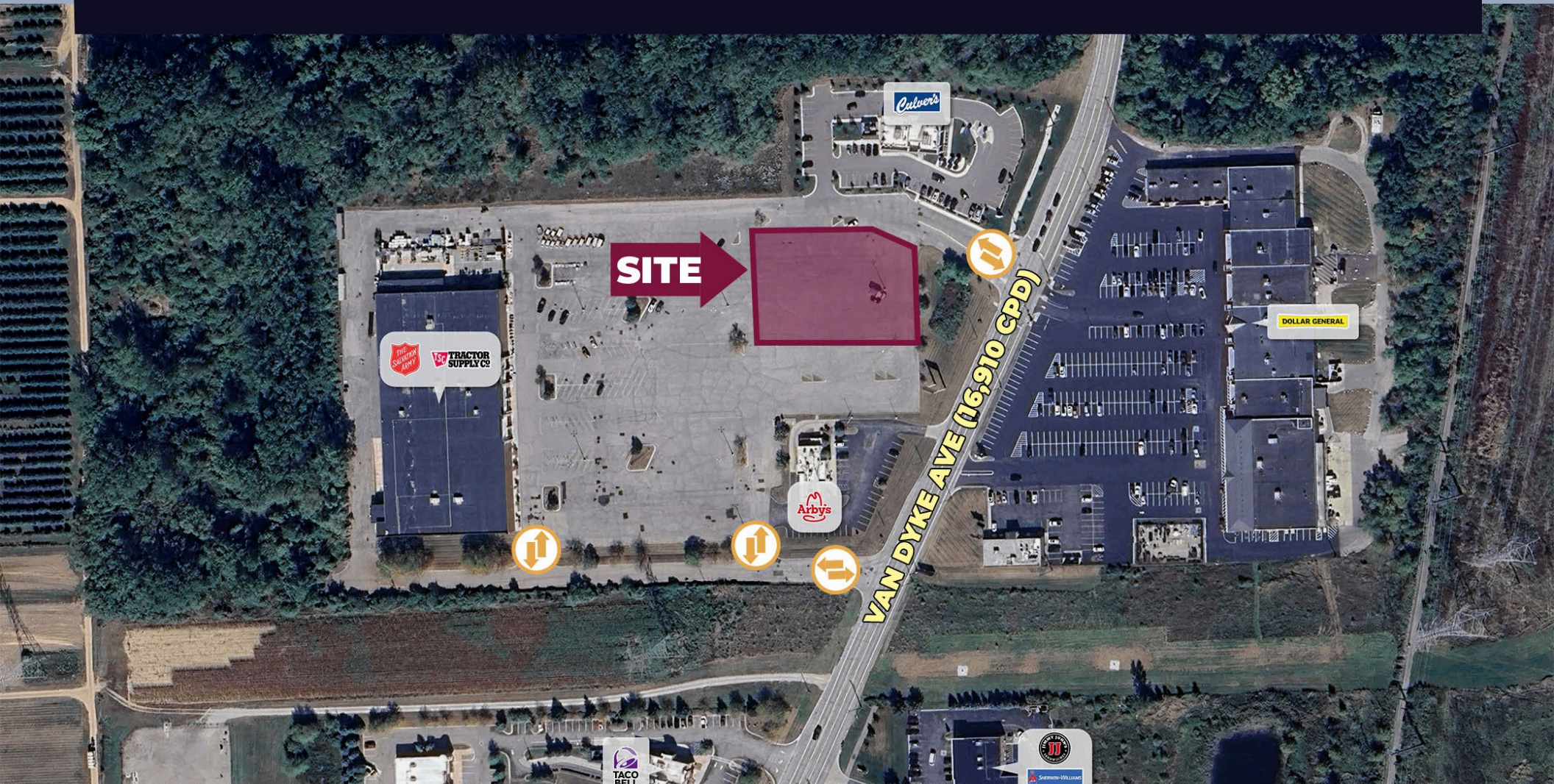


FOR LEASE

NEW DEVELOPMENT/ PAD SITE

66011 VAN DYKE AVE, WASHINGTON TOWNSHIP, MI 48095



PROPERTY DETAILS

LOCATION:	66011 Van Dyke Ave, Washington Township, MI 48095
PROPERTY TYPE:	Vacant Land
DATE AVAILABLE:	Immediately
RENT:	\$120,000.00 Annual Ground Lease
NNN EXPENSE:	Absolute Net Lease
PROPERTY TAXES:	TBD
BUILDING SIZE:	3 Conceptual Plans (See inside brochure)
BUILDING DIMENSIONS:	3 Conceptual Plans (See inside brochure)
LOT SIZE:	1.15 AC
LOT DIMENSIONS:	185' x 280'
AVAILABLE SPACE:	3 Conceptual Plans (See inside brochure)
ZONING:	GC – General Commercial
ANCHORS:	Culver's, Tractor Supply Company, Family Farm & Home, Dollar General
TRAFFIC COUNT:	Van Dyke Ave (16,910 CPD) Van Dyke Fwy (37,648 CPD)

EXCLUSIVELY LISTED BY:



**LOUIS J.
CIOTTI**
Managing Director
lcotti@landmarkcres.com
248 488 2620

\$120,000.00
Annual Ground Lease

Absolute
Net Lease

RENT

NNN

TRADE AREA



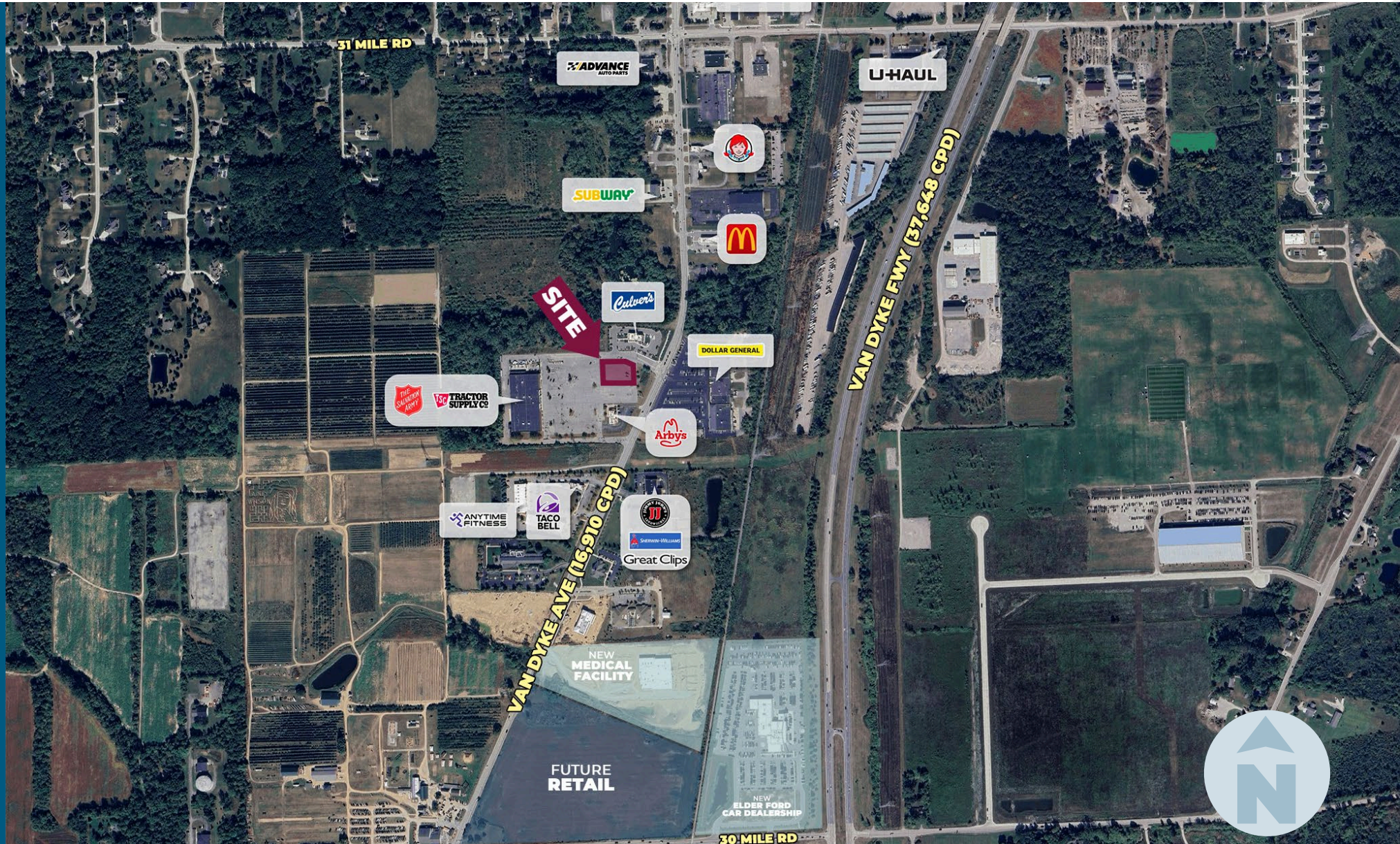
HIGHLIGHTS

- Three (3) potential concept plans can be built on site
 - Concept A
 - Proposed Car Wash
 - (See inside brochure)
 - Concept B
 - Proposed 4,000 SF Retail Building
 - (See inside brochure)
 - Concept C
 - Proposed 2,300 SF Drive-Thru Restaurant with Patio Seating
 - (See inside brochure)

MICRO AERIAL



MACRO AERIAL



CONCEPT PLAN A



**CAR
WASH**

**HIGH
VISIBILITY**
OFF VAN DYKE
AT A TRAFFIC SIGNAL

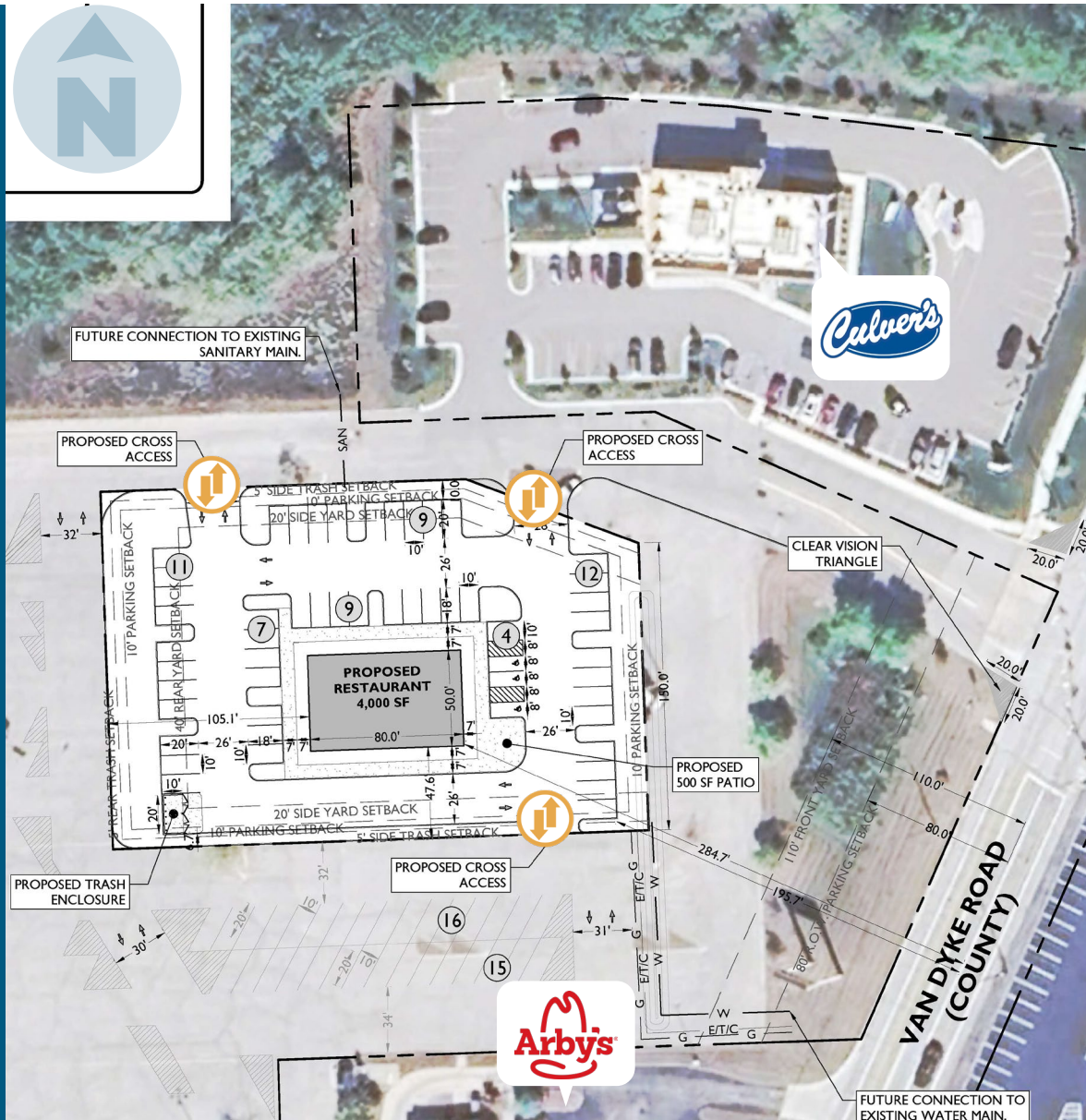
**STRONG
TRAFFIC
VOLUME**
WITH EASY IN/OUT
ACCESS

**MULTIPLE
SELF-SERVE
VACUUM
STATIONS**

CLOSE
TO NEIGHBORHOODS,
RETAIL, AND
COMMUTER ROUTES

\$120,000.00
Annual Ground Lease

CONCEPT PLAN B



**4,000 SF
RESTAURANT
/RETAIL**

**67
PARKING
SPACES**

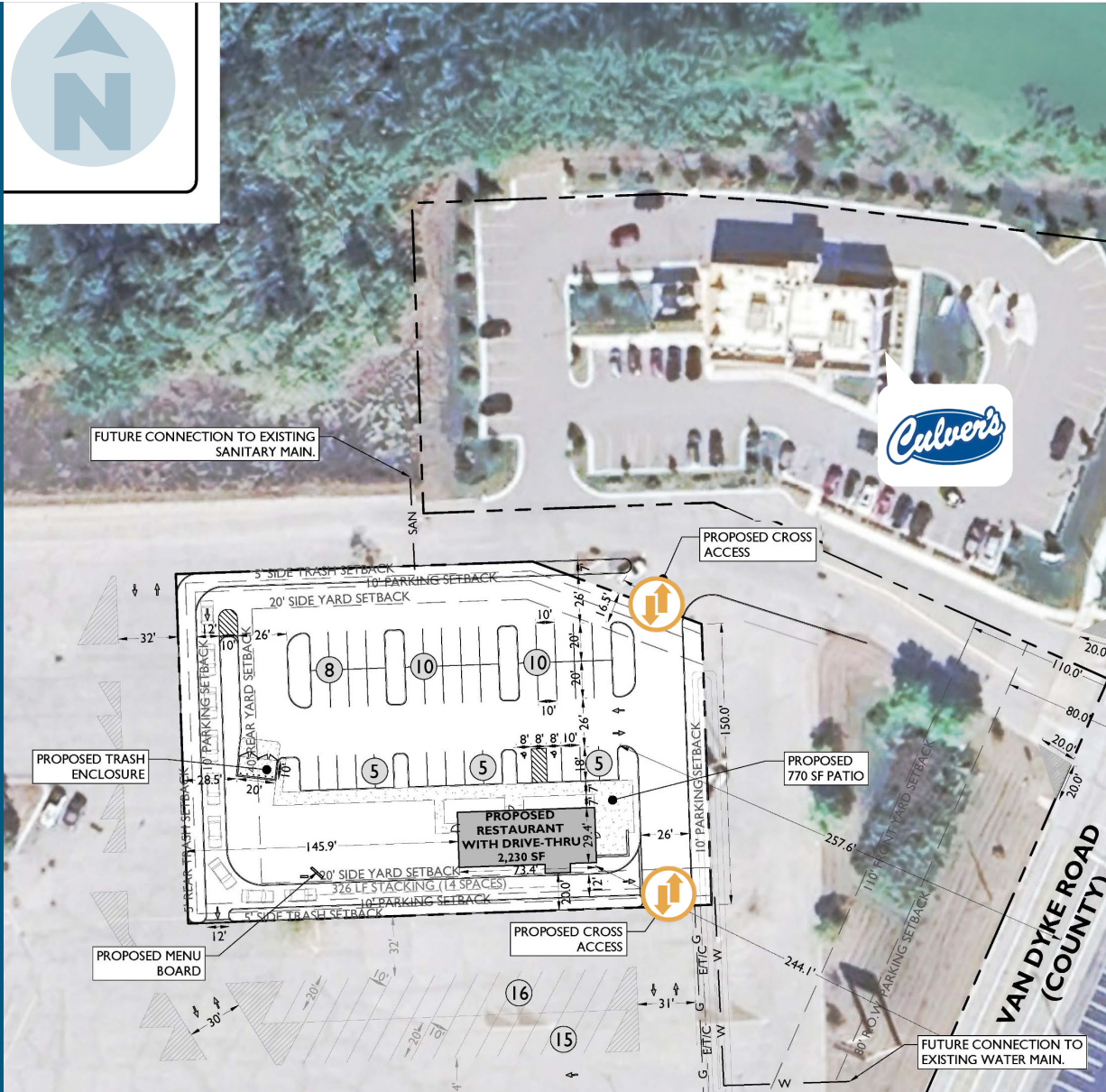
**CLEAR
VISIBILITY
FROM VAN DYKE**

**PATIO
READY
FOR SEASONAL
SEATING**

**SCALABLE
LAYOUT
FOR FRANCHISE OR
MULTI-LOCATION USE**

\$120,000.00
Annual Ground Lease

CONCEPT PLAN C



**2,300 SF
RESTAURANT
/DRIVE-THRU**

**43
PARKING
SPACES**

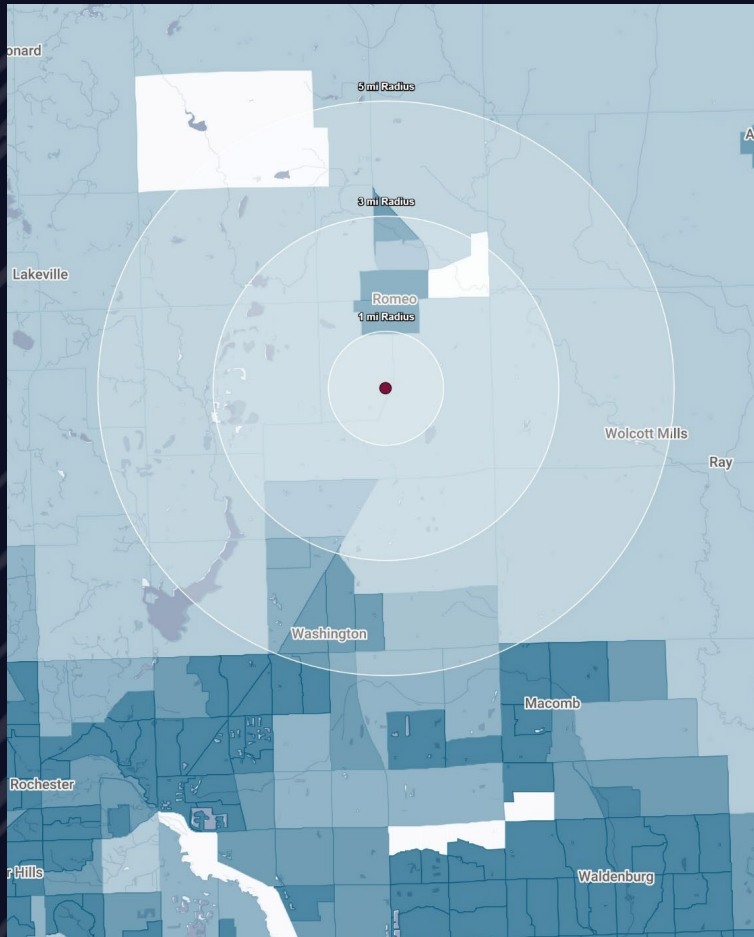
**EASY
ACCESS
OFF VAN DYKE**

**770 SF
PATIO
PROPOSED**

**HIGH
VISIBILITY
IN GROWTH
MARKET**

\$120,000.00
Annual Ground Lease

DEMOGRAPHICS



NEW DEVELOPMENT/ PAD SITE

66011 Van Dye Ave,
Washington Township, MI 48095

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2025 Estimated Population	1,695	17,406	41,286
2030 Projected Population	1,730	17,831	42,672
2020 Census Population	1,568	16,806	39,829
2010 Census Population	1,471	14,952	35,480
Projected Annual Growth 2025 to 2030	0.4%	0.5%	0.7%
Historical Annual Growth 2010 to 2025	1.0%	1.1%	1.1%

HOUSEHOLDS

2025 Estimated Households	640	6,646	15,808
2030 Projected Households	668	6,954	16,663
2020 Census Households	602	6,407	14,999
2010 Census Households	548	5,576	13,010
Projected Annual Growth 2025 to 2030	0.9%	0.9%	1.1%
Historical Annual Growth 2010 to 2025	1.1%	1.3%	1.4%

RACE

2025 Est. White	92.1%	88.7%	88.1%
2025 Est. Black	1.9%	3.4%	3.3%
2025 Est. Asian or Pacific Islander	2.2%	1.8%	2.3%
2025 Est. American Indian or Alaska Native	0.1%	0.1%	0.2%
2025 Est. Other Races	3.7%	6.0%	6.2%

INCOME

2025 Est. Average Household Income	\$136,192	\$127,612	\$136,345
2025 Est. Median Household Income	\$107,169	\$103,491	\$106,427
2025 Est. Per Capita Income	\$51,557	\$48,834	\$52,281

BUSINESS

2025 Est. Total Businesses	180	767	1,299
2025 Est. Total Employees	1,492	7,546	11,859

CONTACT US



**LOUIS J.
CIOTTI**

Managing Director

lciootti@landmarkcres.com

248 488 2620

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