



PILOT

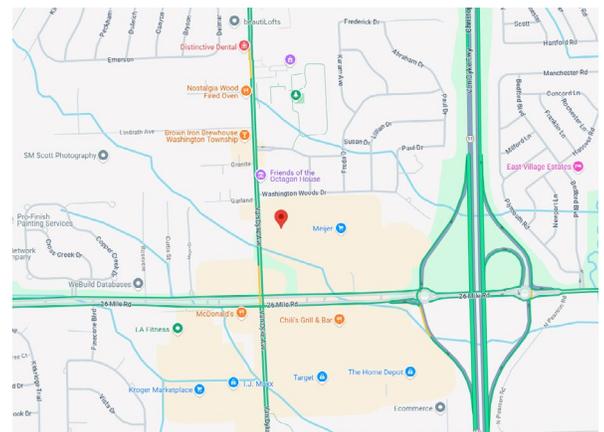
PROPERTY GROUP

57336 VAN DYKE AVENUE, WASHINGTON TWP, MI 48094

PROPERTY OVERVIEW:

Located on outlot to Meijer and in close proximity to major retailers.
 End Cap Unit.
 Close to M-53 Freeway and 26 Mile Roads.
 Contact the Broker for more details.

<i>Property Type:</i>	Retail
<i>Cross Streets:</i>	East side of Van Dyke, North of 26 Mile Rd
<i>Total Square Footage:</i>	6,136
<i>Available Square Footage:</i>	2,500
<i>Building Class:</i>	A
<i>Parcel Size:</i>	1.52 Acres
<i>Year Built:</i>	2021
<i>Zoning:</i>	C-3
<i>Construction Type:</i>	Masonry/Steel
<i>Floors:</i>	Concrete
<i>Parking Spaces:</i>	Ample
<i>Heat Type:</i>	Package heating and cooling
<i>Lease Rate:</i>	\$30.00/SF
<i>Lease Type:</i>	NNN (\$6.00)



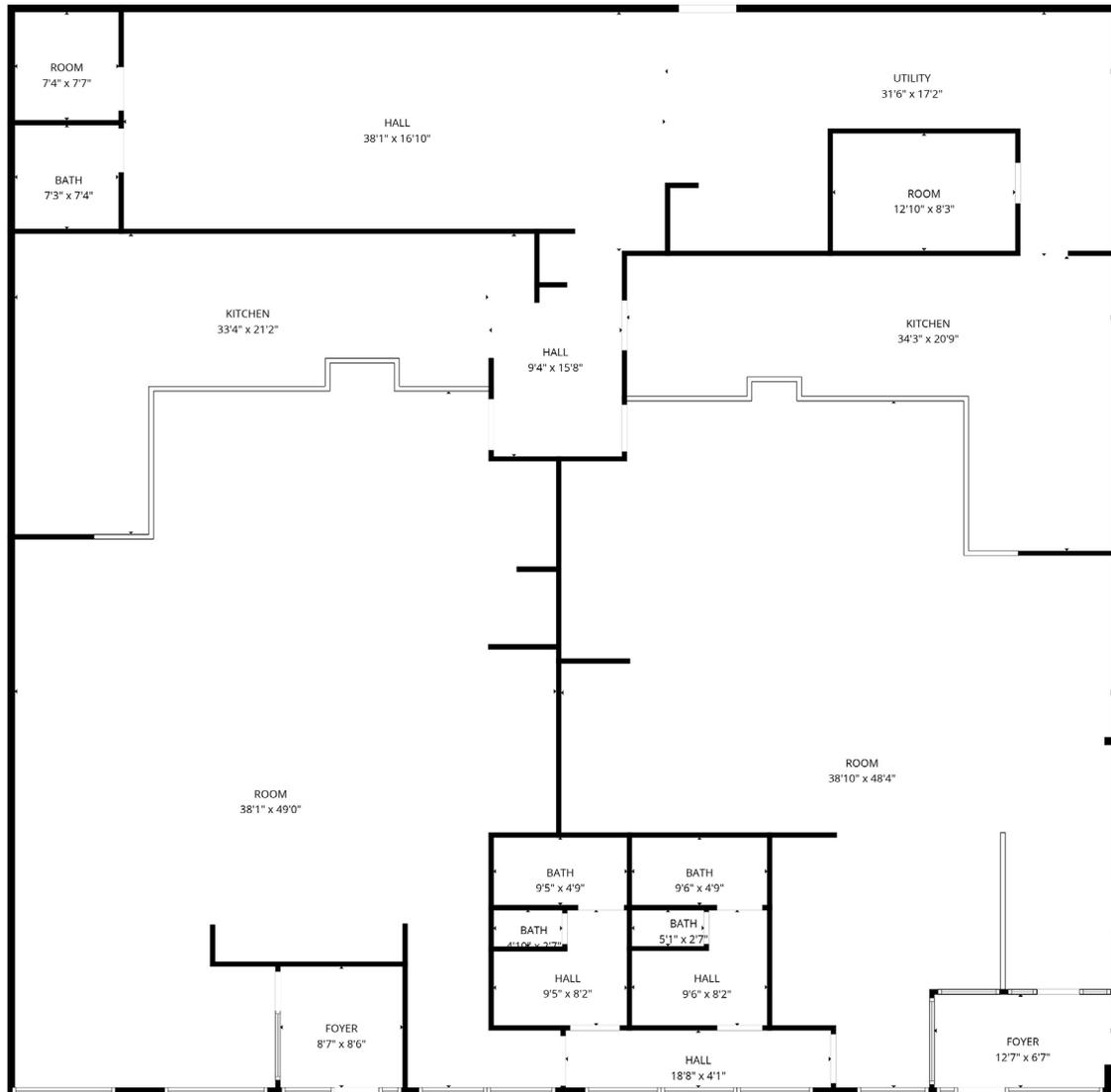
AGENT CONTACT INFO

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38600 Van Dyke, Suite 325, Sterling Heights, MI 48312 • 1530 Pine Grove, Suite 4, Port Huron, MI 48060
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FLOORPLAN



WALKTHROUGH

<https://www.dropbox.com/scl/fo/xcntyubookx9cge6g22j5/AF1YJLyHuxz2H5r15Rm2wg/57336%20Van%20Dyke%20Unit%201.mp4?rlkey=sh3hph0mcd3xel1131147cjou&st=n2bmca79&dl=0>

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TRADE AREA



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	5,322	24,871	55,749	Median	\$59,815	\$78,309	\$78,309
Female	5,426	24,508	56,456	< \$15,000	272	1,067	2,270
Total Population	10,748	49,379	112,205	\$15,000-\$24,999	493	1,088	2,471
				\$25,000-\$34,999	376	1,078	2,635
Age				\$35,000-\$49,999	795	2,313	4,784
Ages 0-14	2,232	8,749	20,717	\$50,000-\$74,999	643	3,298	7,130
Ages 15-24	1,484	6,766	15,813	\$75,000-\$99,999	724	2,637	6,582
Ages 55-64	1,282	6,976	15,619	\$10,000-\$149,999	578	3,733	8,351
Ages 65+	1,331	8,296	18,735	\$150,000-\$199,999	217	1,813	3,512
				> \$200,000	71	1,201	2,977
Race				Housing			
White	10,046	47,786	107,392	Total Units	4,203	18,768	42,193
Black	241	511	1,360	Occupied	3,876	17,747	40,070
Am In/AK Nat	6	18	30	Owner Occupied	2,894	15,186	35,155
Hawaiian	N/A	N/A	N/A	Renter Occupied	982	2,561	4,915
Hispanic	570	924	1,644	Vacant	327	1,021	2,123
Multi-Racial	726	1,512	3,052				

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ADDITIONAL PHOTOS



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