v                            |
| Parking              | Ample Parking                                                               |
| Columns              | 44' x 33'                                                                   |
| Docks                | Three (3)                                                                   |
| Grade Level Doors    | One (1)                                                                     |
| Sprinklers           | Yes                                                                         |
| Current Zoning       | Office                                                                      |
| Potential Uses       | Retail, Grocery,<br>Entertainment,<br>Corporate Office,<br>Light Industrial |

# MACRO AERIAL



# DEMOGRAPHIC HIGHLIGHTS



2025 POPULATION

**1 MILE: 9,111**

**3 MILES: 101,308**

**5 MILES: 287,243**

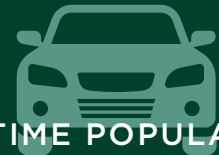


AVERAGE HOUSEHOLD INCOME

**1 MILE: \$90,548**

**3 MILES: \$94,122**

**5 MILES: \$98,747**



DAYTIME POPULATION

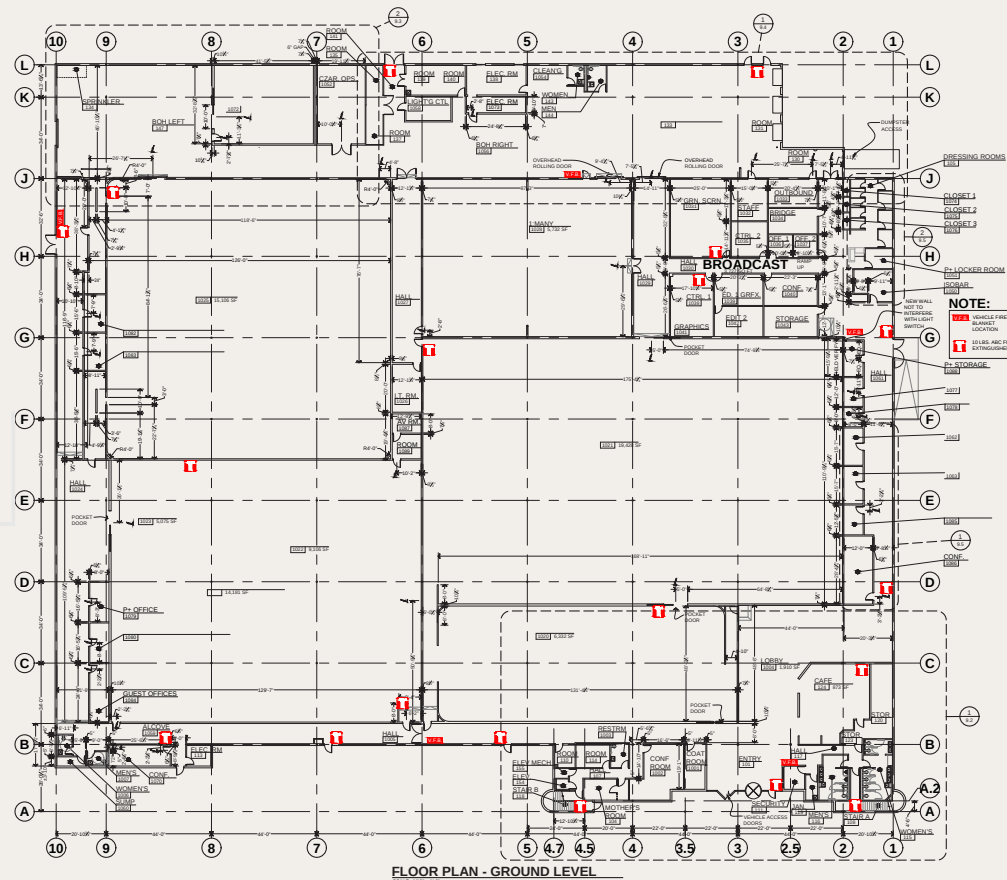
**1 MILE: 11,324**

**3 MILES: 121,826**

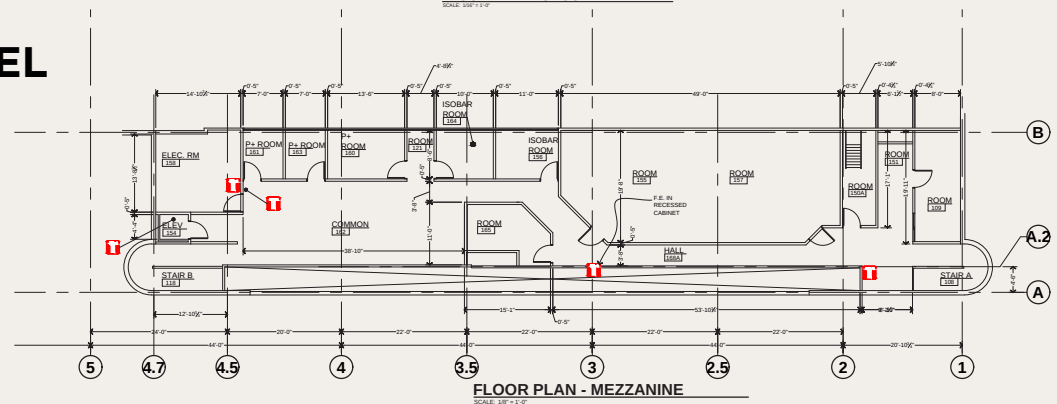
**5 MILES: 323,288**

# FLOOR PLANS

## GROUND LEVEL



## MEZZANINE LEVEL



# SITE PLAN



Brougham Dr

GENISYS  
CREDIT UNION

STELLANTIS  
STAMPING  
PLANT

Van Dyke Ave 58,412 VPD

106,268 SF  
7.63 AC

Sterling  
Heights  
PICKLEBALL  
FACILITY

MARKETPLACE COVE  
APARTMENTS  
COMING SOON  
233 UNITS

HAND & STONE  
MASSAGE & FACIAL SPA  
MESSAGE | FACIALS | WAXING  
H&R BLOCK  
verizon  
COLD STONE  
CREAMERY  
STRETCH  
LAB

1.0-2.8 ACRES  
AVAILABLE

Monument  
Signage

AspenDental  
CHARLEY'S  
PHILLY STEAKS

MJB  
DIGITAL  
CINEMAS  
It's More Fun at MJB

Holiday Inn  
Express

CHRISTIAN  
FINANCIAL  
CREDIT UNION

STAYBRIDGE  
SUITES

Monument  
Signage

Maple Rd 28,623 VPD

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# PROPERTY PHOTOS



**35700**  
VAN DYKE  
AVENUE



**CBRE**



# 35700 VAN DYKE AVE, STERLING HEIGHTS, MI

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