

**RETAIL PROPERTY // FOR LEASE**

# QSR END-CAP UNIT WITH DRIVE-THRU HIGH TRAFFIC COUNTS ON BUSY MAIN RD

24408 VAN DYKE AVE  
CENTERLINE, MI 48015

## PRICE IMPROVEMENT!



- 2,730 SF retail end-cap with drive-thru in place
- High-visibility location with over 31,200 vehicles passing each day
- Monument sign and building signage
- Ample natural light throughout the space
- Suite improvements in 2023 include new HVAC systems, doors, windows, flooring, & restrooms
- Plenty of power available for seamless operations
- Immediate occupancy and flexible lease terms



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

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## EXECUTIVE SUMMARY



### Lease Rate

**\$18.50 SF/YR  
(GROSS +  
UTILITIES)**

### OFFERING SUMMARY

Building Size:	10,688 SF
Available SF:	2,730 SF
Year Built:	2005
Renovated:	2023
Zoning:	B-1A Van Dyke Downtown District
Market:	Detroit
Submarket:	Macomb West
Traffic Count:	31,258

### PROPERTY OVERVIEW

This is a unique opportunity to step into a newly built-out former Biggby Coffee location. This 2,730 SF retail end-cap boasts a convenient drive-thru and immediate occupancy. With suite improvements completed in 2023, including new HVAC systems, doors, windows, flooring, and restrooms, this space is primed for success. Ample power ensures seamless operations, making it an ideal location for food-service businesses. Bring your FF & E and your business is ready to operate!

### LOCATION OVERVIEW

Van Dyke is "Main Street" for Southern Macomb County, with easy access to I-696. This is a high-visibility location surrounded by other retailers and service-based businesses, just south of 10 Mile Rd

### PROPERTY HIGHLIGHTS

- 2,730 SF retail end-cap with drive-thru in place
- High-visibility location with over 31,200 vehicles passing each day
- Monument sign and building signage
- Suite improvements in 2023 include new HVAC systems, doors, windows, flooring, & restrooms



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**Phillip Myers** SENIOR ASSOCIATE  
D: 248.281.9904 | C: 586.242.4047  
phil@pacommercial.com

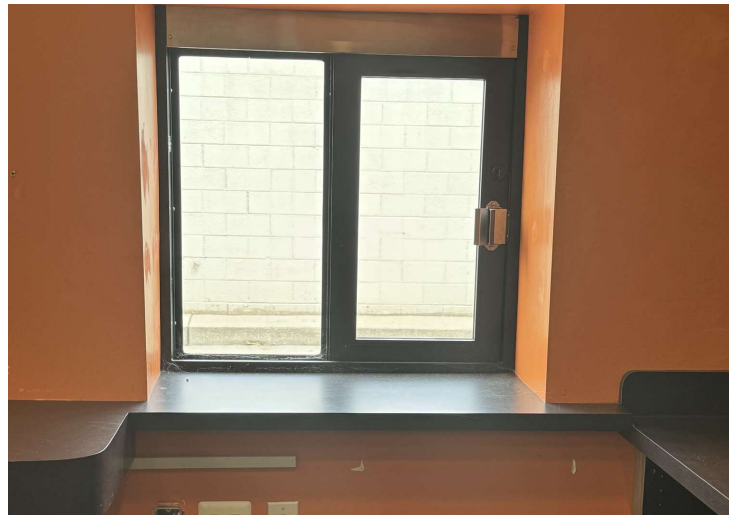
**Dan Blugerman, CCIM** SENIOR ASSOCIATE  
D: 248.987.5418 | C: 248.987.5418  
dan@pacommercial.com

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## ADDITIONAL PHOTOS



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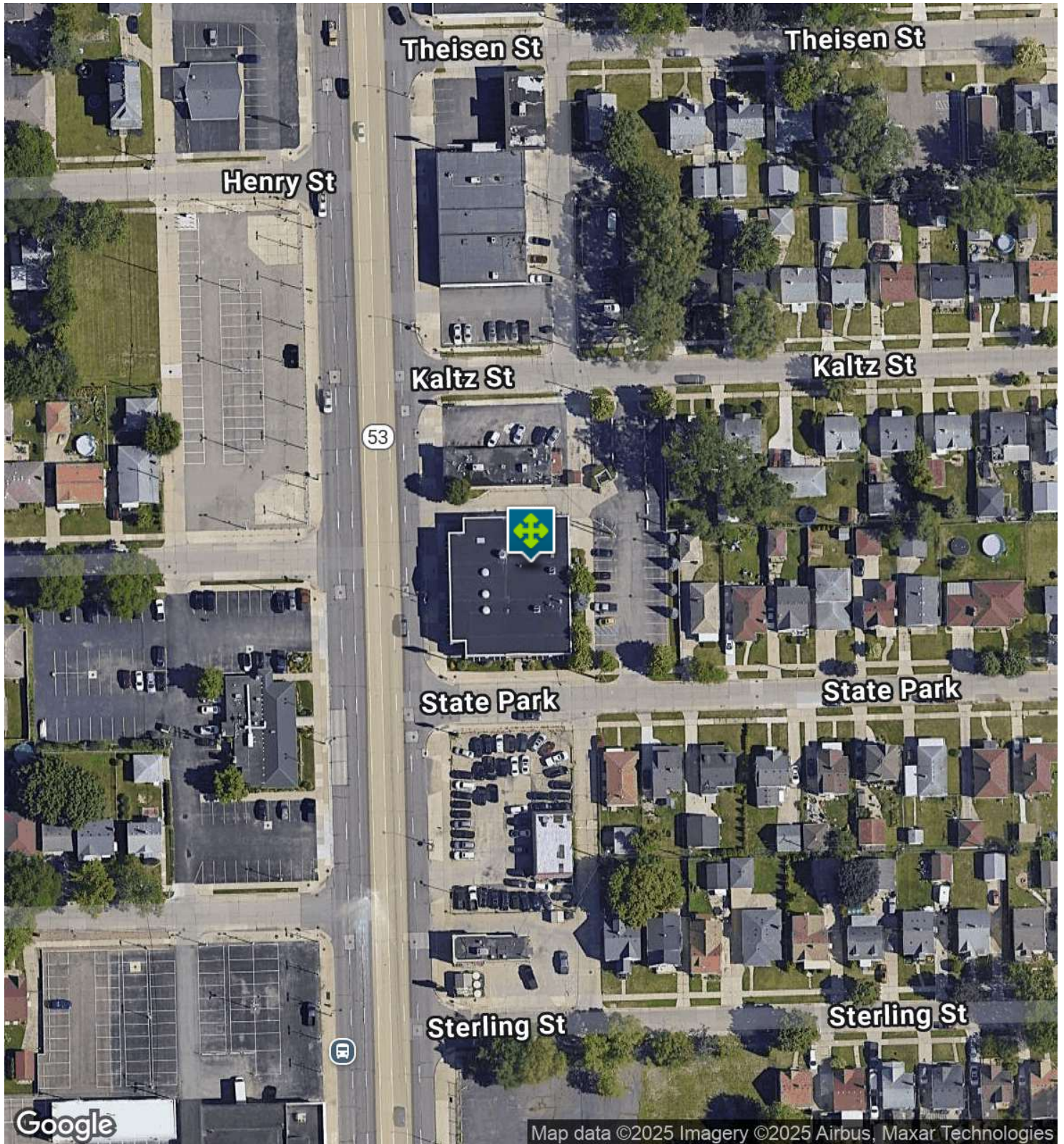
## Floor Plan





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## AERIAL MAP



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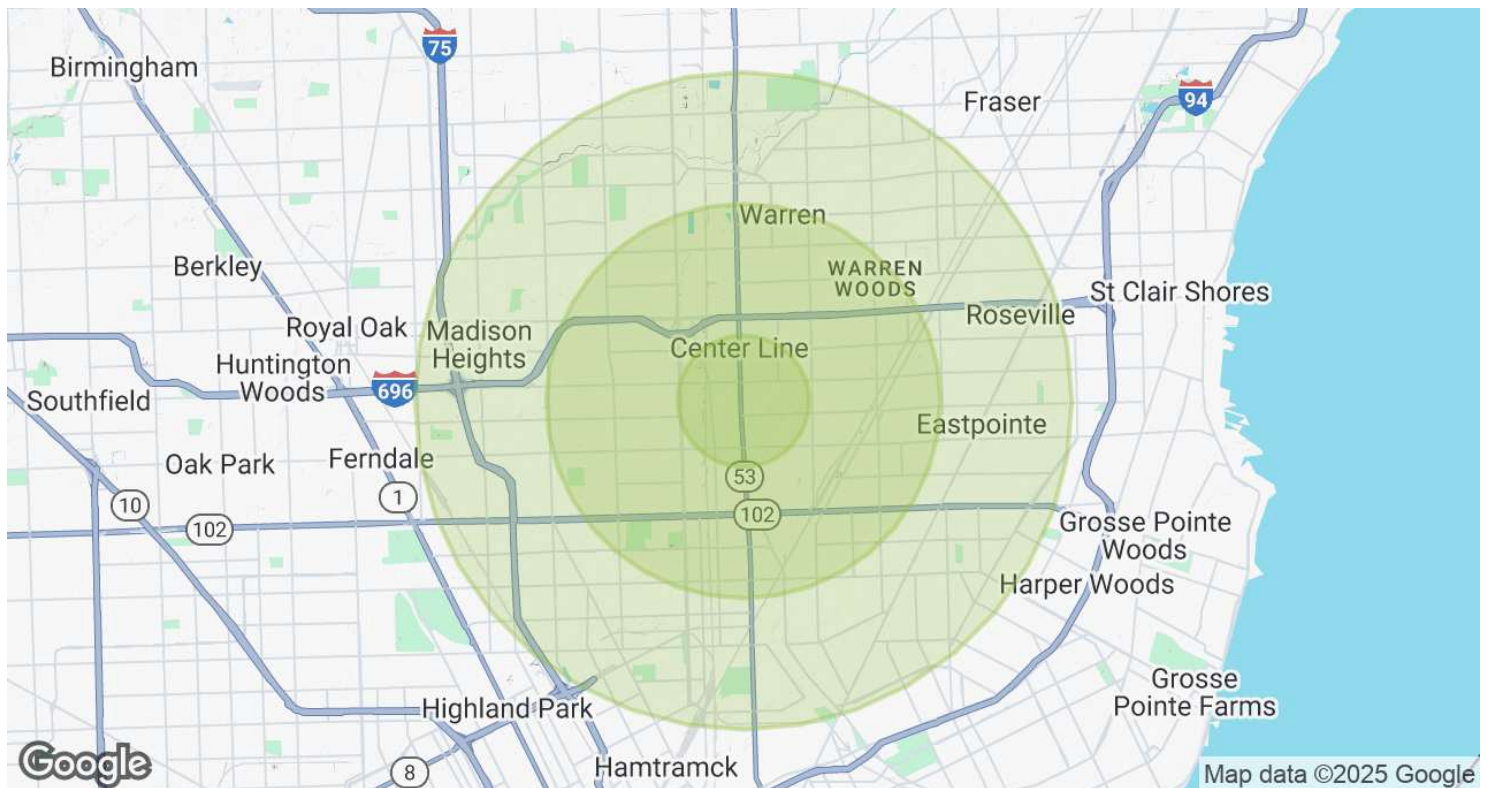
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,308	111,500	340,419
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,308	43,652	134,791
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$55,930	\$67,114	\$68,059
Average House Value	\$124,191	\$136,863	\$146,071

Demographics data derived from AlphaMap



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CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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