

22825, 22831 & 22835  
VAN DYKE AVENUE  
WARREN, MICHIGAN

RETAIL FOR SALE OR LEASE  
1,470 - 4,410 Square Feet Available



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## PROPERTY FEATURES

- 4,410 square feet available
- (3) units available – each unit is approximately 1,470 square feet
- Zoned C-2
- 12' clear height
- Lease Rate: \$1,500/month per unit
- Sale Price: \$395,000 (\$89.57/sq. ft.)



For more information, please contact:

**JOE STACK**  
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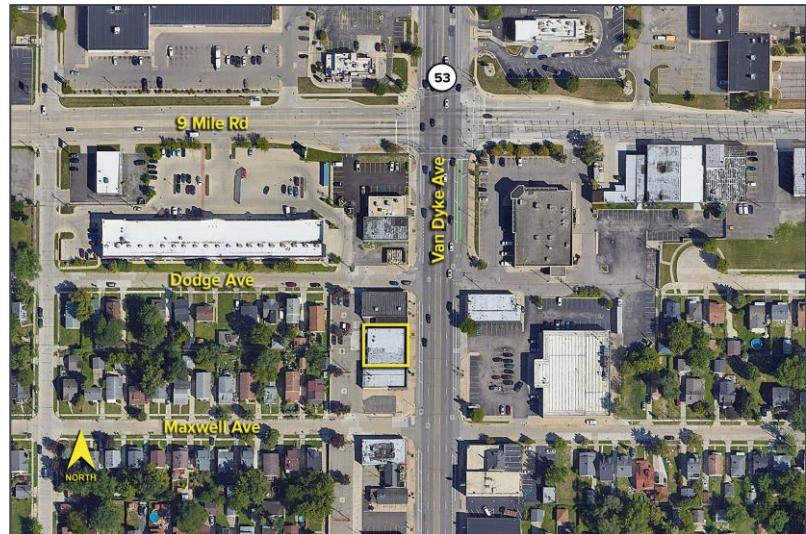
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**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
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# 22825, 22831 & 22835 Van Dyke Ave – Warren, MI

## Retail For Sale or Lease

1,470 - 4,410  
Square Feet  
AVAILABLE



### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	16,915	\$52,330
3 MILE	123,861	\$54,978
5 MILE	367,299	\$58,285

### TRAFFIC COUNTS (TWO-WAY) 2022

21,455	Van Dyke Ave. N of 9 Mile Rd.
20,350	Van Dyke Ave. S of 9 Mile Rd.
14,220	9 Mile Rd. E of Van Dyke Ave.
15,275	9 Mile Rd. W of Van Dyke Ave.



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