

RETAIL PROPERTY // FOR LEASE

FORMER BIGGBY COFFEE IN CENTERLINE: END-CAP UNIT WITH DRIVE-THRU

24408 VAN DYKE AVE
CENTERLINE, MI 48015



- 2,730 SF Retail End-Cap
- Drive-Thru in Place
- Immediate Occupancy
- Ample natural light
- Suite improvements completed in 2023
- New HVAC systems, doors, windows, flooring, restroom
- Plenty of power available
- High-visibility location

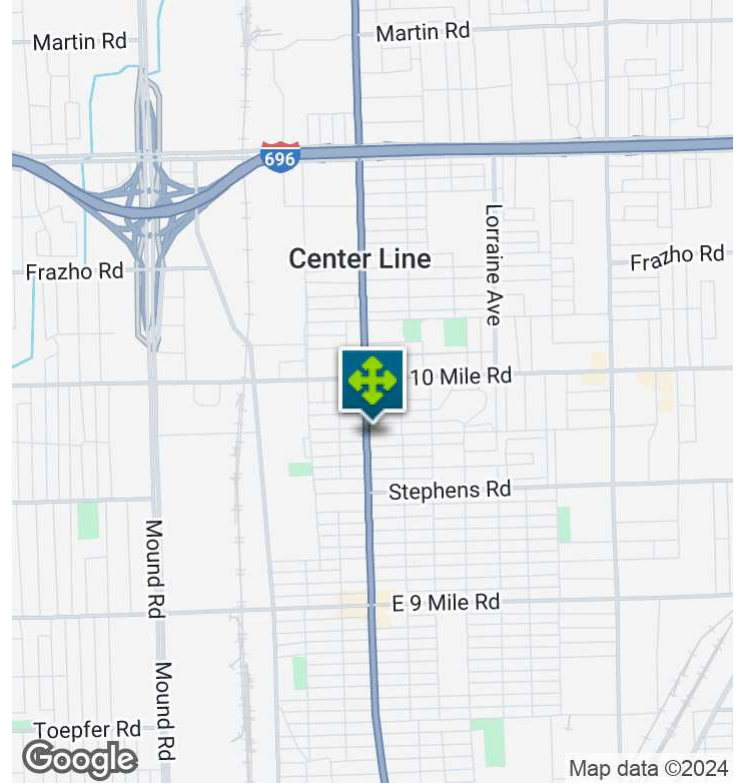


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EXECUTIVE SUMMARY



Lease Rate	\$18.00 SF/YR (NNN)
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OFFERING SUMMARY

Building Size:	10,688 SF
Available SF:	2,730 SF
Year Built:	2005
Renovated:	2023
Zoning:	B-1A Van Dyke Downtown District
Market:	Detroit
Submarket:	Macomb West
Traffic Count:	17,334

PROPERTY OVERVIEW

This is a unique opportunity to step into a newly built-out former Biggby Coffee location. This 2,730 SF retail end-cap boasts a convenient drive-thru and immediate occupancy. With suite improvements completed in 2023, including new HVAC systems, doors, windows, flooring, and restrooms, this space is primed for success. Ample power ensures seamless operations, making it an ideal location for food-service businesses. Bring your FF & E and your business is ready to operate!

LOCATION OVERVIEW

Van Dyke is "Main Street" for Southern Macomb County, with easy access to I-696. This is a high-visibility location surrounded by other retailers and service-based businesses, just south of 10 Mile Rd

PROPERTY HIGHLIGHTS

- Drive-thru in place
- Immediate Occupancy
- Suite improvements completed in 2023
- New HVAC systems, doors, windows, flooring, restroom & plenty of power



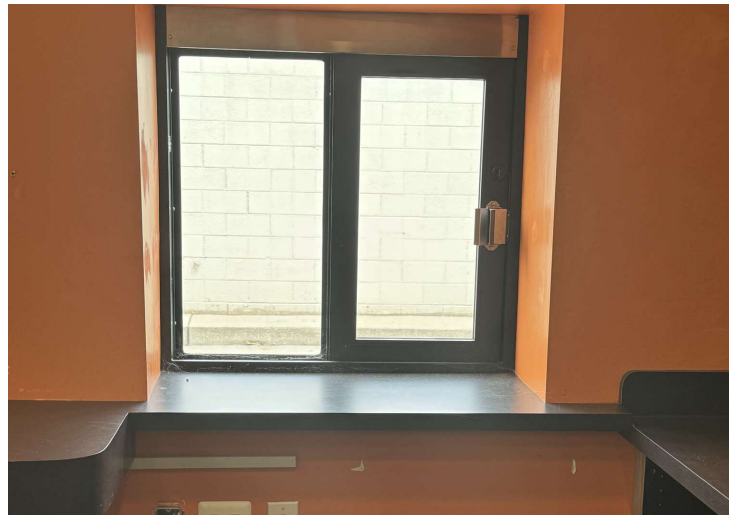
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ADDITIONAL PHOTOS



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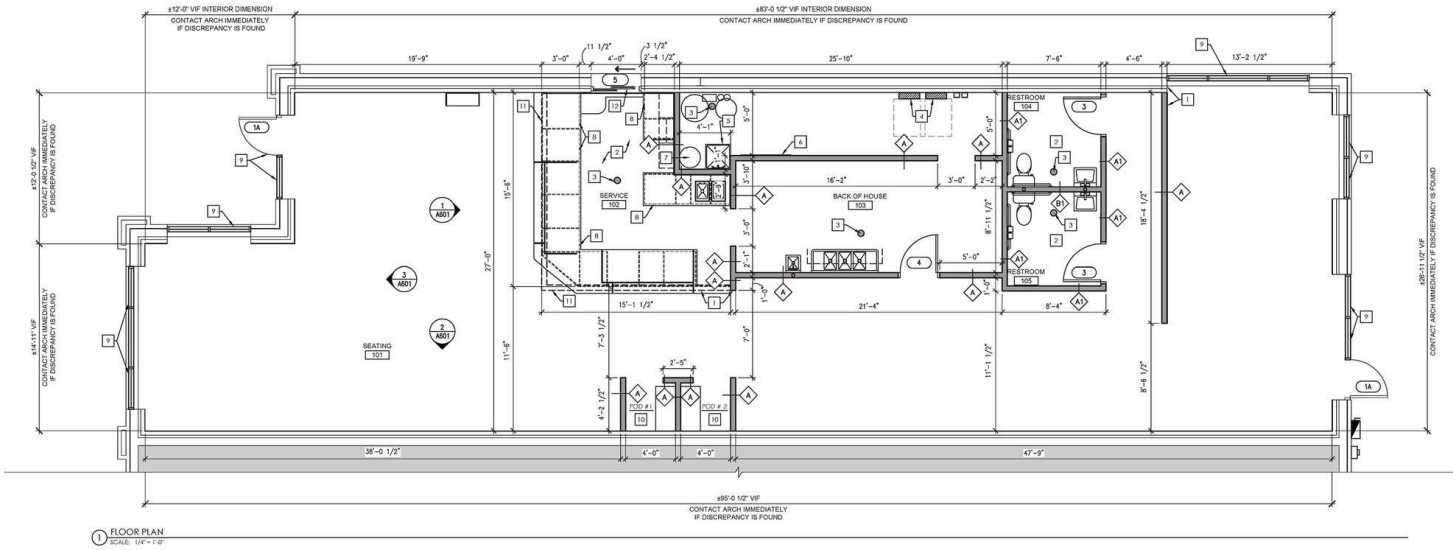


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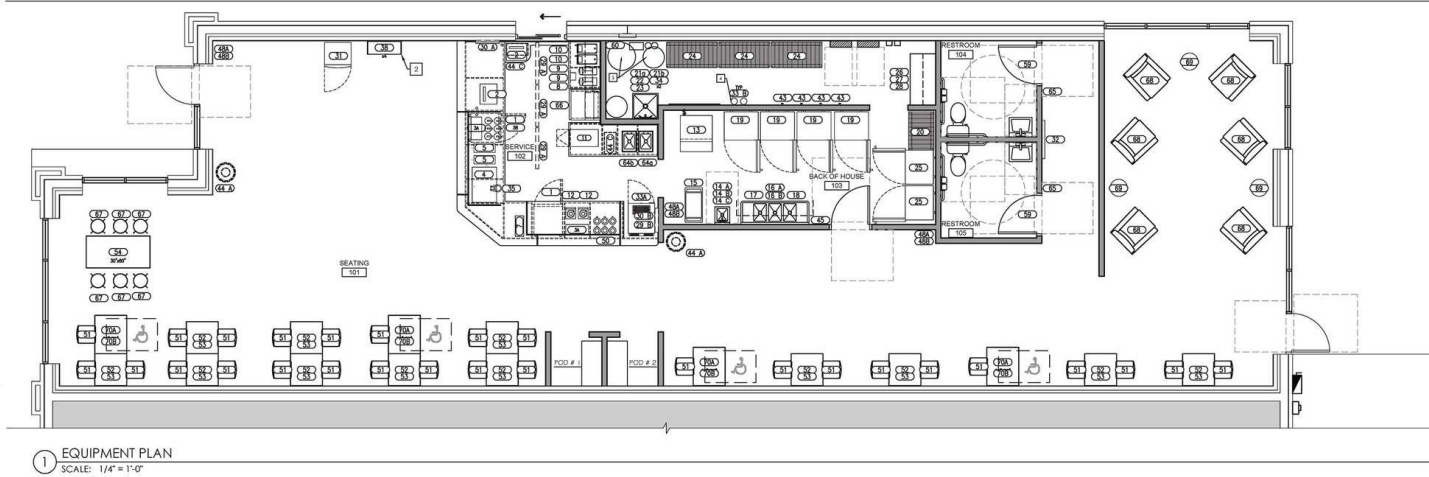
FLOOR PLANS

7.99 Dryclean Depot

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Floor Plan



Equipment Plan



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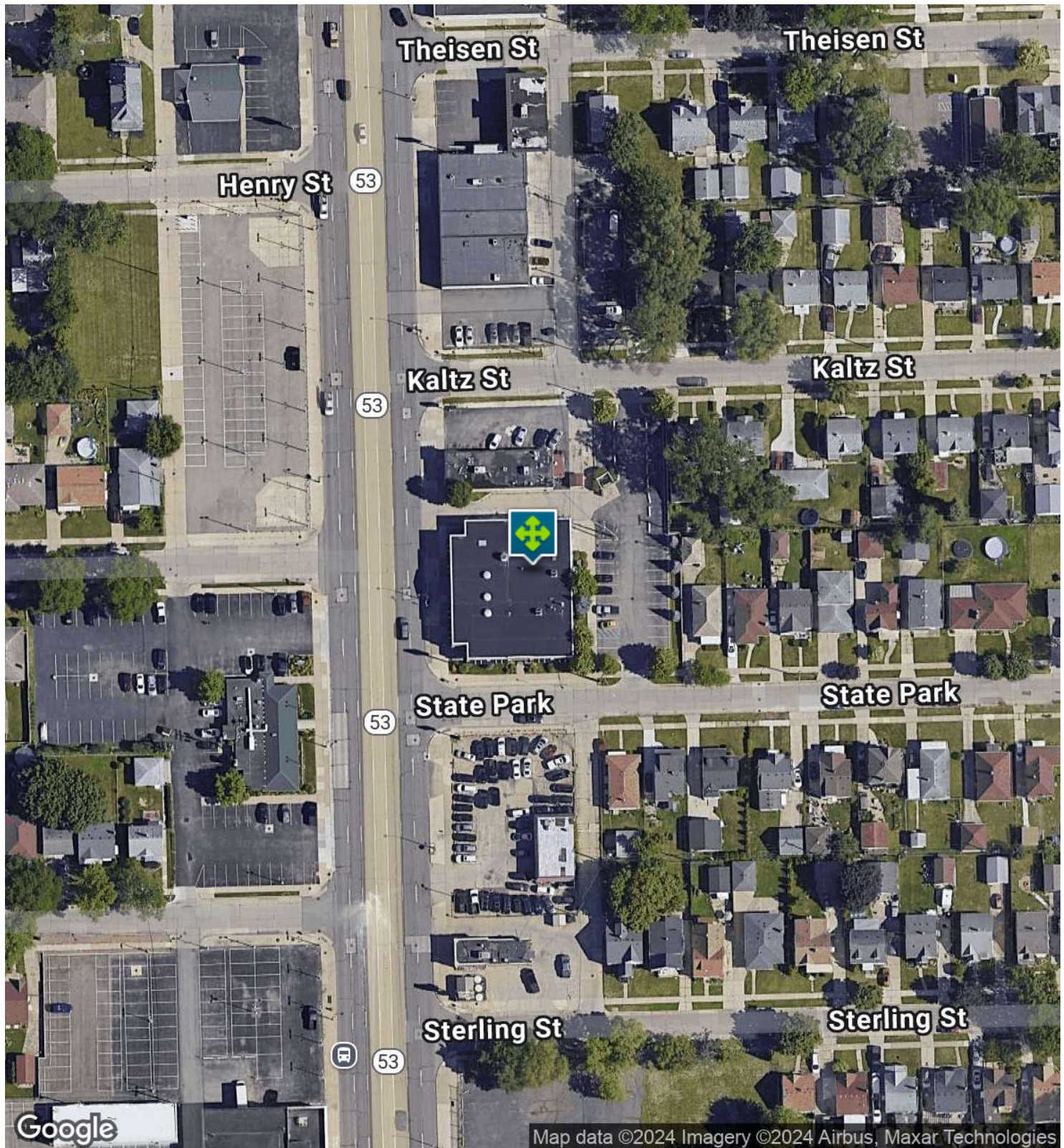
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AERIAL MAP



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



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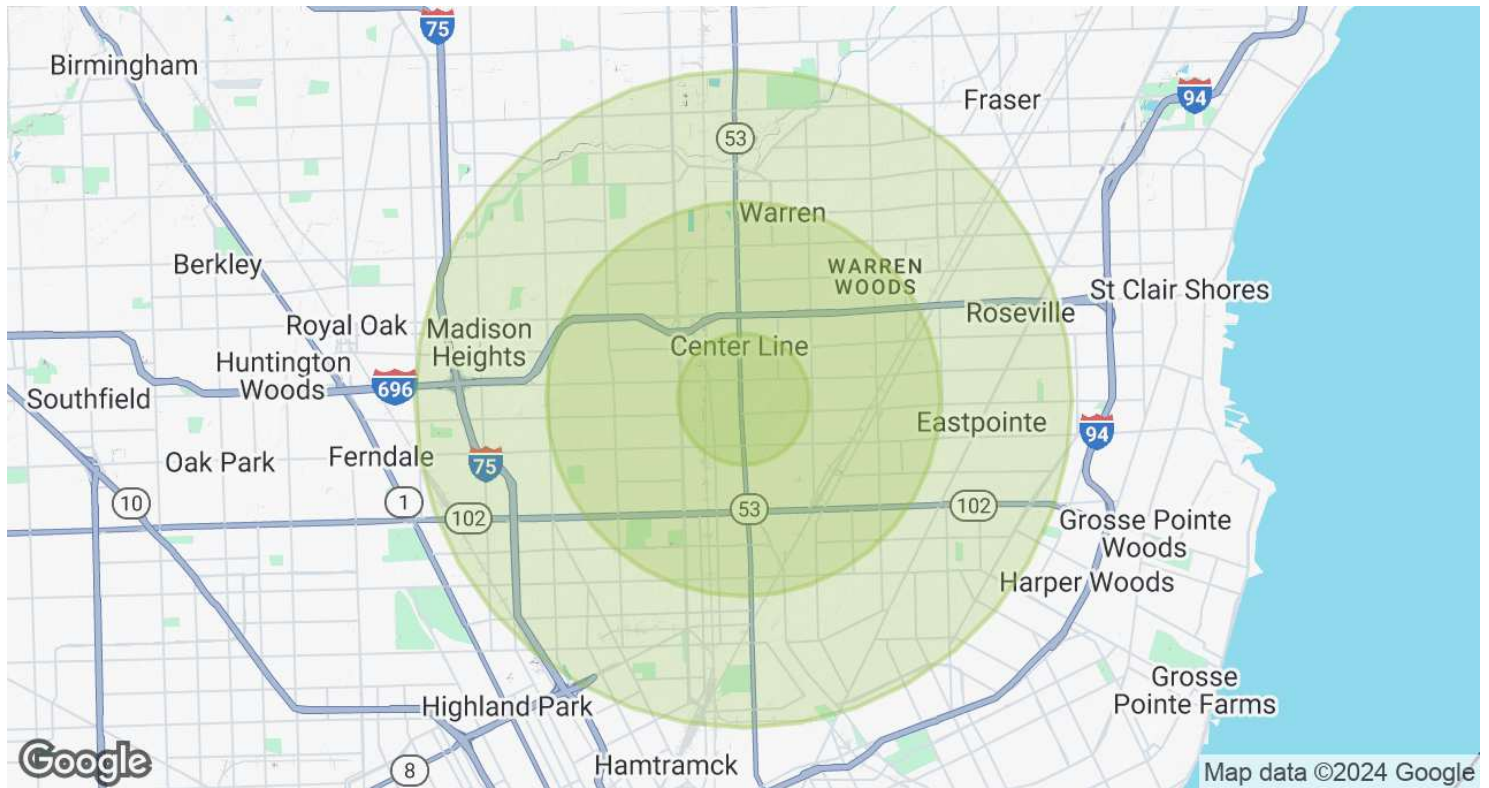
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,308	111,500	340,419
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,308	43,652	134,791
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$55,930	\$67,114	\$68,059
Average House Value	\$124,191	\$136,863	\$146,071

Demographics data derived from AlphaMap



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CONTACT US



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