

# NEWBURY SOUTH PLAZA

57199 VAN DYKE AVENUE, WASHINGTON, MI 48094



## PROPERTY DESCRIPTION

"NEWBURY SOUTH PLAZA" consists of approximately 12,000 square feet of first-floor retail space and 12,000 square feet of second-floor office space. Strategically located on a vacant parcel at 57199 Van Dyke Avenue in Washington Township, Macomb County, this high-visibility development sits in one of the region's most rapidly expanding commercial corridors. Now available for pre-leasing.

## PROPERTY HIGHLIGHTS

- Prime Location Washington Township's high-growth commercial corridor.
- Outstanding visibility along Van Dyke Avenue, a major regional thoroughfare.
- High-traffic Intersection with consistent daily commuter flow.
- Located in a booming Suburban district with increasing demand for mixed use space.
- Ideal for retail, or office use with flexible pre-leasing opportunities

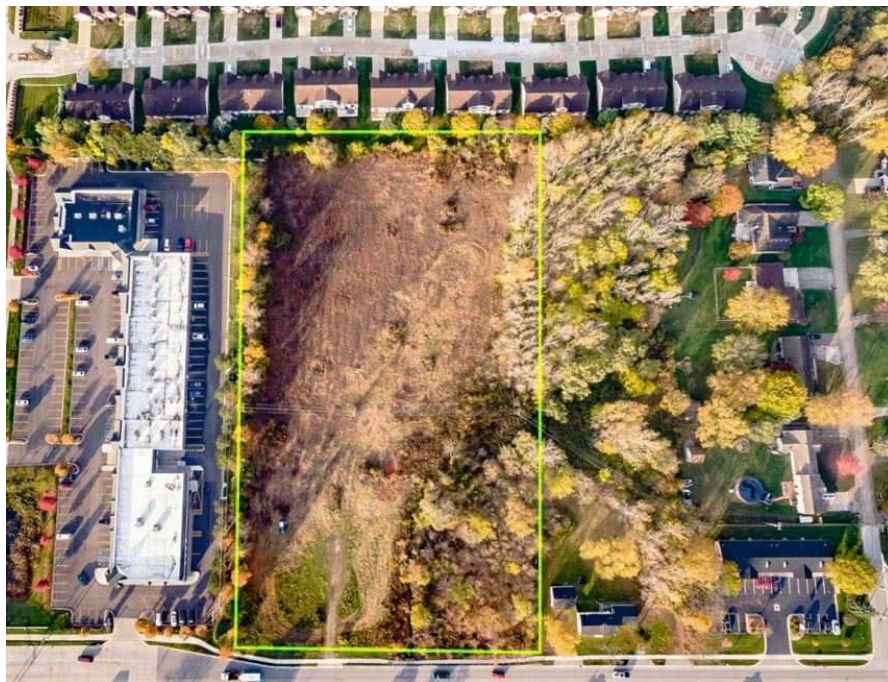
## OFFERING SUMMARY

|                |                             |
|----------------|-----------------------------|
| Lease Rate:    | \$18.00 - 32.00 SF/yr (NNN) |
| Available SF:  | 24,000                      |
| Building Size: | 24,000 SF                   |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 125       | 763       | 3,618     |
| Total Population  | 301       | 1,873     | 9,042     |
| Average HH Income | \$102,103 | \$107,971 | \$116,403 |

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**MICHAEL SCAMARDELLA**  
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michael@linorealty.com

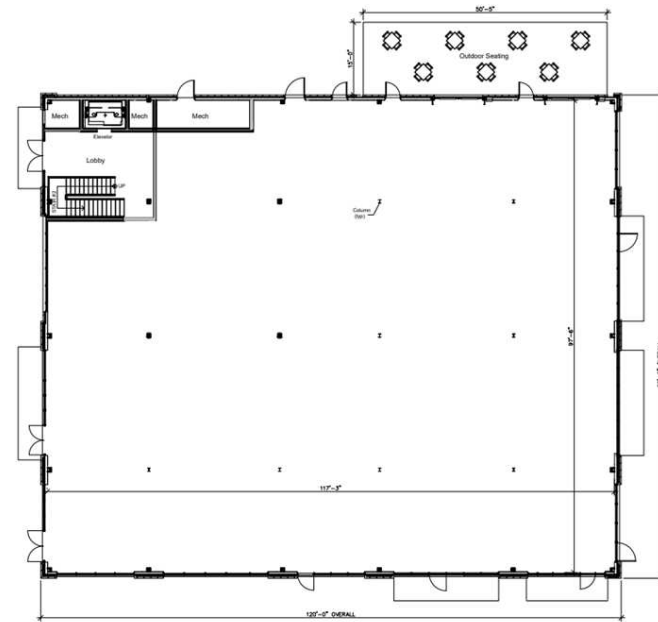
**PASQUALE (LINO) SCAMARDELLA**  
586.263.5111  
lino@linorealty.com

**LINO REALTY, INC.**  
586.263.5111  
44200 Garfield Road, Suite 160 Clinton Township, MI

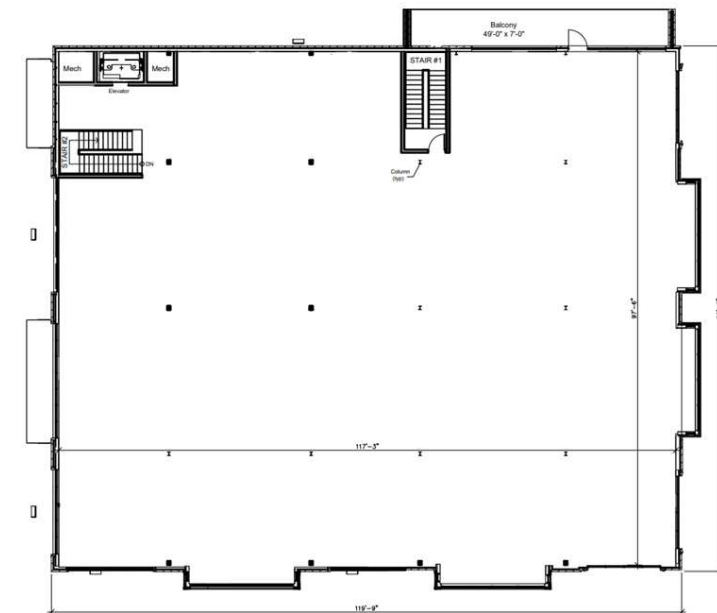


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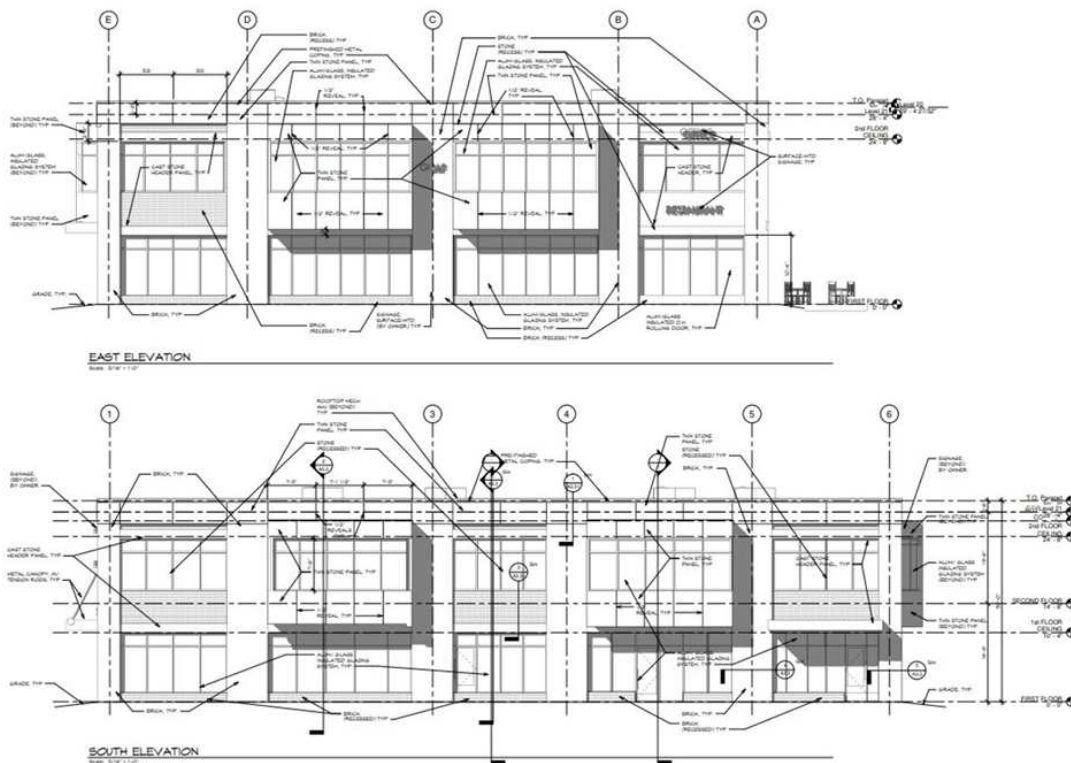
FIRST FLOOR



SECOND FLOOR

# NEWBURY SOUTH PLAZA

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Architect  
Newbury South Plaza  
57199 Van Dyke Avenue  
Washington, Michigan 48094  
10/18/2024

Client  
Gio-Con

345 West Maple  
Farmington, MI 48335

Project Title:  
Newbury South  
Retail / Office  
Building and  
Townhouses

57199 Van Dyke Road  
Washington Township,  
Michigan 48094

Sheet Title:  
ELEVATION

Project Number: 220418  
Drawn By: A.M. JO  
Checked By: A.M. JO  
Approved By: A.M. JO  
Date: 10/18/24

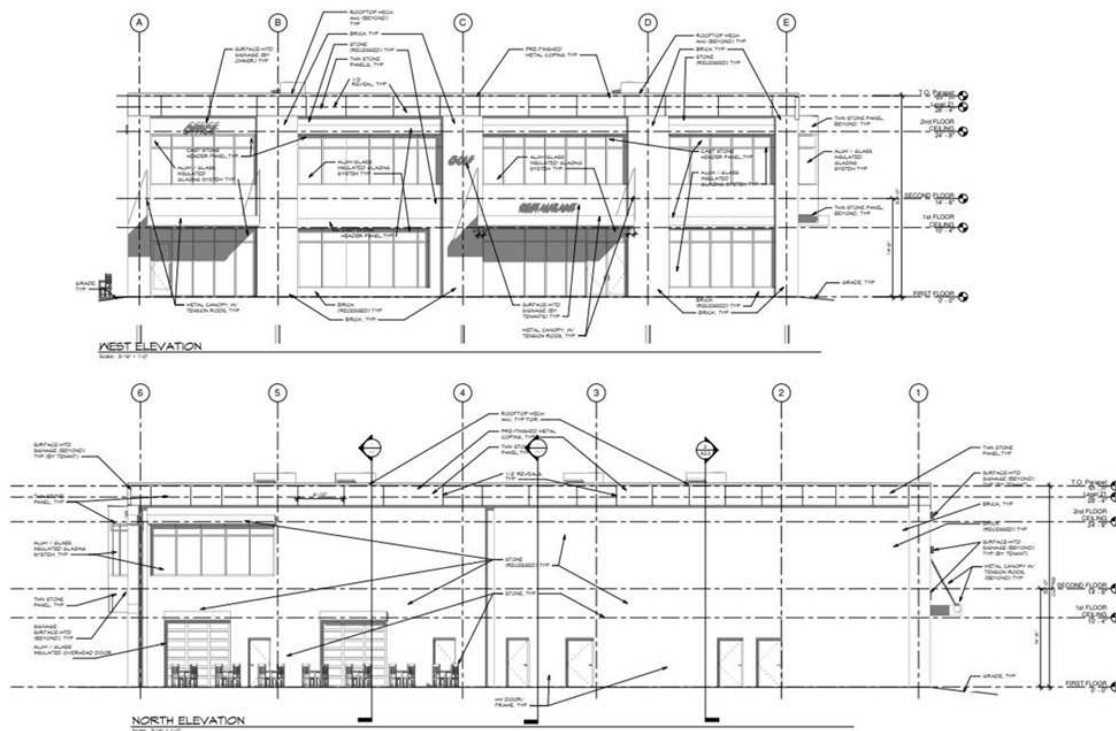
Revisions:  
1. 10/18/24  
2. 10/18/24  
3. 10/18/24  
4. 10/18/24  
5. 10/18/24

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# NEWBURY SOUTH PLAZA

57199 VAN DYKE AVENUE, WASHINGTON, MI 48094



**PROJECT INFORMATION**

**Client:**  
Newbury South Plaza, LLC  
4001 Delmar Court  
Ann Arbor, MI 48106  
586.263.5111  
www.linorealty.com

**Architect:**  
LINO REALTY, INC.  
44200 Garfield Road, Suite 160  
Clinton Township, MI 48035  
586.263.5111  
www.linorealty.com

**Project Title:**  
Newbury South  
Retail / Office  
Building and  
Townhouses

**Address:**  
57199 Van Dyke Road  
Washington Township,  
Michigan 48094

**Sheet Title:**  
ELEVATION

**Project Number:** 24434  
**Drawn By:** J.M.L. JR.  
**Checked By:** J.M.L.  
**Approved By:** J.M.L.  
**Revision:** 01

**Revised:**  
J.M.L. 01-01-20  
J.M.L. 01-01-20  
J.M.L. 01-01-20  
J.M.L. 01-01-20  
J.M.L. 01-01-20

**Sheet Number:**  
A2.22

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