

# 0.65 ACRES VAN DYKE - FOR SALE

43260 VAN DYKE, STERLING HEIGHTS, MI 48314



EXCLUSIVELY LISTED BY:

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**THOMAS DUKE COMPANY**  
COMMERCIAL PROPERTY

**EXECUTIVE SUMMARY:** 0.65 Acres Van Dyke | Sterling Heights, MI 48314



**OFFERING SUMMARY**

**Sale Price:** \$350,000

**Lot Size:** 0.65 Acres

**Location Description:** Located on Van Dyke between Utica Road and Hall Road

**APN:** 10-03-351-012-000

**Zoning:** C-3 General Business

**Surrounding Businesses:** Speedy Auto Service, Tubby's, Speedway, Michelin Tire, KFC, Seven-11, Comerica, Walgreens

**PROPERTY HIGHLIGHTS**

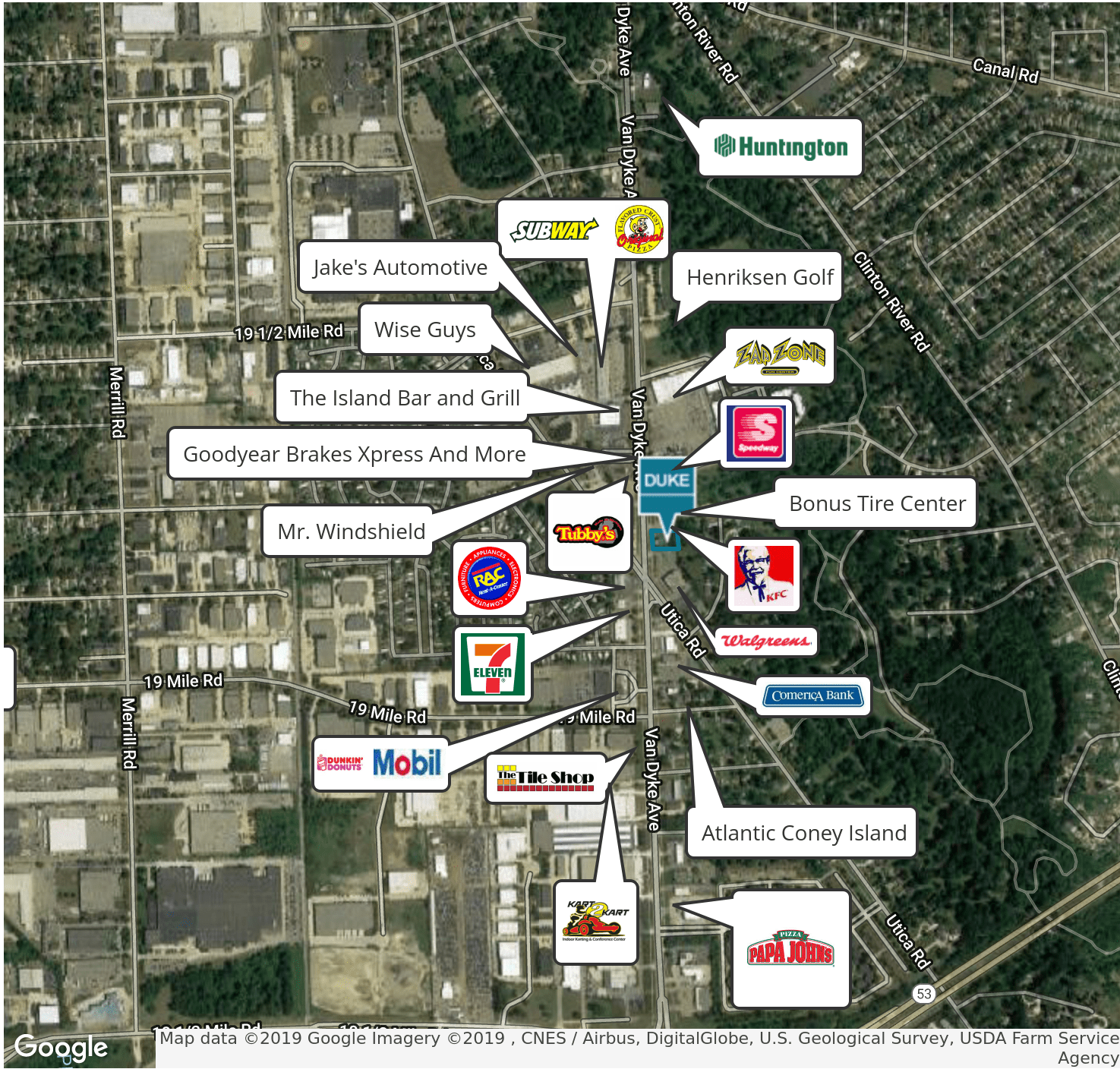
- Excellent development opportunity
- Located between a KFC and Walgreens
- Good traffic counts

<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households:	2,723	31,660	91,772
Total Population:	6,774	81,944	237,831
Average HH Income:	\$54,766	\$66,802	\$70,626

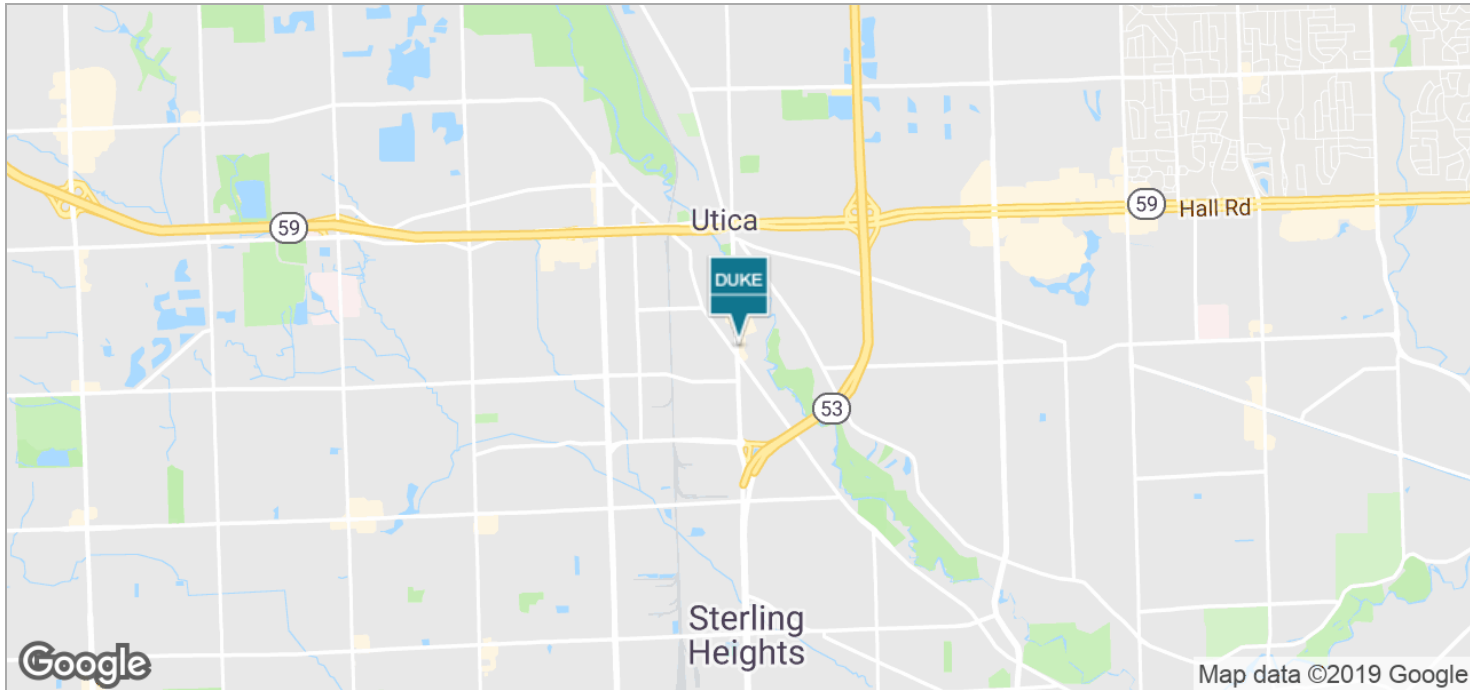
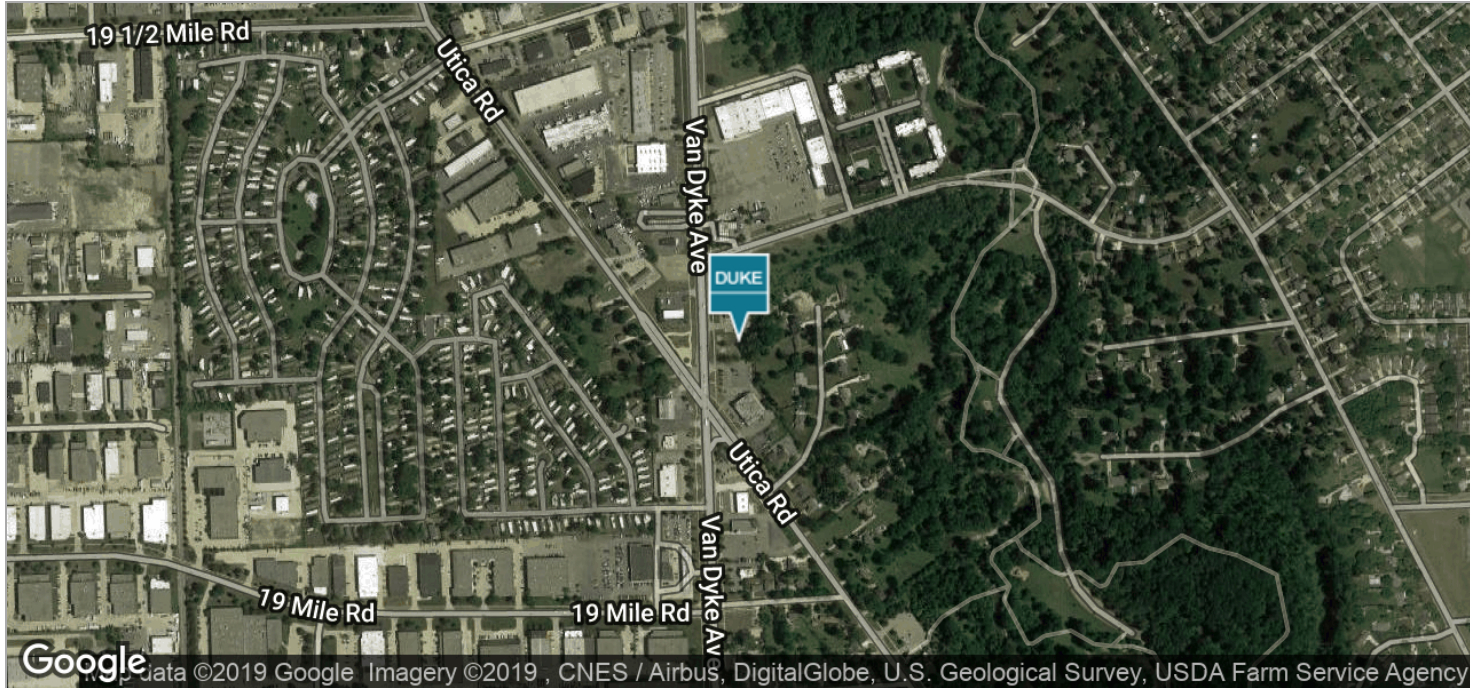
PROPERTY DETAILS: 0.65 Acres Van Dyke | Sterling Heights, MI 48314

<b>PROPERTY NAME:</b>	0.65 Acres Van Dyke
<b>PROPERTY ADDRESS:</b>	43260 Van Dyke Sterling Heights, MI 48314
<b>APN:</b>	10-03-351-012-000
<b>ZONING:</b>	C-3 General Business
<b>TAXES:</b>	\$2,313
<b>SIZE:</b>	0.65 Acres (141' x 200')
<b>SURROUNDING BUSINESSES:</b>	Speedy Auto Service, Tubby's, Speedway, Michelin Tire, KFC, Seven-11, Comerica, Walgreens
<b>LAND LEGAL DESCRIPTION:</b>	T2N R12E, SEC 3; COMM AT SW COR SEC 3; TH N02*32'50"E 849.56 FT; TH S87*27'10"E 60.00 FT TO POB; TH N02*32'50"E 141.07 FT; TH S87*27'10"E 200.00 FT; TH S02*32'50"W 141.07 FT; TH N87*27'10"W 200.00 FT TO POB. 0.6477 AC SPLIT FROM 1003351002 FOR 1989
<b>TRAFFIC COUNT &amp; STREETS:</b>	Van Dyke: 38,031 Source-Costar, 24-hr, 2-way, 2012

RETAILER MAP: 0.65 Acres Van Dyke | Sterling Heights, MI 48314



LOCATION MAPS: 0.65 Acres Van Dyke | Sterling Heights, MI 48314



DEMOGRAPHICS MAP: 0.65 Acres Van Dyke | Sterling Heights, MI 48314



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,774	81,944	237,831
MEDIAN AGE	36.9	37.9	39.6
MEDIAN AGE (MALE)	36.2	36.5	37.9
MEDIAN AGE (FEMALE)	38.0	39.5	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,723	31,660	91,772
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$54,766	\$66,802	\$70,626
AVERAGE HOUSE VALUE	\$156,708	\$186,891	\$194,943

\* Demographic data derived from 2010 US Census