

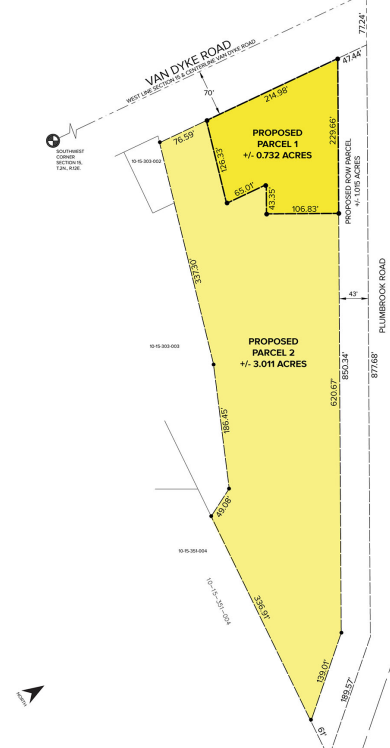
39540 VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

RETAIL FOR SALE OR LEASE / GROUND LEASE
2,200 Square Feet | 3.80 Acres



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

DEVELOPMENT OPPORTUNITY



PROPERTY FEATURES

- 2,200 square feet available
- Located on 3.80 acres
- Rare opportunity to secure a freestanding drive-thru
- Along heavily trafficked Van Dyke corridor in Sterling Heights
- This Arby's location offers and excellent opportunity for a restaurant, QSR, coffee & beverage concepts or retail users seeking strong exposure and convenient access
- Please do not approach on-site employees – contact broker for more information
- Lease Rate: \$35.00/sq. ft. NNN
- Ground Lease: Contact Broker
- Sale Price: Contact Broker



For more information, please contact:

MARVIN PETROUS
(248) 359 0647
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SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

2,200
Square Feet
AVAILABLE

VAN DYKE ROAD
WEST LINE SECTION 15 & CENTERLINE VAN DYKE ROAD

PROPOSED PARCEL 1
+/- 0.732 ACRES

PROPOSED PARCEL 2
+/- 3.011 ACRES

PROPOSED ROW PARCEL
+/- 1.015 ACRES

PLUMBROOK ROAD

SOUTHWEST CORNER SECTION 15, T.2N., R.12E.

10-15-303-002

10-15-303-003

10-15-351-004

10-15-351-004

76.59'

214.98'

126.33'

65.01'

43.35'

106.83'

229.66'

47.44'

77.24'

43'

850.34'

620.67'

186.45'

49.08'

336.91'

139.01'

189.57'

6'

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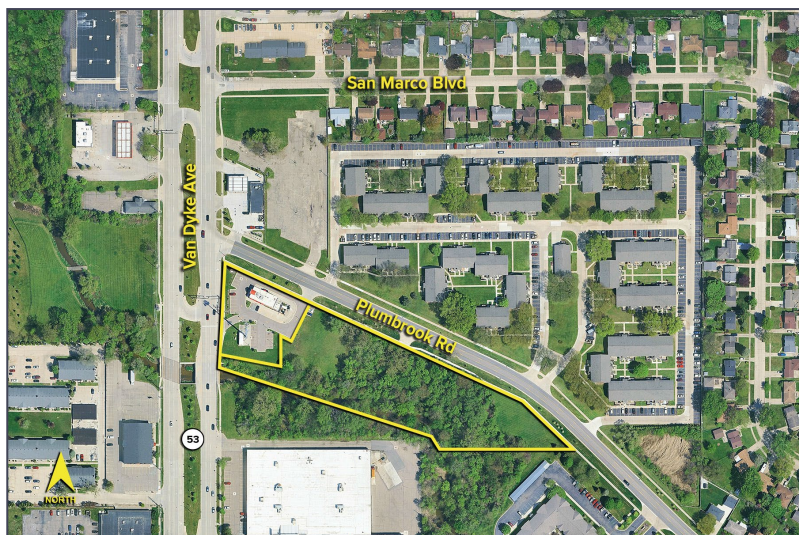
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39540 Van Dyke Avenue – Sterling Heights, Michigan

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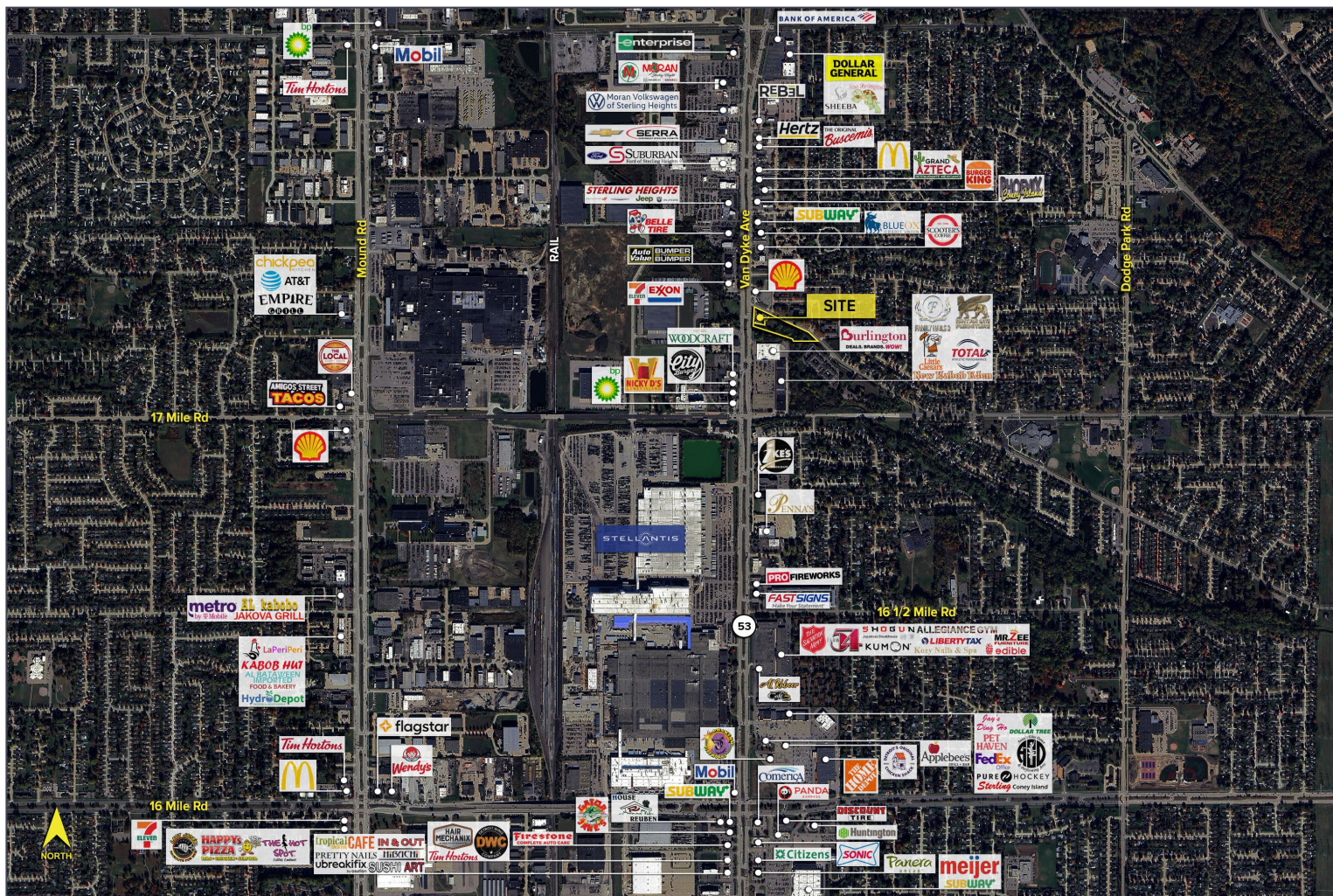


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,499	\$77,370
3 MILE	99,199	\$85,046
5 MILE	274,610	\$85,477

TRAFFIC COUNTS (TWO-WAY)

54,121	Van Dyke Ave. N of 17 Mile Rd.
53,400	Van Dyke Ave. S of 17 Mile Rd.
15,046	17 Mile Rd. W of Van Dyke Ave.
6,733	17 Mile Rd. E of Van Dyke Ave.



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