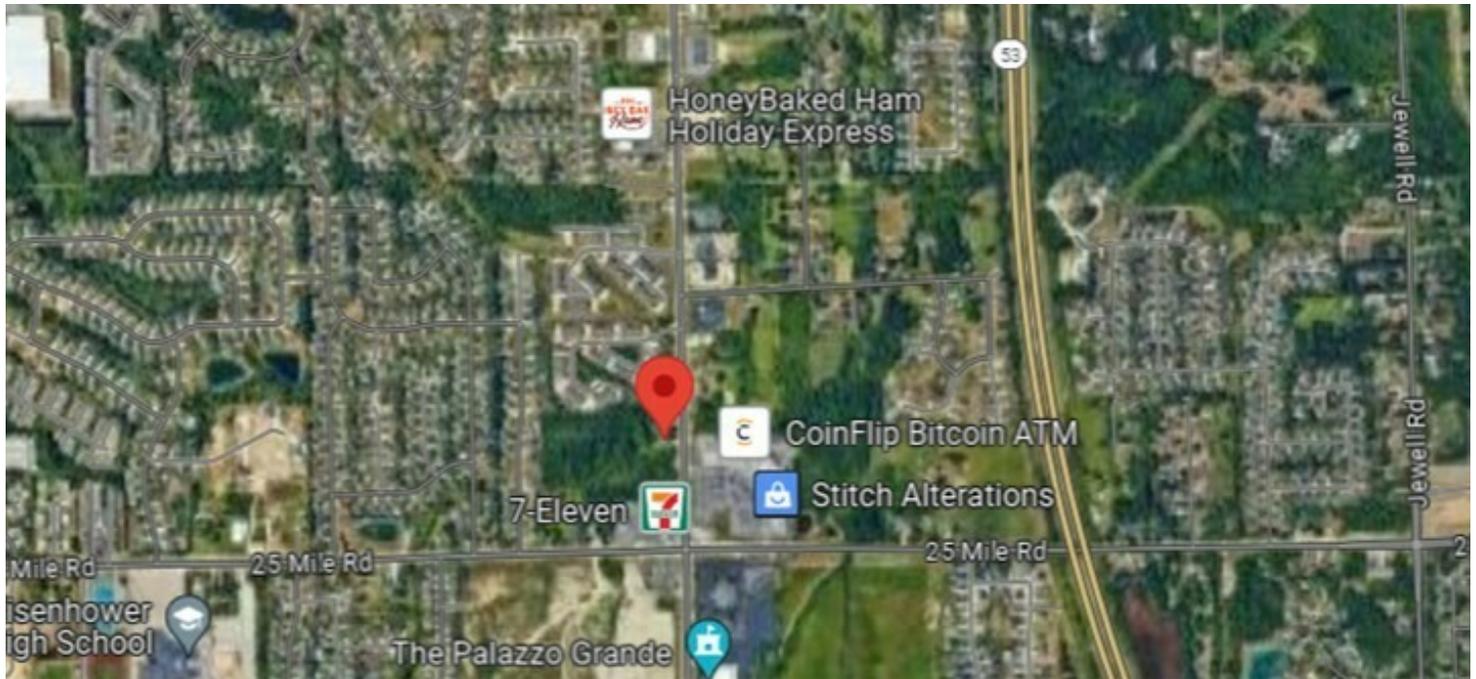


COMMERCIAL PARCEL FOR SALE

55275 VAN DYKE AVE, SHELBY TOWNSHIP, MI 48316



PROPERTY DESCRIPTION

312 SF frontage by 697 Feet deep. Approximately 1.7 Acres buildable land that is crossed by the Lawson Drain (Very Picturesque setting)

PROPERTY HIGHLIGHTS

- 1,758 SF Home
- Zoned C-1 for versatile commercial opportunities
- Potential for Build to Suit or Land Lease arrangements
- Prime location in Shelby Township for optimal visibility
- Proximity to major transportation routes for accessibility
- Flexibility for a range of business ventures
- Home on property of no value, offering redevelopment potential

OFFERING SUMMARY

Sale Price:	\$998,000
Lot Size:	5 AC +/-

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	158	533	2,644
Total Population	481	1,540	7,181
Average HH Income	\$147,497	\$134,985	\$137,438

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**REDLINE APPROXIMATELY
LOCATION
NOT A SURVEY.**

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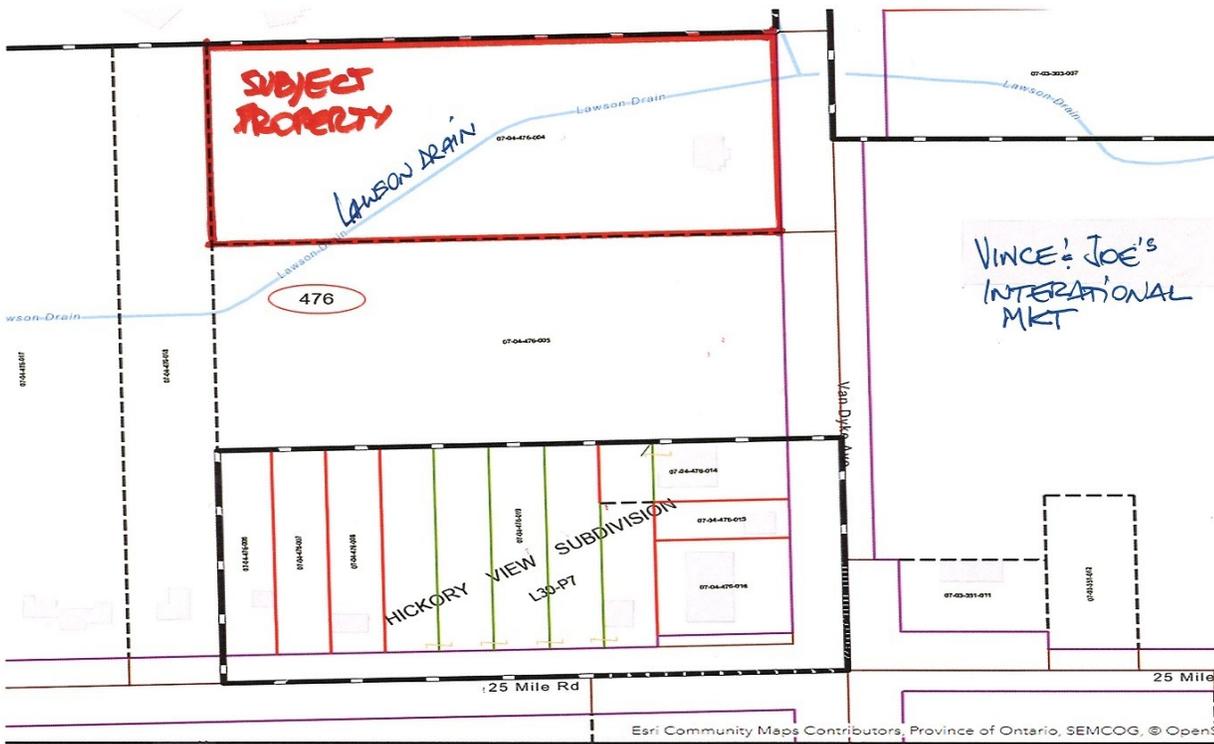
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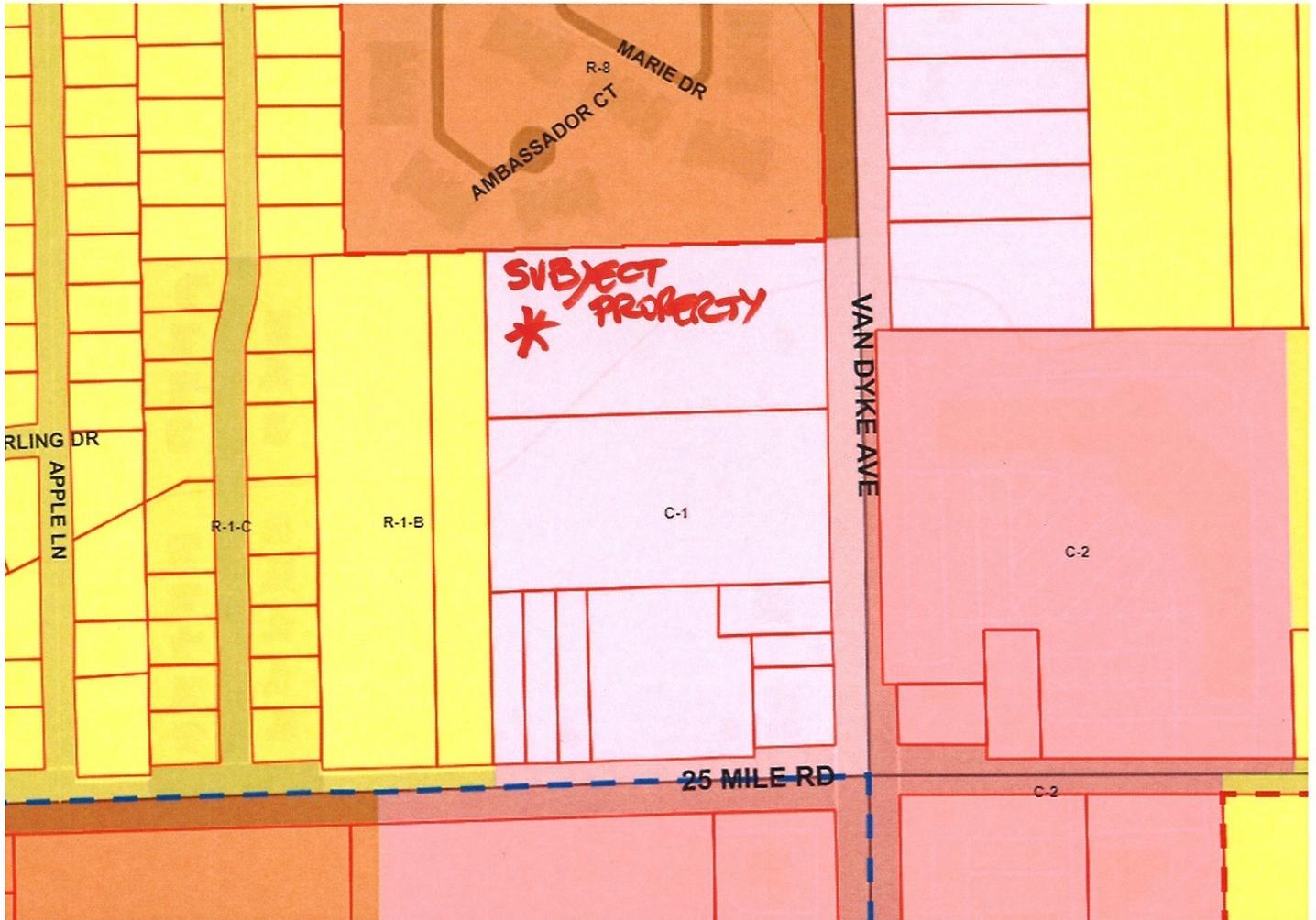
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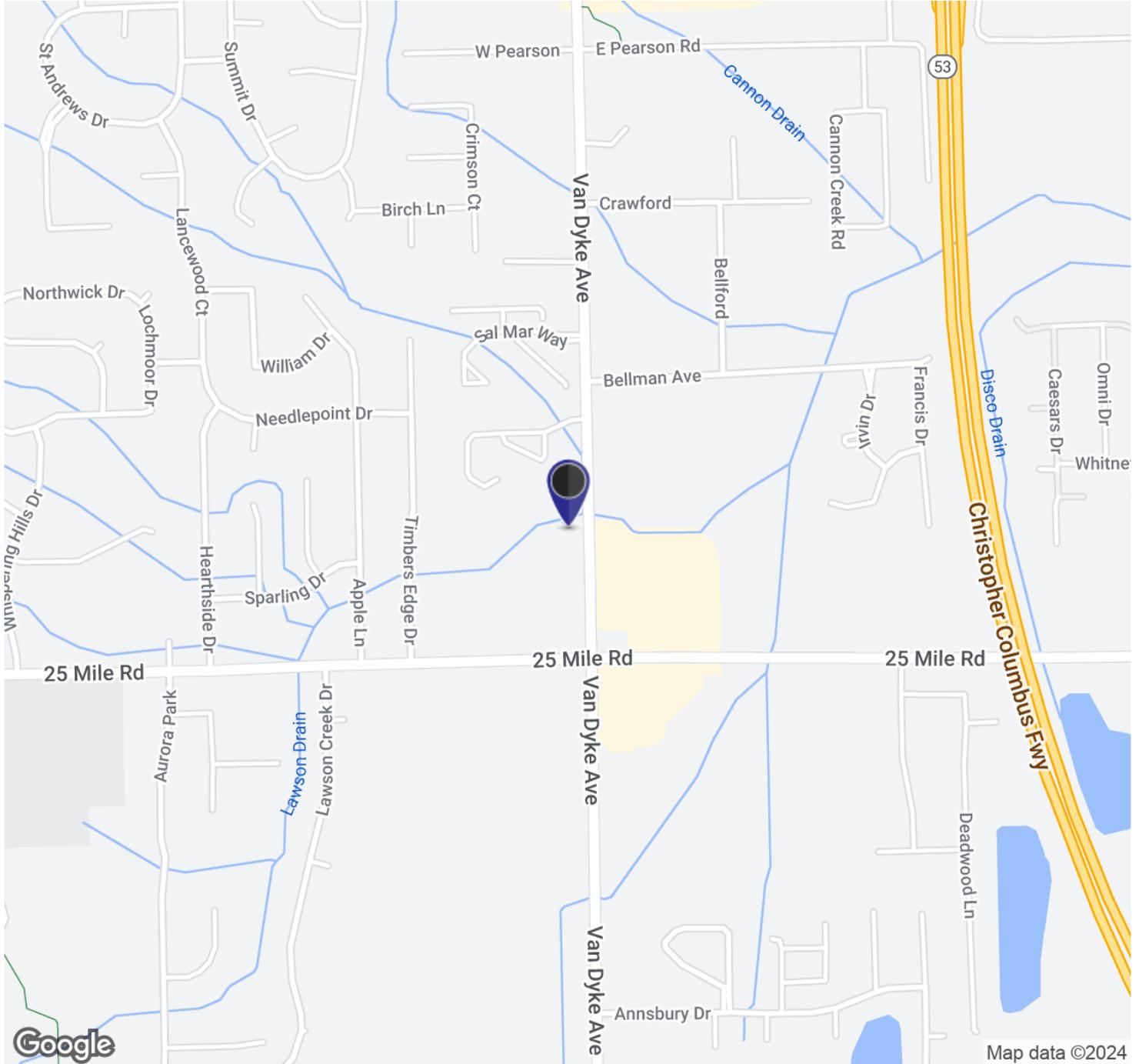
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Traffic Count Report

55275 Van Dyke Shelby Township MI 48316
55275 Van Dyke Ave. Shelby Township, MI 48316

Building Type: Land
Class: -
RBA: -
Typical Floor: -
Total Available: 0 SF
% Leased: 0%
Rent/SF/Yr: -

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Van Dyke Ave	25 Mile Rd	0.12 S	2022	11,944	MPSI	.05
2 Van Dyke Ave	25 Mile Rd	0.04 S	2022	12,449	MPSI	.10
3 25 Mile Rd	Van Dyke Ave	0.07 E	2022	12,353	MPSI	.14
4 Van Dyke Ave	25 Mile Rd	0.05 N	2022	12,271	MPSI	.19
5 25 Mile Rd	Van Dyke Ave	0.13 W	2022	10,436	MPSI	.22
6 25 Mile Rd	Apple Ln	0.06 E	2022	11,945	MPSI	.33
7 Van Dyke Ave	Crawford	0.09 N	2022	13,280	MPSI	.34
8 25 Mile Road	Aurora Park	0.02 W	2020	15,583	MPSI	.48
9 Van Dyke Ave	Annsbury Dr	0.03 S	2022	13,296	MPSI	.55
10 25 Mile Road	State Hwy 53	0.03 E	2020	13,561	MPSI	.56

CoStar Group

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5/24/2024

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Van Dyke Ave	25 Mile Rd S	11,944	2022	0.05 mi
25 Mile Rd	Van Dyke Ave E	12,353	2022	0.14 mi
Van Dyke Ave	25 Mile Rd N	12,271	2022	0.19 mi
25 Mile Rd	Van Dyke Ave W	10,436	2022	0.22 mi
25 Mile Rd	Apple Ln E	11,945	2022	0.33 mi
Van Dyke Ave	Crawford N	13,280	2022	0.34 mi
25 Mile Road	Aurora Park W	15,583	2020	0.48 mi
Van Dyke Ave	Annsbury Dr S	13,296	2022	0.55 mi
25 Mile Road	State Hwy 53 E	13,561	2020	0.56 mi
Annsbury Dr	Birchwood Ct E	1,370	2022	0.58 mi

Made with TrafficMetrix® Products

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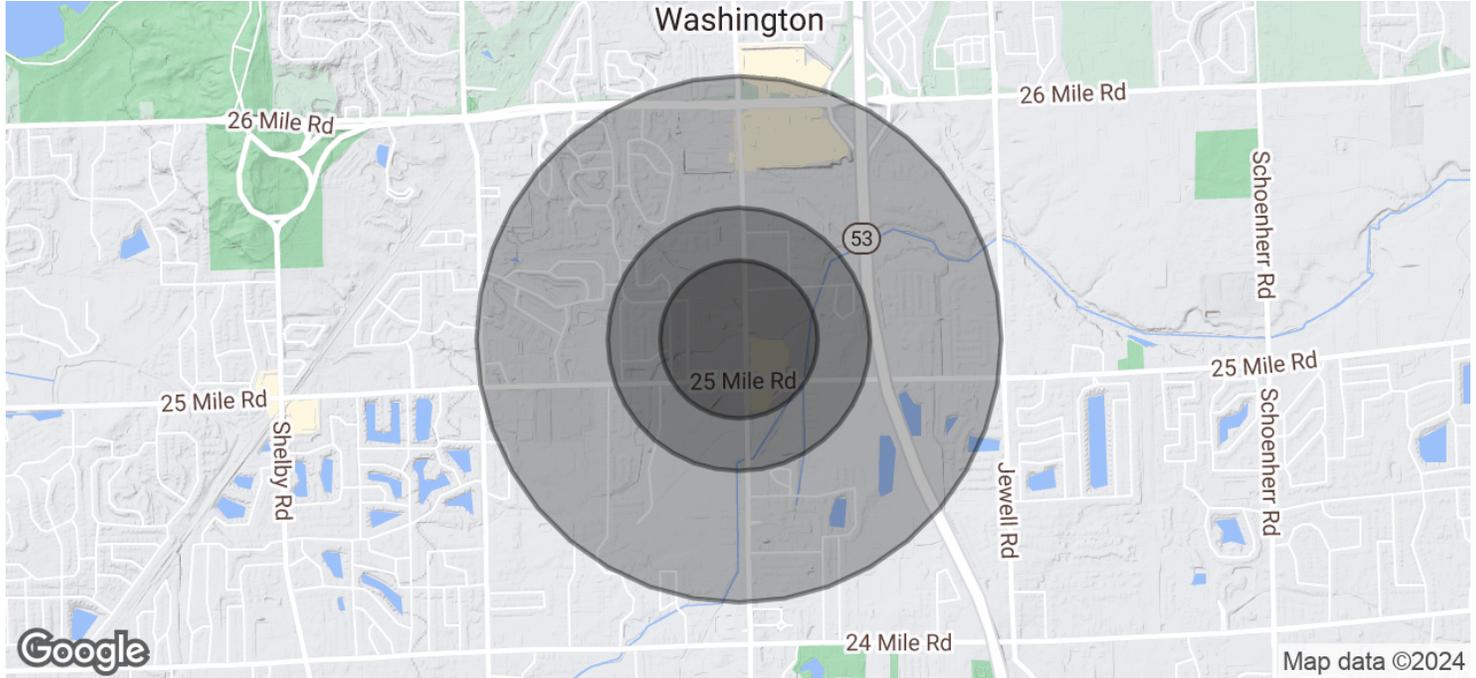
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	481	1,540	7,181
Average Age	38	38	39
Average Age (Male)	38	38	38
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	158	533	2,644
# of Persons per HH	3	2.9	2.7
Average HH Income	\$147,497	\$134,985	\$137,438
Average House Value	\$529,495	\$489,830	\$463,511

Demographics data derived from AlphaMap