

FOR SALE

9.03 AC Walmart Outparcel

RETAIL



PROPERTY INFO

**33201 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48312
STORE #2559**

- + Situated adjacent to a high volume Walmart Supercenter
- + Premier retail trade area that includes several traffic generators including Walmart, Menards, Art Van, Grace Christian Church(100K+SF), BAE Systems and several automotive plants employing thousands
- + High traffic corridor with 60,000 ADT along Van Dyke Avenue
- + 292K+ people within a 5 mile radius earning \$67,000+
- + Opportunity for Big Box Retail or possible self-storage site



Total Population

1 Mile	7,095
3 Miles	104,748
5 Miles	292,734

Source: Esri, 2017 Estimates

Number of Households

1 Mile	3,074
3 Miles	41,502
5 Miles	117,793

Average HH Income

1 Mile	\$66,531
3 Miles	\$69,035
5 Miles	\$67,033

CONTACT US

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Licensed Real Estate Broker

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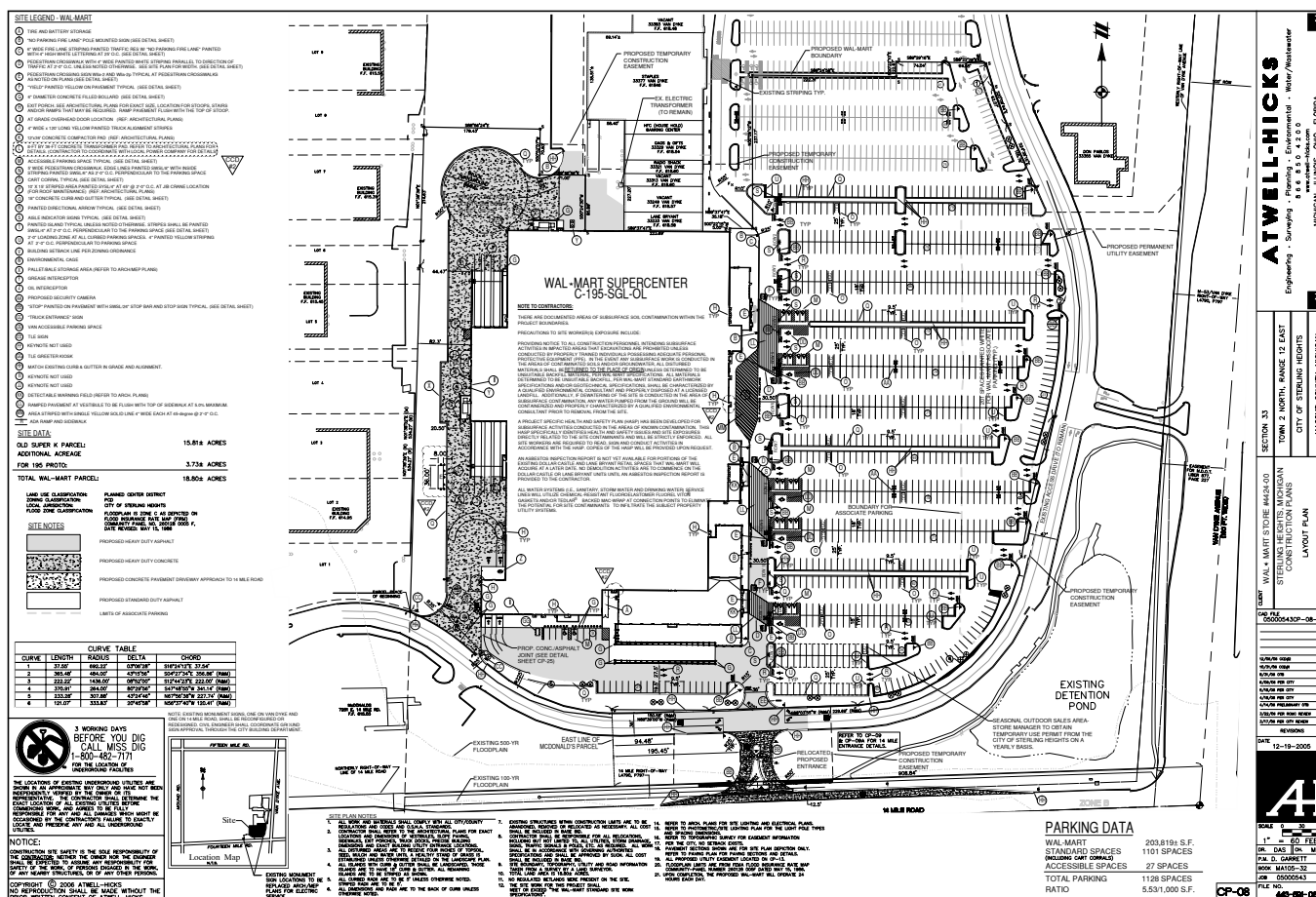
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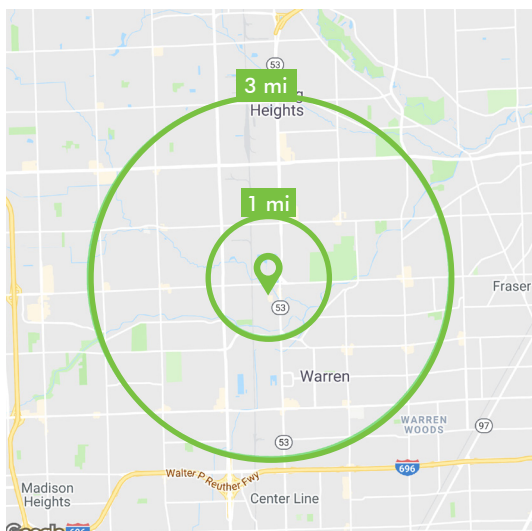
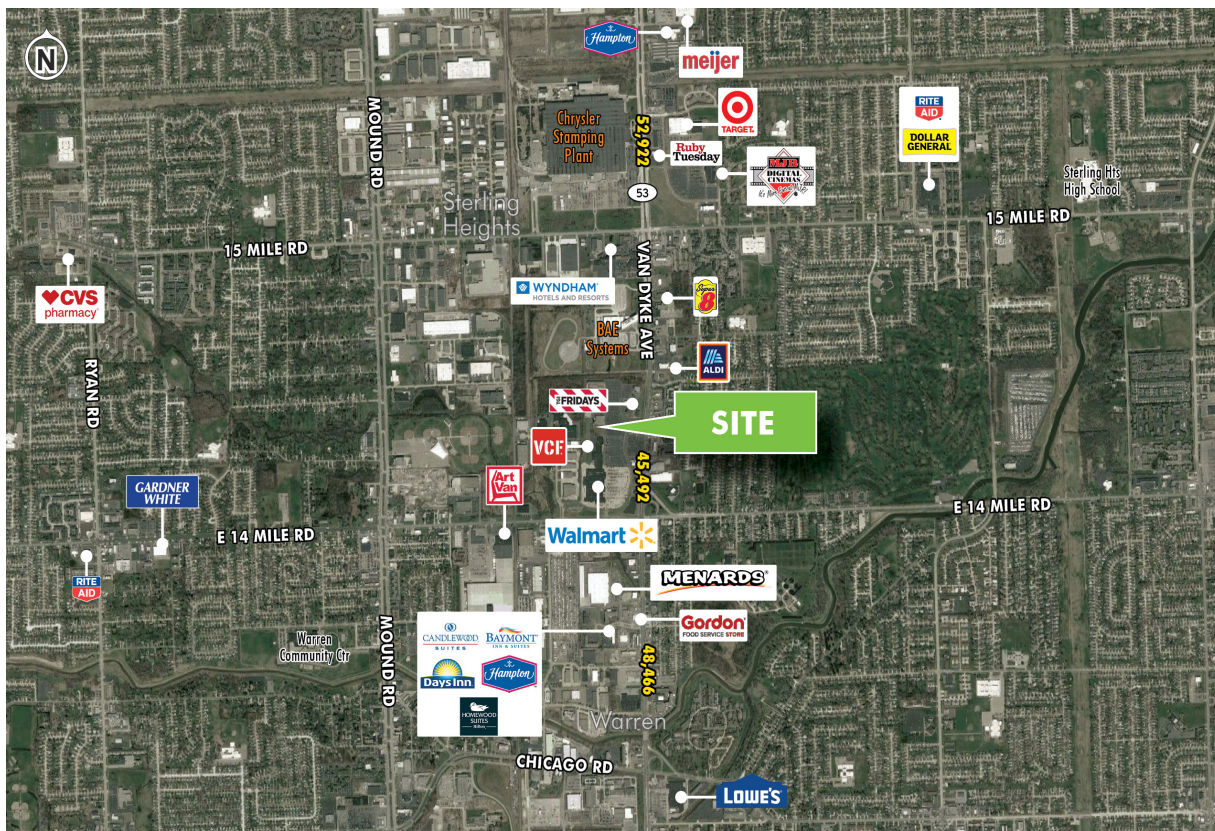
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RETAIL TRADE AREA



Drive Time Demographics

	5 Minutes	10 Minutes	15 Minutes
Total Population	42,089	221,599	599,877
Number of Households	17,776	89,663	244,290
Average HH Income	\$66,824	\$66,455	\$66,381

Source: Esri, 2017 Estimates

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