

FORMER ART VAN AVAILABLE



4273 ALPINE AVE NW | COMSTOCK PARK, MI

PROPERTY FEATURES

- 111,242 available square feet, including mezzanine
- Situated on 10.57 acres (includes Common Element)
- Zoned C-PUD
- 219 parking spaces
- Prime real estate on Alpine Avenue for redevelopment or as-is use
- Site is less than one minute from Wal-Mart, Sam's Club, Best Buy and more
- Great potential for storage redevelopment, housing, mix-use, big box retailer or many other opportunities
- Sale Price: \$5,000,000 (\$44.95/sf)
- Lease Rate: \$8.00/sf NNN (\$74,161/mo)



For more information, please contact:

JOE RIZQALLAH

(616) 822 6310

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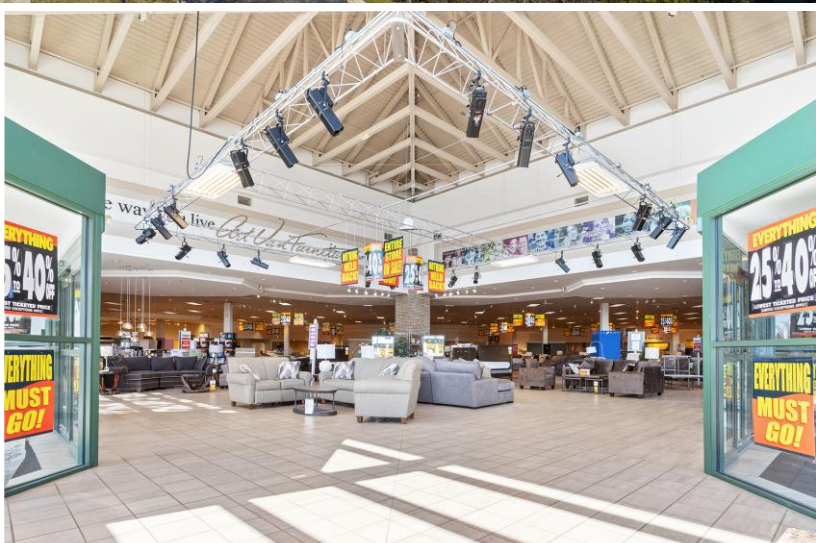


**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

4273 Alpine Avenue NW – Comstock Park, MI

For Sale or Lease

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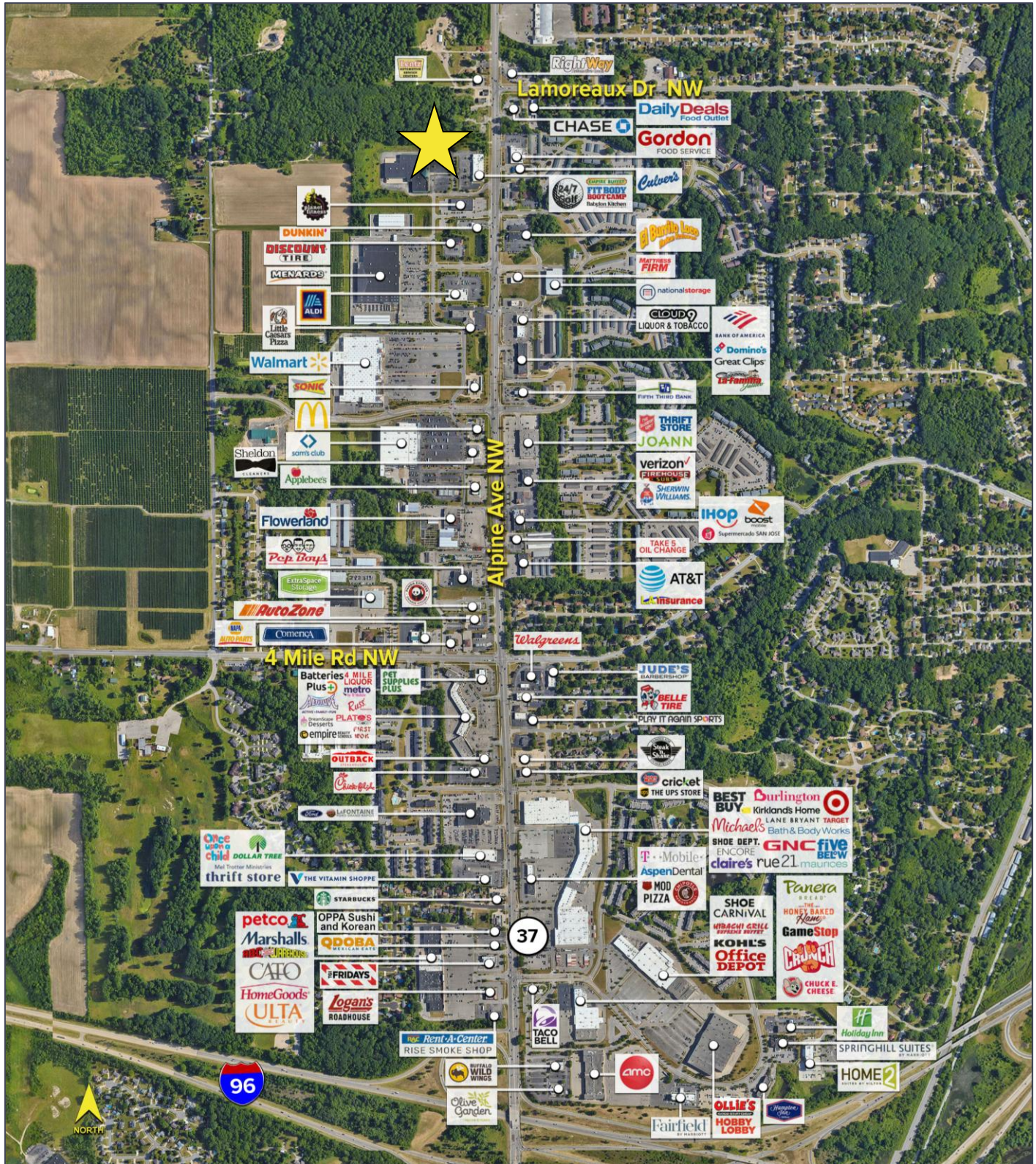
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Surrounding Retail



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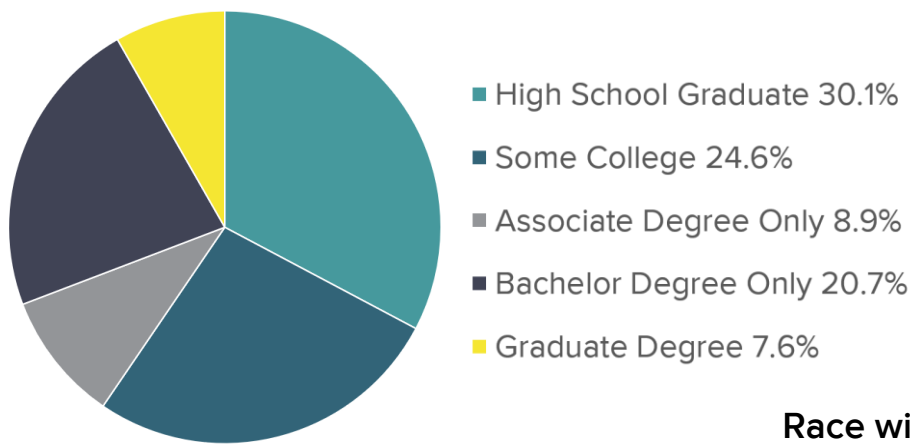
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Area Information

DEMOGRAPHICS (2024)				
	HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME	HOUSEHOLD EXPENDITURES ANNUALLY	HOUSEHOLD EXPENDITURES MONTHLY
1 MILE	4,270	\$73,682	\$341.08M	\$6,657
3 MILE	12,251	\$90,672	\$1.12B	\$7,604
5 MILE	49,929	\$93,510	\$4.62B	\$7,718

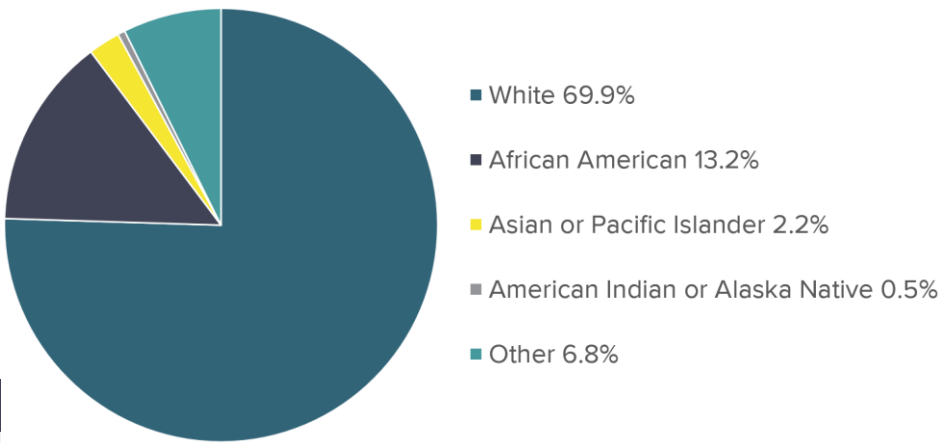
Education within 3 Miles



Daytime Demos Within 3 Miles

1,316 Total Business
21,470 Total Employees

Race within 3 Miles



TRAFFIC COUNTS (TWO-WAY)	
30,455	M-37 N. of 4 Mile 2-Way
6,383	Lamoreaux E. of M-37 2-Way
38,377	M-37 S. of 4 Mile 2-Way
25,483	M-37 S. of 6 Mile 2-Way

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