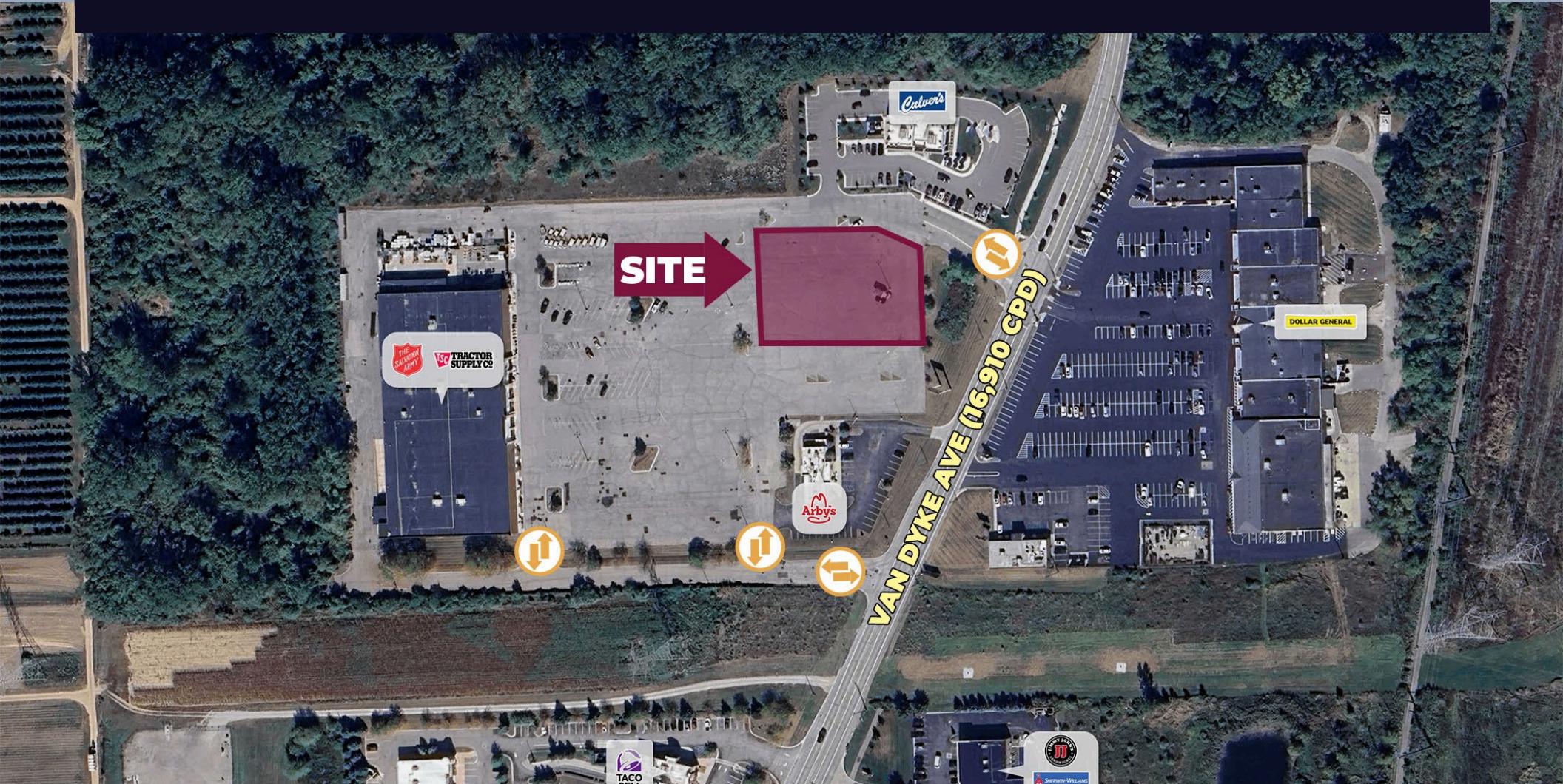


FOR LEASE

**NEW DEVELOPMENT/ PAD SITE**

66011 VAN DYKE AVE, WASHINGTON TOWNSHIP, MI 48095



E CODE #1002

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

# PROPERTY DETAILS

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

\$120,000.00  
Annual Ground Lease

**RENT**

Absolute  
Net Lease

**NNN**

## TRADE AREA



## HIGHLIGHTS

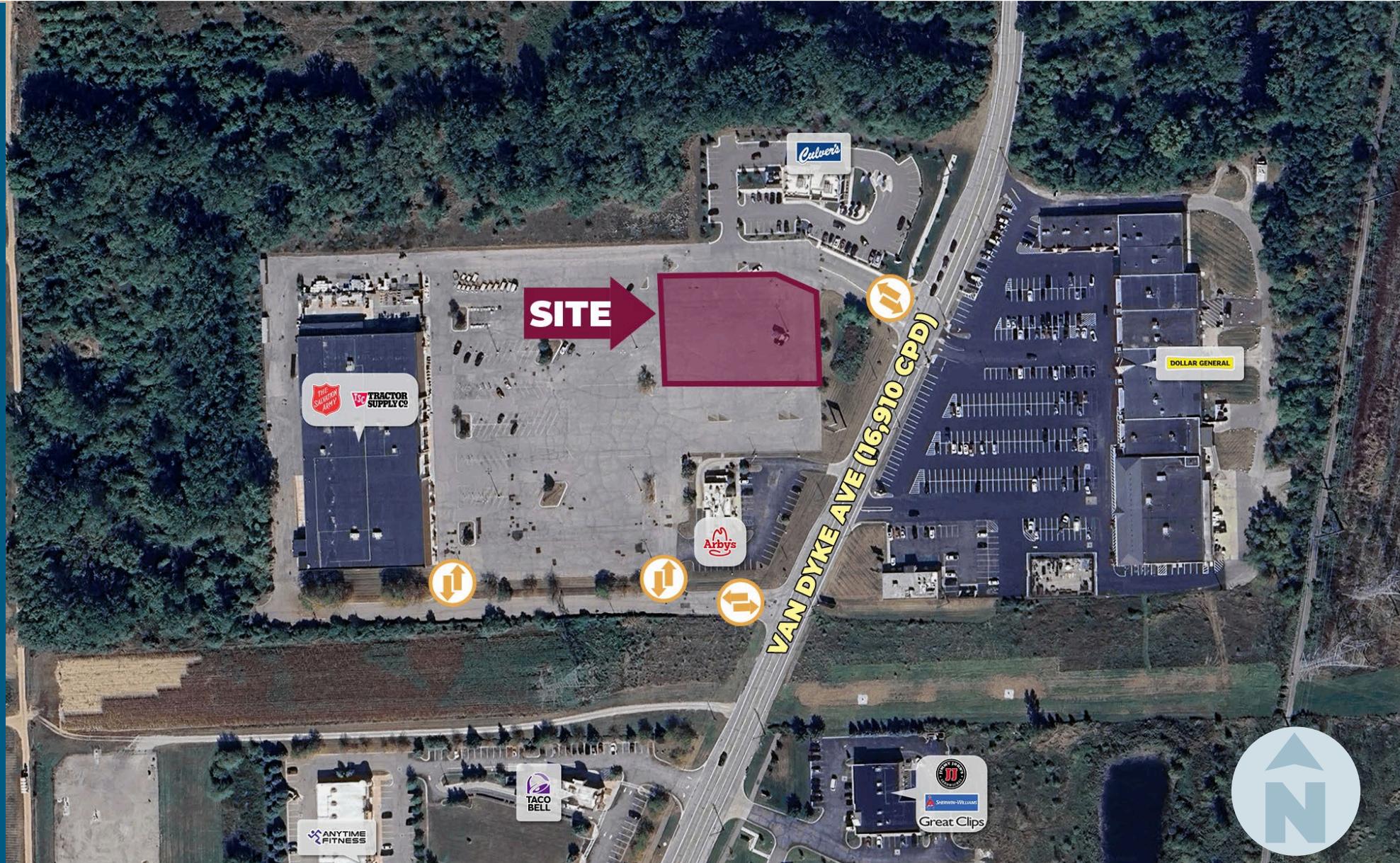
- Three (3) potential concept plans can be built on site
  - Concept A
    - Proposed Car Wash
      - (See inside brochure)
  - Concept B
    - Proposed 4,000 SF Retail Building
      - (See inside brochure)
  - Concept C
    - Proposed 2,300 SF Drive-Thru Restaurant with Patio Seating
      - (See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

EXCLUSIVELY LISTED BY:

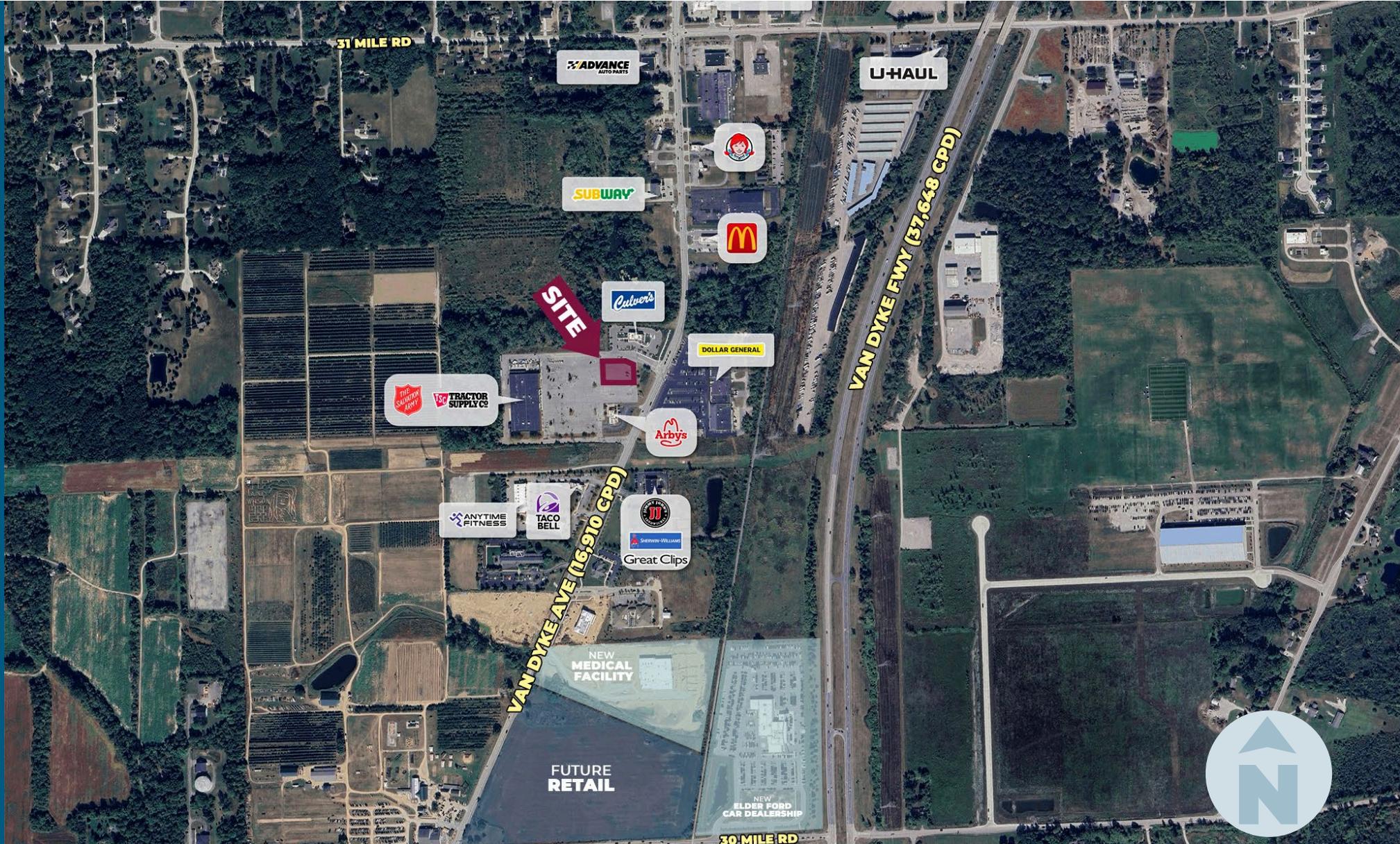


**LOUIS J.  
CIOtti**  
Managing Director  
[lciotti@landmarkcres.com](mailto:lciotti@landmarkcres.com)  
248 488 2620

# 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

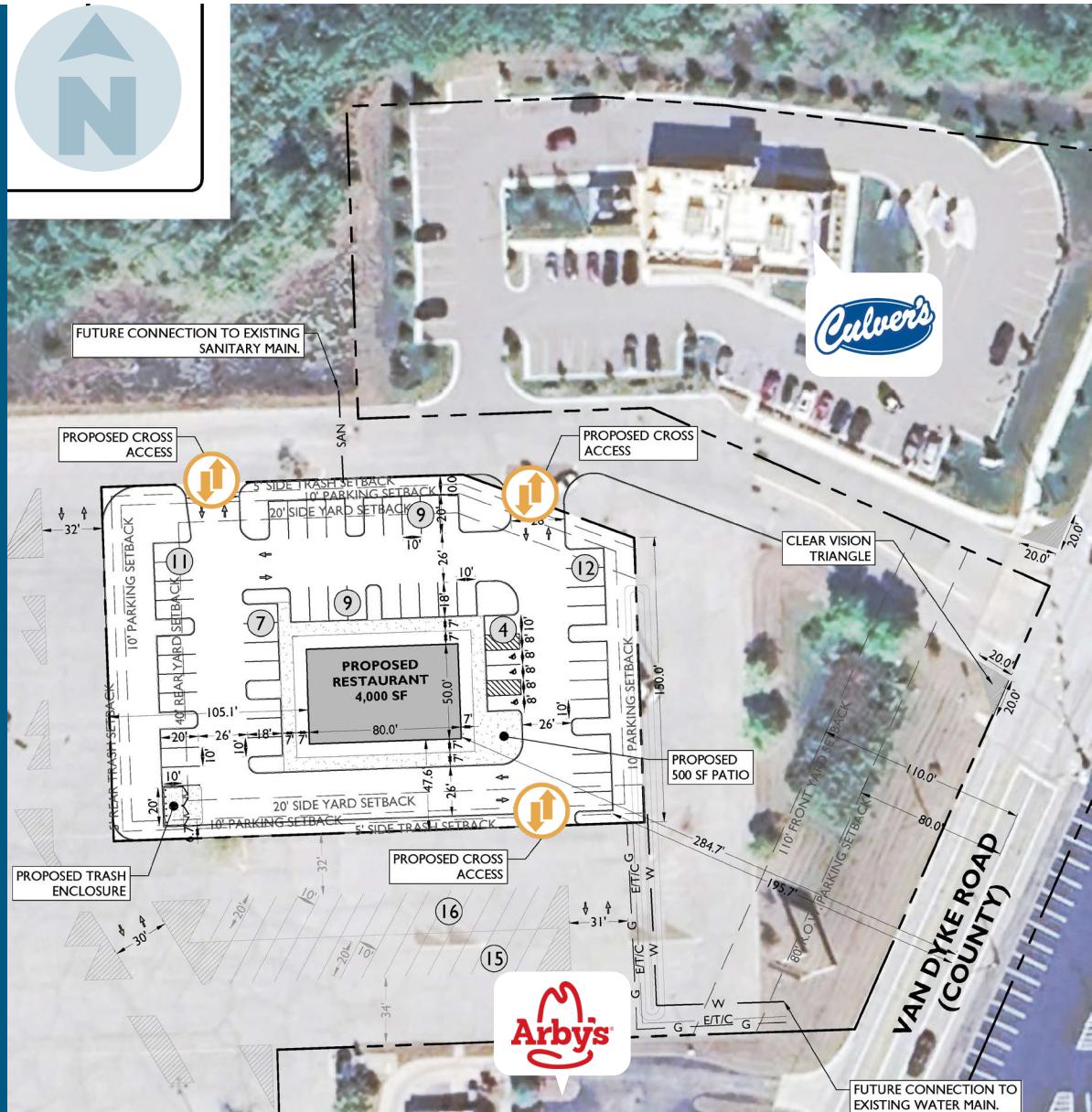
**MULTIPLE  
SELF-SERVE  
VACUUM  
STATIONS**

**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**

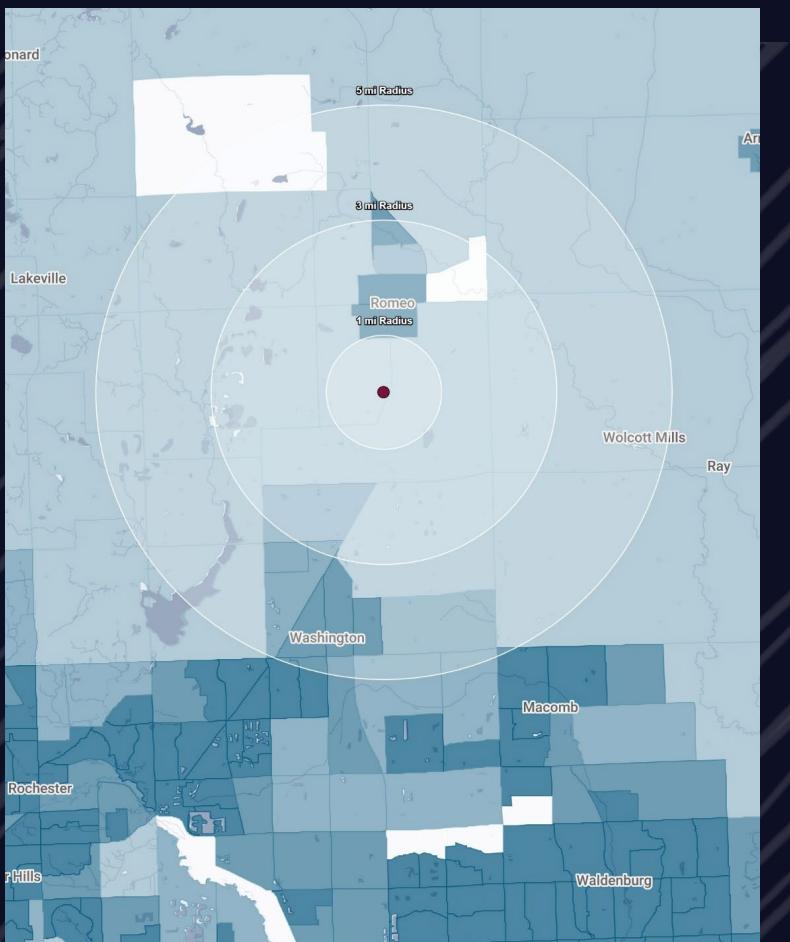
**43  
PARKING  
SPACES**

**EASY  
ACCESS  
OFF VAN DYKE**

**770 SF  
PATIO  
PROPOSED**

**HIGH  
VISIBILITY  
IN GROWTH  
MARKET**

# DEMOGRAPHICS



## NEW DEVELOPMENT/ PAD SITE

66011 Van Dye Ave,  
Washington Township, MI 48095

## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
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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



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CIOTTI**  
Managing Director  
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