



## FOR SALE OR LEASE

23815 Van Dyke Avenue  
Centerline, MI

### Property Highlights

- +/- 800 SF Retail Building
- Lease Rate: \$4,900/Month Absolute Net
- Former Rally's with Double Drive Thru
- Monument Signage
- .58 Acre Lot
- 22 Parking Spaces
- Zoned B-3
- Year Built: 1987
- Parcel ID: 01-13-28-426-052

Asking Price:

**\$599,000**

### CONTACT US



**Brent Beshears**

248 226 1686

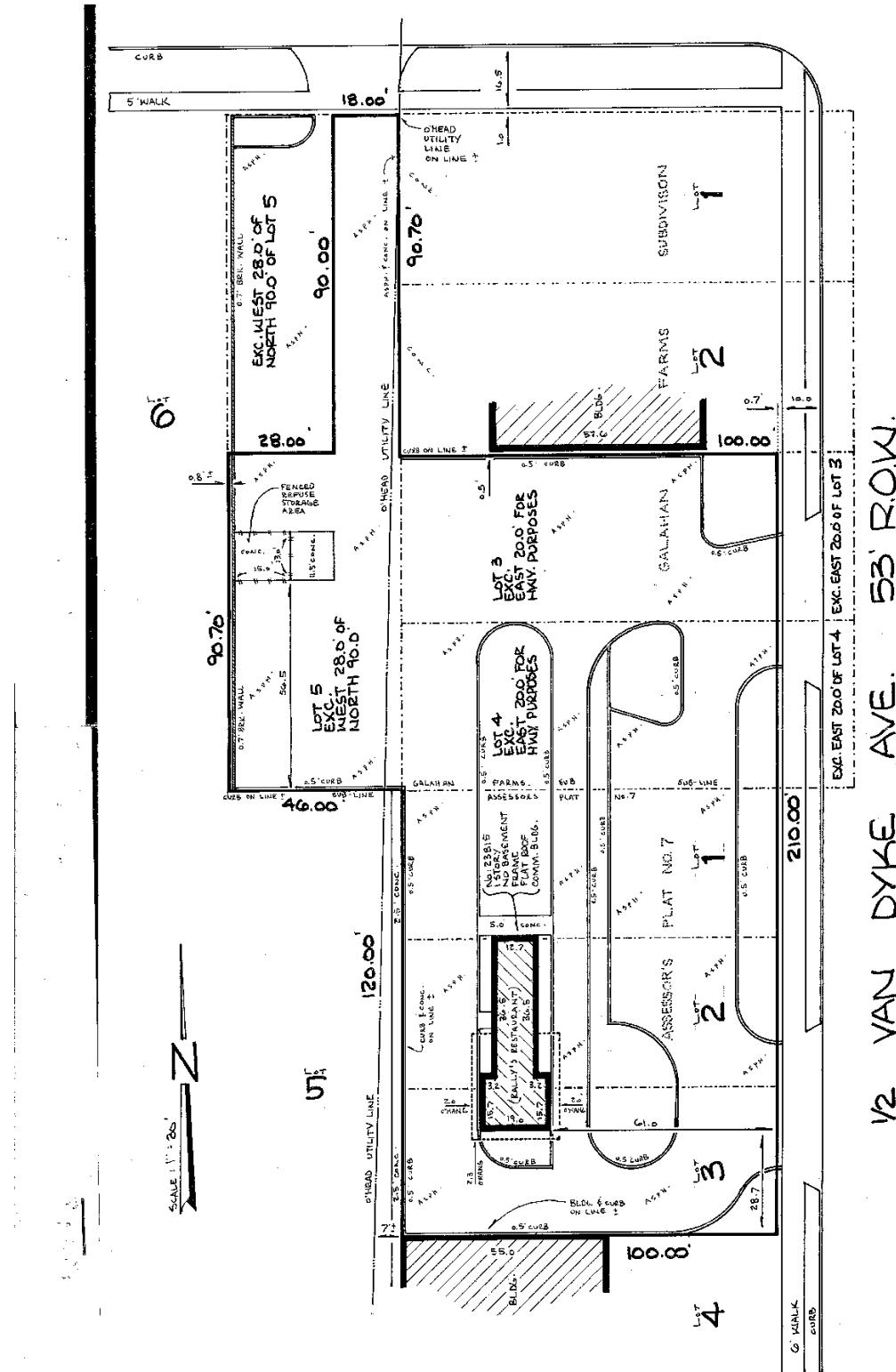
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# FOR SALE OR LEASE

# Site Plan



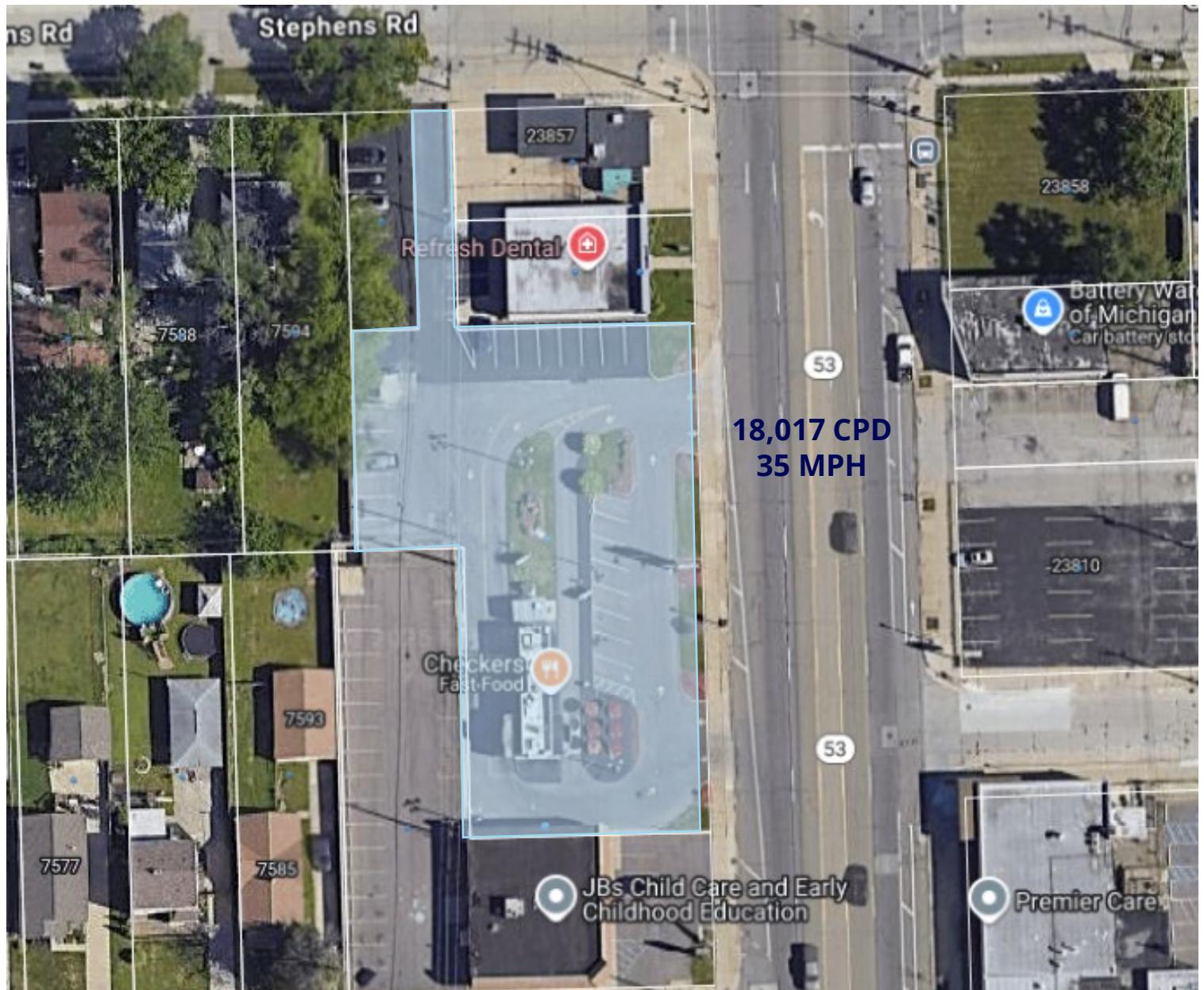
1/2 VAN DYKE AVE. 53' B.O.K.

## 800 SF Retail Building Available

Colliers

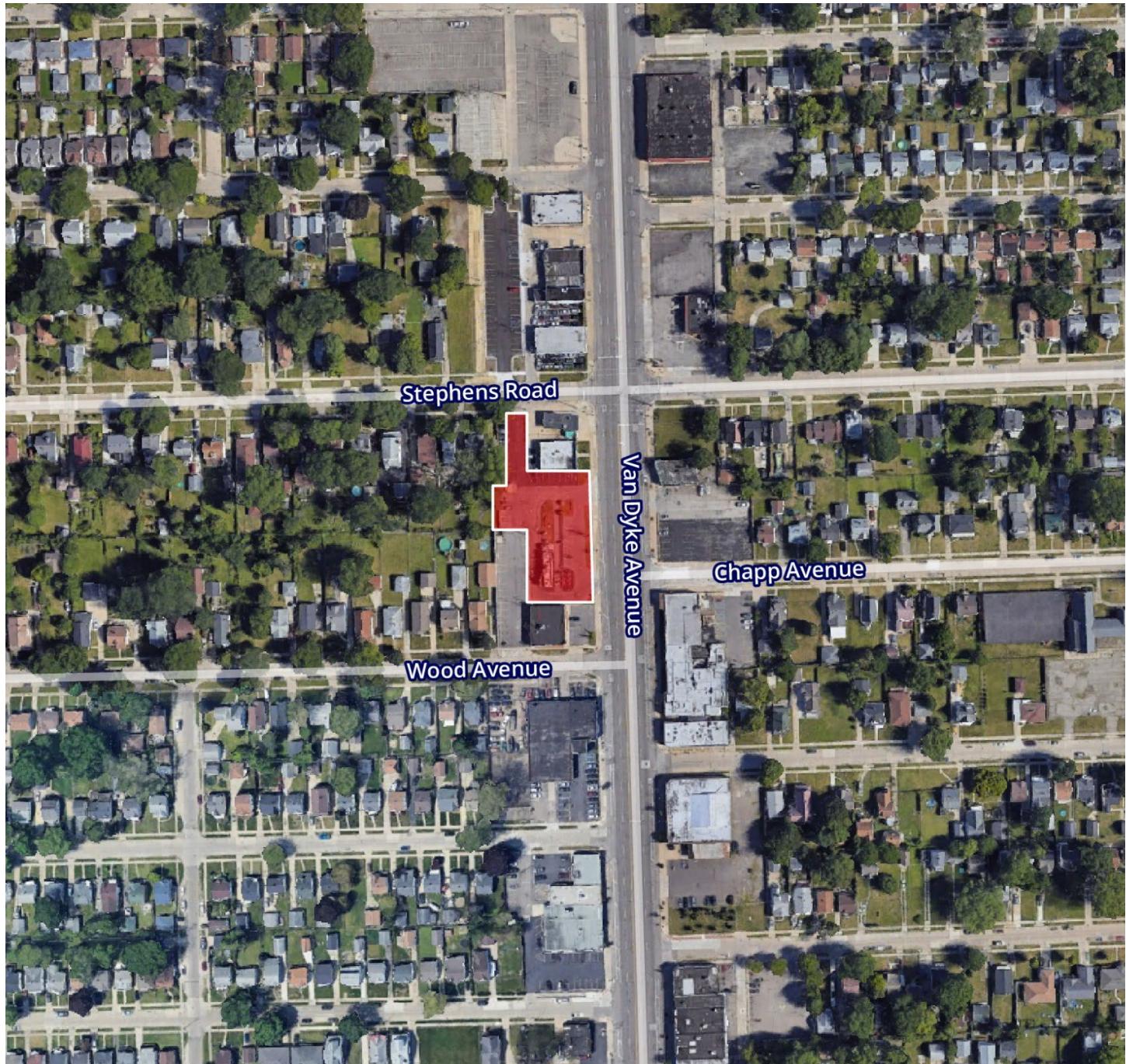
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# Site Plan



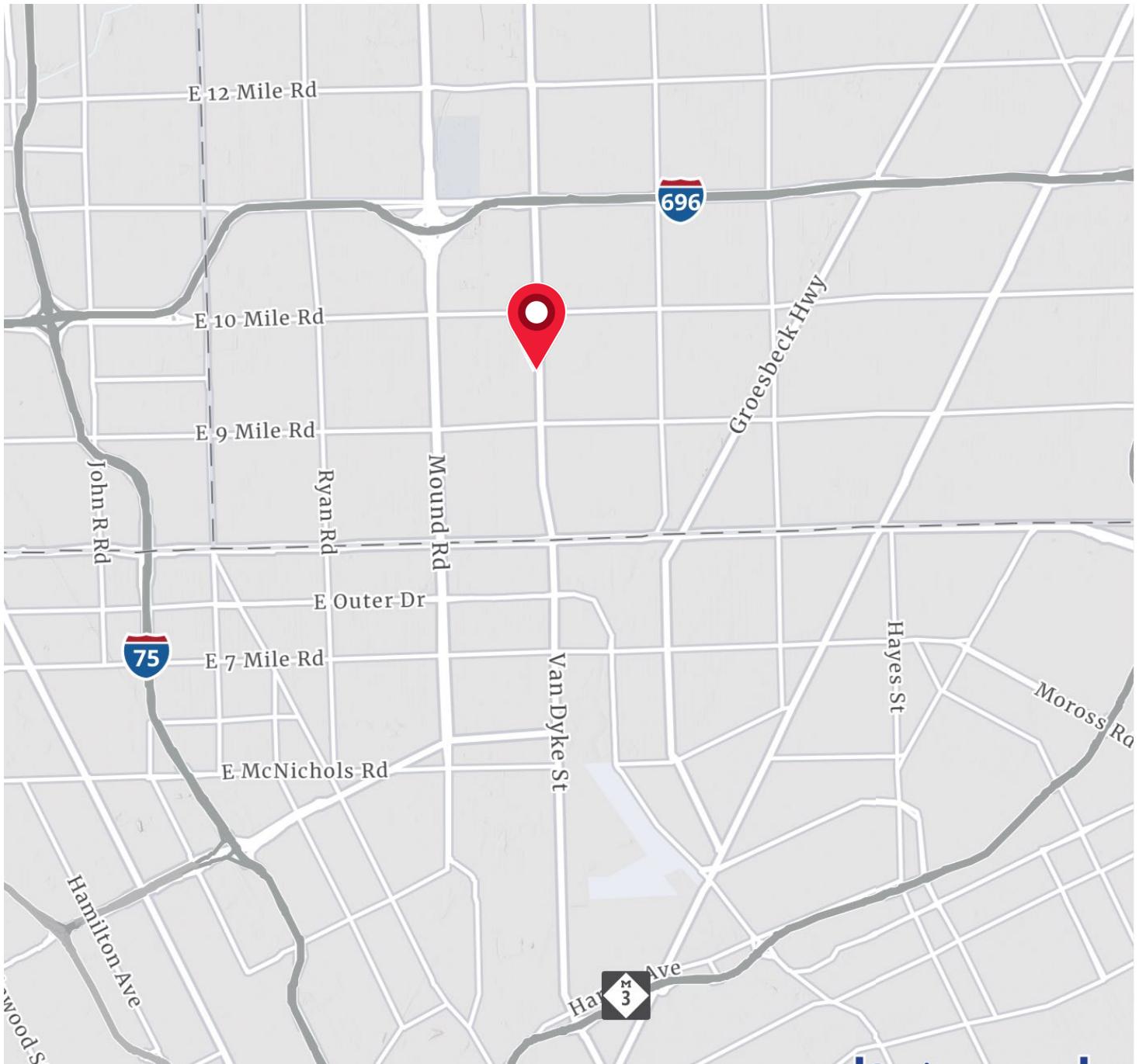
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# Property Aerial



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# Location Map



**Brent Beshears**  
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*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.*

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# Demographics



## Demographic Summary Report

23815 Van Dyke Ave, Center Line, Michigan, 48015

Prepared by Colliers

Latitude: 42.46943

Longitude: -83.02697

	1 mile radius	3 mile radius	5 mile radius
<b>Population Summary</b>			
2000 Total Population	17,169	136,314	429,431
2010 Total Population	15,991	123,531	364,742
2020 Total Population	16,441	120,787	350,014
2025 Total Population	16,343	119,131	344,521
2025 Group Quarters	208	672	2,002
2030 Total Population	16,232	118,226	341,652
2000-2020 Growth Rate: Population (CAGR)	-0.2%	-0.6%	-1.0%
2010-2020 Growth Rate: Population (CAGR)	0.3%	-0.2%	-0.4%
2020-2025 Growth Rate: Population (CAGR)	-0.1%	-0.3%	-0.3%
2025-2030 Growth Rate: Population (CAGR)	-0.1%	-0.1%	-0.2%
2025 Total Daytime Population	14,307	119,421	339,817
Workers	5,022	50,887	143,937
Residents	9,285	68,534	195,880
2025 Workers % of Daytime Population	35.1%	42.6%	42.4%
2025 Residents % of Daytime Population	64.9%	57.4%	57.6%
<b>Household Summary</b>			
2000 Households	6,793	51,327	157,232
2010 Households	6,264	47,015	138,208
2025 Households	6,566	46,945	137,366
2025 Average Household Size	2.46	2.52	2.49
2030 Households	6,606	47,200	138,307
2000-2020 Growth Rate: Households (CAGR)	-0.2%	-0.5%	-0.7%
2010-2020 Growth Rate: Households (CAGR)	0.5%	-0.1%	-0.1%
2020-2025 Growth Rate: Households (CAGR)	0.0%	0.1%	0.1%
2025-2030 Growth Rate: Households (CAGR)	0.1%	0.1%	0.1%
2010 Families	3,699	30,251	89,048
2025 Families	3,600	28,296	81,711
2030 Families	3,576	28,145	81,371
2025-2030 Annual Rate	-0.13%	-0.11%	-0.08%
<b>Housing Unit Summary</b>			
2025 Housing Units	7,108	50,760	149,466
Owner Occupied Housing Units	48.3%	63.7%	66.1%
Renter Occupied Housing Units	51.7%	36.3%	33.9%
Vacant Housing Units	7.6%	7.5%	8.1%
<b>Owner Occupied Median Home Value</b>			
2025 Median Home Value	\$99,463	\$152,428	\$159,632
2030 Median Home Value	\$143,608	\$200,272	\$206,604
<b>Income</b>			
2025 Per Capita Income	\$24,935	\$27,871	\$29,108
2025 Median Household Income	\$50,046	\$55,754	\$57,802
2025 Average Household Income	\$61,437	\$70,694	\$72,961
Household Income Base	6,565	46,936	137,343
<\$15,000	13.2%	13.0%	12.9%
\$15,000 - \$24,999	10.6%	8.9%	8.3%
\$25,000 - \$34,999	10.9%	8.7%	8.2%
\$35,000 - \$49,999	15.3%	14.2%	13.7%
\$50,000 - \$74,999	22.2%	21.0%	20.4%
\$75,000 - \$99,999	10.5%	11.4%	12.2%
\$100,000 - \$149,999	12.3%	14.5%	15.1%
\$150,000 - \$199,999	3.3%	5.1%	5.5%
\$200,000+	1.7%	3.2%	3.7%

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<b>Median Age</b>			
2010	35.4	35.8	36.0
2020	36.3	36.5	36.6
2025	37.5	37.8	37.8
2030	39.0	39.5	39.3
<b>2025 Population by Age</b>			
Total	16,343	119,132	344,524
0 - 4	6.3%	6.3%	6.1%
5 - 9	6.5%	6.5%	6.3%
10 - 14	6.5%	6.5%	6.1%
15 - 19	6.4%	6.1%	6.0%
20 - 24	6.5%	6.2%	6.3%
25 - 29	6.0%	6.4%	7.0%
30 - 34	8.1%	7.9%	8.1%
35 - 39	7.3%	7.3%	7.2%
40 - 44	6.2%	6.3%	6.3%
45 - 49	6.1%	5.8%	5.8%
50 - 54	6.3%	6.2%	6.2%
55 - 59	5.7%	6.0%	6.0%
60 - 64	6.5%	6.4%	6.3%
65 - 69	5.4%	5.7%	5.7%
70 - 74	4.8%	4.3%	4.3%
75 - 79	2.6%	2.8%	2.9%
80 - 84	1.5%	1.6%	1.7%
85+	1.3%	1.6%	1.6%
18+	76.8%	77.0%	77.8%
21+	72.9%	73.3%	74.2%
<b>2025 Population by Race/Ethnicity</b>			
Total	16,342	119,130	344,522
White Alone	50.9%	41.3%	43.4%
Black Alone	33.6%	41.9%	41.2%
American Indian Alone	0.6%	0.3%	0.3%
Asian Alone	5.7%	9.4%	8.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.3%	1.1%	1.0%
Two or More Races	8.0%	5.9%	5.6%
Hispanic Origin	3.6%	2.7%	2.5%
Diversity Index	64.5	66.0	65.0
<b>2025 Population 25+ by Educational Attainment</b>			
Total	11,077	81,393	238,213
Less than 9th Grade	4.1%	4.4%	4.2%
9th - 12th Grade, No Diploma	9.9%	9.9%	8.8%
High School Graduate	30.4%	30.7%	28.9%
GED/Alternative Credential	6.0%	6.3%	5.8%
Some College, No Degree	25.4%	22.8%	22.3%
Associate Degree	12.1%	9.8%	10.0%
Bachelor's Degree	8.8%	11.3%	13.9%
Graduate/Professional Degree	3.3%	4.8%	6.2%