

OFFERING MEMORANDUM

33250 RYAN RD STERLING HEIGHTS, MI 48310

ASHTON SAMONA

ASSOCIATE ADVISOR

C: 248-675-9220

ASAMONA@AQREADVISORS.COM

ANDREW ROYE

SENIOR DIRECTOR

C: 248-210-7590

AROYE@AQREADVISORS.COM

JON KOUZA

MANAGING PARTNER

C: 248-776-6001

JKOUZA@AQREADVISORS.COM

AQRE
ADVISORS

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EXECUTIVE SUMMARY

539 E BIG BEAVER RD TROY, MI 48083

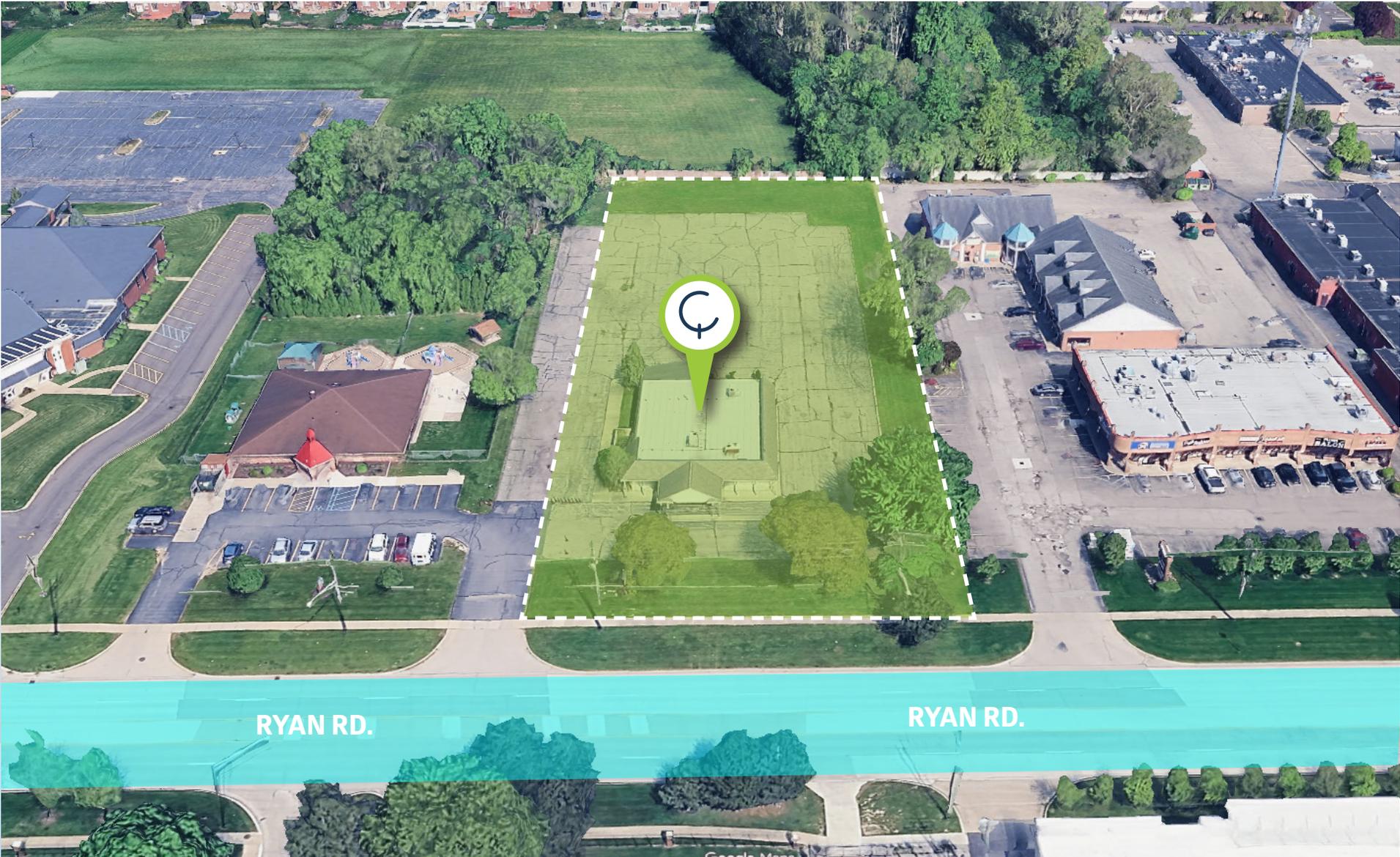
Property Type	Office Building
Building Size	±5,145 SF
Land Size	±1.90 AC
Occupancy	Vacant
Year Built	1986
Parcel Number	10-10-32-351-004
Zoning	Business & Professional Office District (O-1)
Parking Spaces	128+ Surface Spaces
Traffic Count	±59,800 VPD on Ryan Rd.
Stories	1
Frontage	70' on Ryan Rd
2025 Taxes	\$24,400
Price	Contact Broker

INVESTMENT HIGHLIGHTS

-  **Prime Ryan Road Retail Corridor:** The property is positioned along Ryan Road, a heavily traveled north-south retail corridor serving the Sterling Heights trade area. The location benefits from strong daily traffic counts and direct connectivity to 14 Mile Road and surrounding major thoroughfares, providing excellent access to the broader Macomb County market.
-  **Freestanding 5,145 SF Building:** The 5,145 SF freestanding structure offers flexible space suitable for a variety of uses including retail, medical, restaurant, service, or professional office, allowing both investors and owner-users to capitalize on the building's adaptable layout.
-  **Excellent Visibility & Access:** The site features strong frontage and visibility along Ryan Road, with convenient ingress and egress that allows customers easy access from both northbound and southbound traffic.
-  **Dense Residential Trade Area:** The property is surrounded by dense residential neighborhoods and established communities throughout Sterling Heights, providing a consistent customer base and strong demand for retail and service-oriented tenants.
-  **Strong Retail Corridor:** Ryan Road is a major commercial corridor in Macomb County connecting surrounding residential neighborhoods and retail centers. The corridor benefits from strong traffic volumes and dense suburban population, providing the property with excellent visibility, accessibility, and exposure to daily commuters.
-  **Owner-User or Investment Opportunity:** The asset offers flexibility for both investors seeking a value-add leasing opportunity as well as owner-users looking to acquire a well-located building in a strong suburban retail market.
-  **Strong Macomb County Retail Market:** Located in Sterling Heights, one of Michigan's largest and most stable suburban communities, the property benefits from a strong local economy, a growing population, and continued demand for neighborhood retail and service businesses.



MICRO AERIAL OVERVIEW



MACRO AERIAL OVERVIEW



MARKET OVERVIEW

STERLING HEIGHTS, MICHIGAN

Sterling Heights is a prominent suburb located in Macomb County, approximately 16 miles north of Detroit. As one of the largest cities in the Detroit metropolitan area, Sterling Heights benefits from its central position along key regional corridors including M-53 (Van Dyke Freeway), Ryan Road, and Hall Road (M-59). This connectivity provides convenient access to major employment centers, retail destinations, and surrounding residential communities, making the area well-suited for neighborhood-serving retail, dining, and service-oriented tenants.

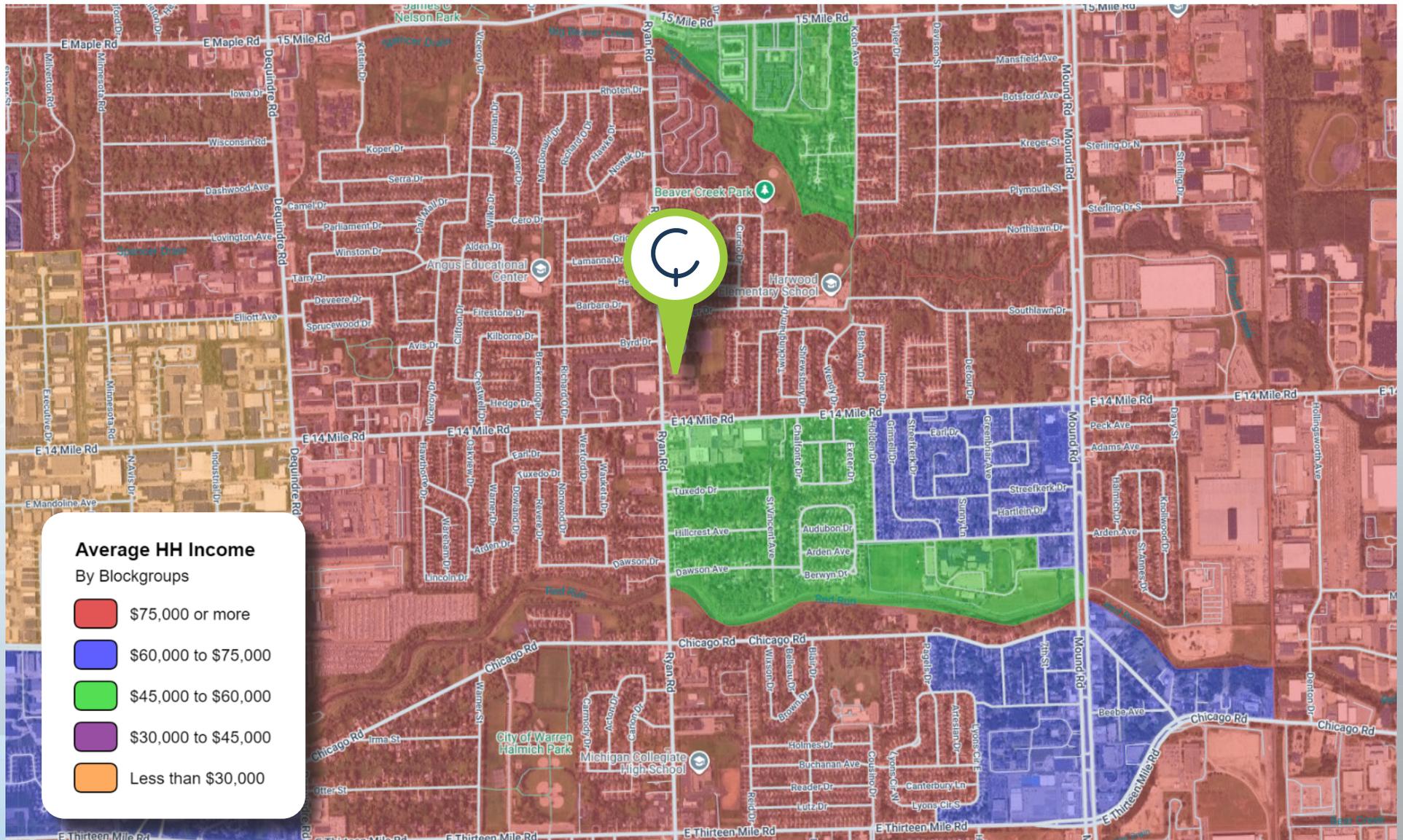
Economy: The economy of Sterling Heights is supported by a diverse mix of advanced manufacturing, defense-related industries, retail, and service businesses. The city is home to major employment centers including General Dynamics Land Systems and numerous automotive suppliers tied to the broader Detroit manufacturing base. In addition, strong retail corridors along Hall Road and Van Dyke Avenue serve a large and growing population, creating consistent consumer demand. A substantial residential base, combined with strong household incomes and steady employment growth, reinforces long-term stability for well-located retail and commercial assets within the market.

Developments: The City of Sterling Heights continues to advance several development initiatives aimed at strengthening its commercial corridors and enhancing quality of life for residents. Public and private investment has focused on mixed-use development, infrastructure improvements, and revitalization of key retail areas. Notable projects include the redevelopment of the former Lakeside Mall site into Lakeside Town Center, a large-scale mixed-use project expected to introduce new residential units, retail space, and public gathering areas. These initiatives reflect the city's long-term commitment to sustainable growth, economic development, and expanding housing opportunities.

Tourism: While Sterling Heights primarily functions as a major residential and employment center, the city offers several recreational attractions and entertainment venues that draw both residents and visitors. Popular destinations include Dodge Park and Freedom Hill County Park, which host concerts, festivals, and seasonal community events throughout the year. Additionally, Sterling Heights' proximity to the greater Detroit region provides convenient access to major cultural institutions, professional sports venues, and waterfront attractions, further enhancing the area's appeal for both daily visitation and regional draw.



DEMOGRAPHICS HH INCOME

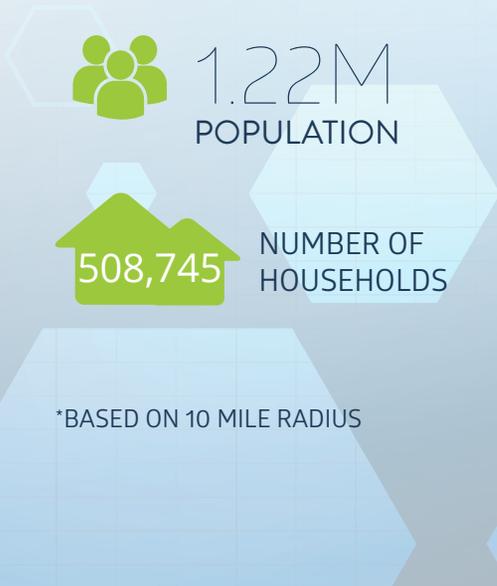


DEMOGRAPHICS

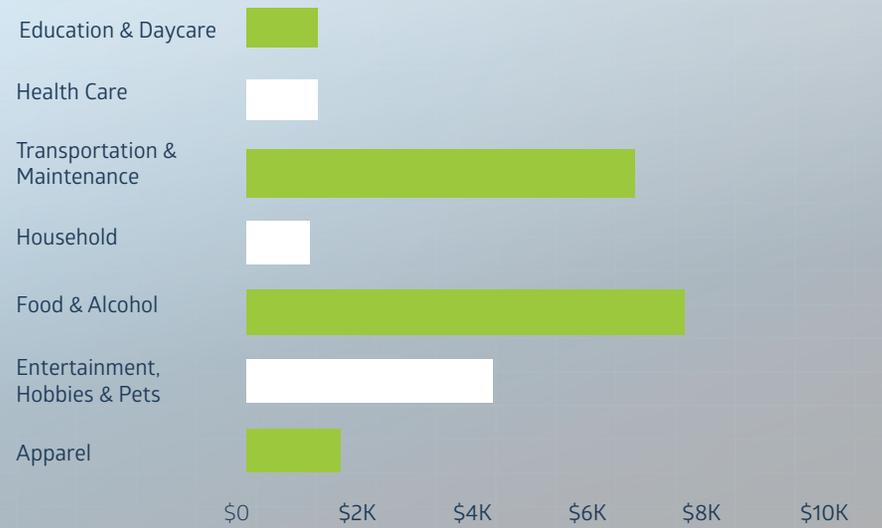
*Data provided by SitesUSA 2025

	2 mile radius	5 mile radius	10 mile radius
Population	43,593	304,444	1,224,631
Average HH Income	\$92,942	\$103,657	\$105,373
Population Median Age	40.0	39.8	39.4
Households	17,316	126,971	508,745
Total Businesses	2,170	12,862	51,488

KEY FACTS



Avg. Household Spending - 5 Mile Radius 2025



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