

39540 VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

RETAIL FOR LEASE
2,200 Square Feet Available

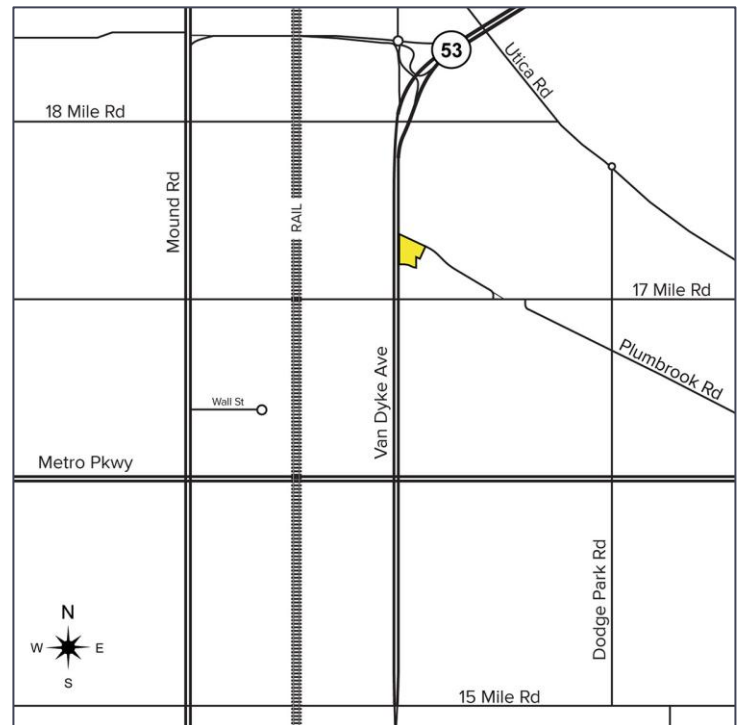


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PROPERTY FEATURES

- 2,200 square feet available
- Rare opportunity to secure a freestanding drive-thru
- Along heavily trafficked Van Dyke corridor in Sterling Heights
- This Arby's location offers an 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. Absolute NNN



For more information, please contact:

MARVIN PETROUS
(248) 359 0647
mpetrous@signatureassociates.com

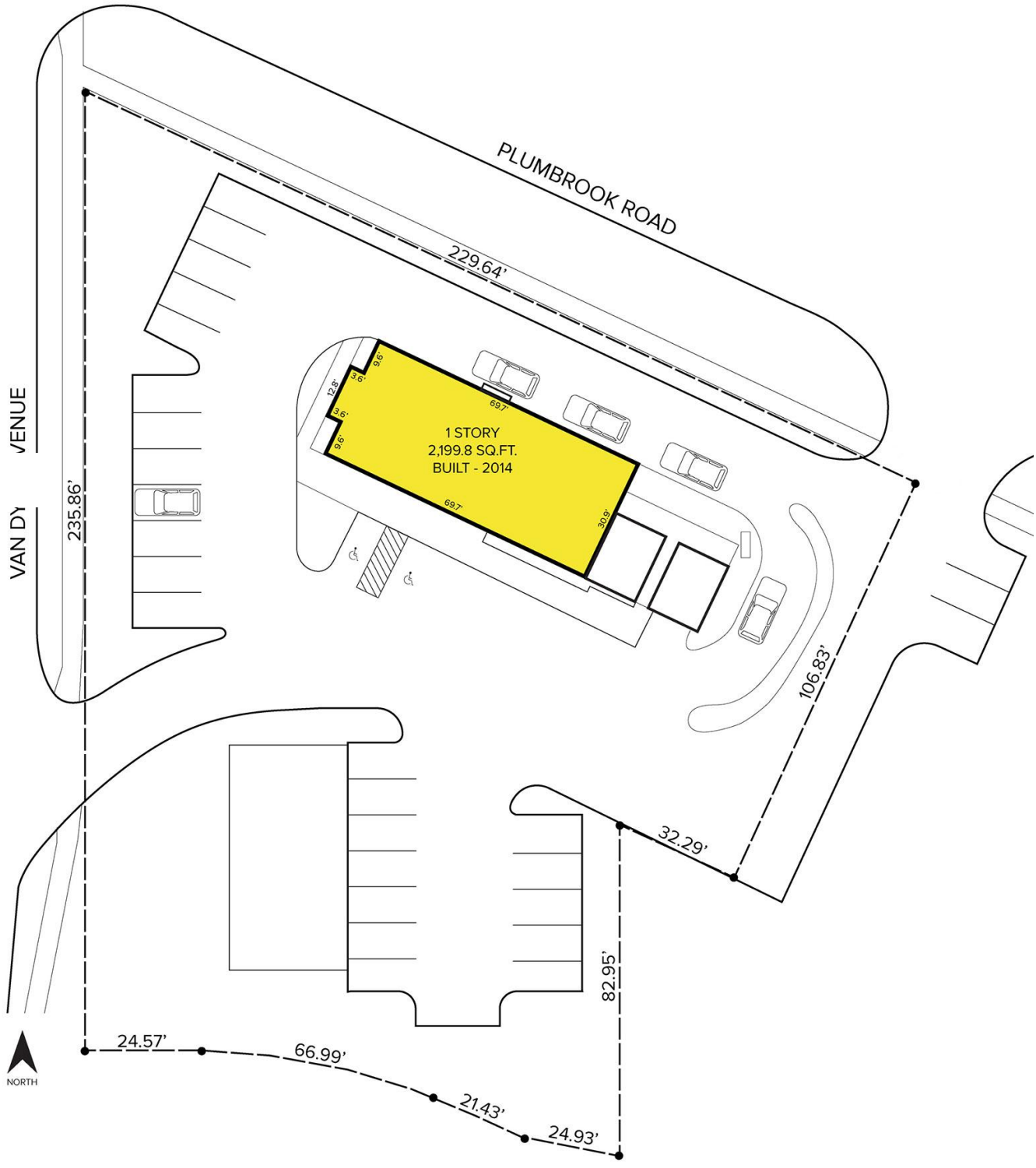
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One Towne Square, Suite 1200
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www.signatureassociates.com

39540 Van Dyke Avenue – Sterling Heights, Michigan

Retail For Lease

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Floor Plan



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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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Retail For Lease

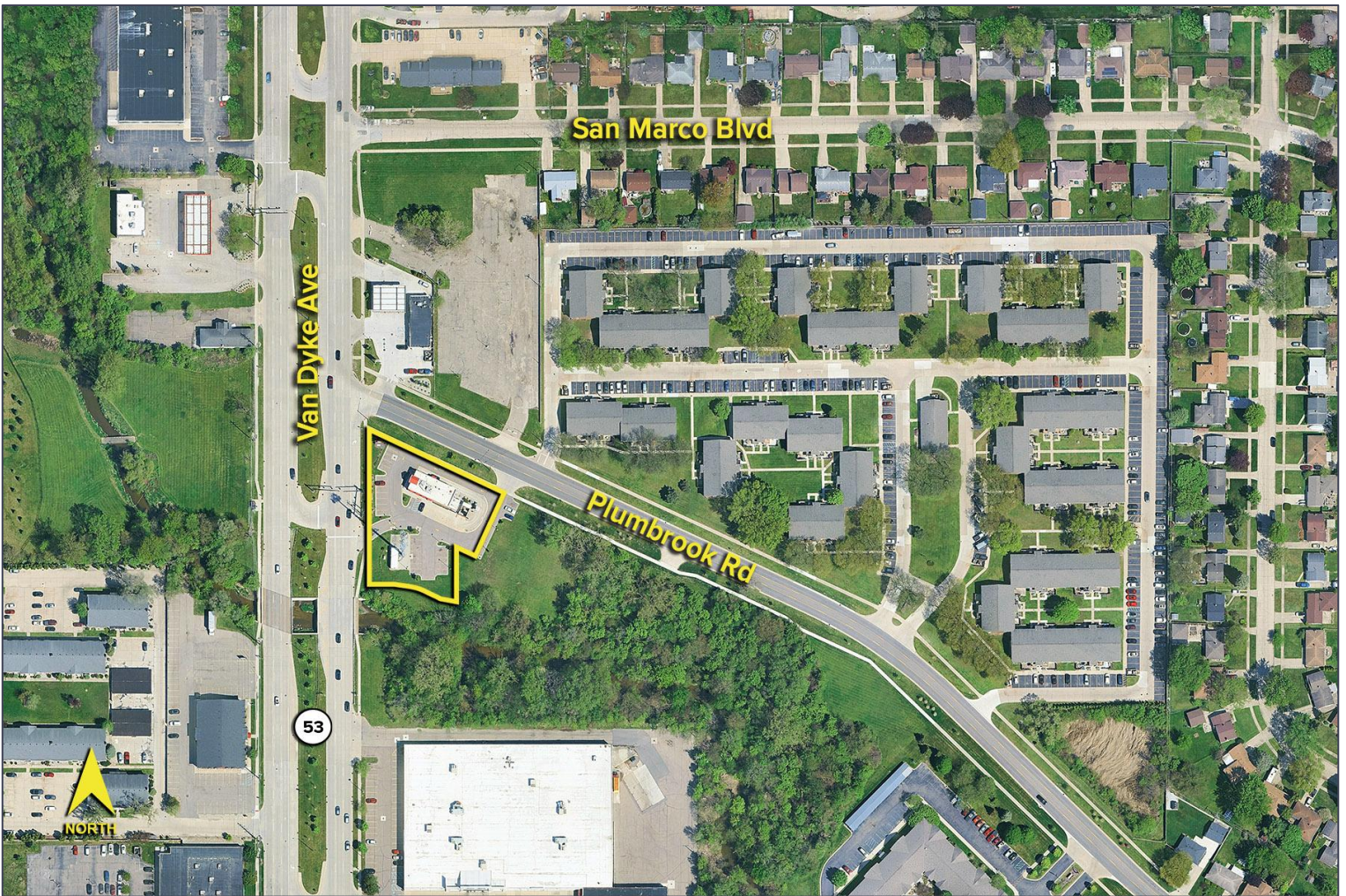
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Square Feet
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DEMOGRAPHICS

	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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