

RETAIL PROPERTY // FOR LEASE

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

24408 VAN DYKE AVE  
CENTERLINE, MI 48015



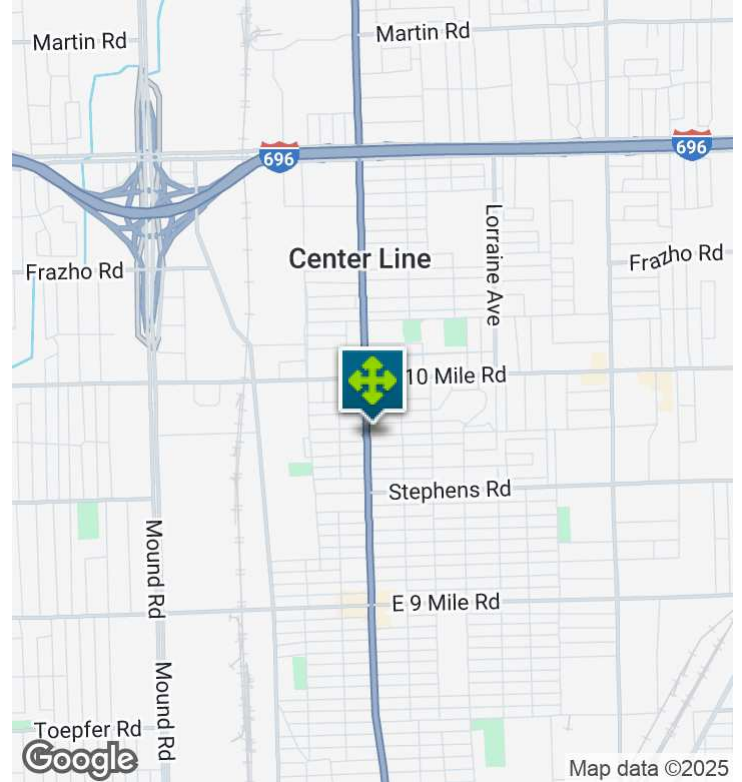
- 2,730 SF Retail End-Cap
- Drive-Thru in Place
- Immediate Occupancy
- Ample natural light
- Suite improvements completed in 2023
- New HVAC systems, doors, windows, flooring, restroom
- Plenty of power available
- High-visibility location



26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[paccommercial.com](http://paccommercial.com)

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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$18.00 SF/YR (NNN)</b>
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## OFFERING SUMMARY

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

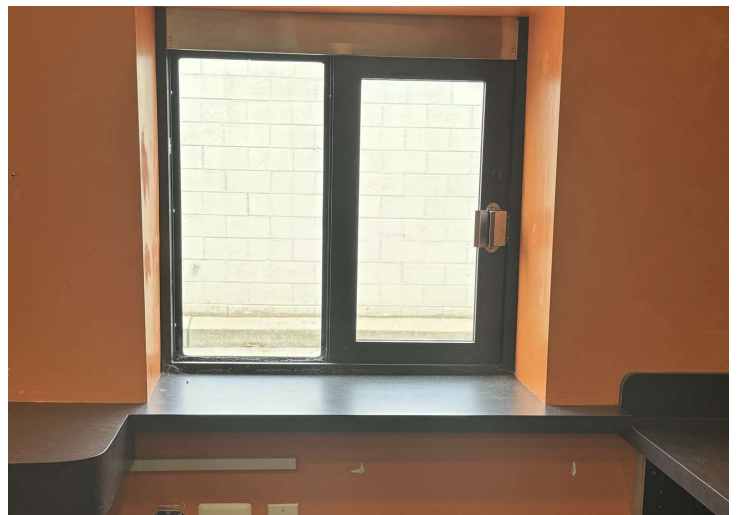
Van Dyke is "Main Street" for Southern Macomb County, with easy access to I-696. This is a high-visibility location surrounded by other retailers and service-based businesses, just south of 10 Mile Rd

## 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



**Phillip Myers** SENIOR ASSOCIATE  
D: 248.281.9904 | C: 586.242.4047  
phil@pacommercial.com

**Dan Blugerman, CCIM** SENIOR ASSOCIATE  
D: 248.987.5418 | C: 248.987.5418  
dan@pacommercial.com

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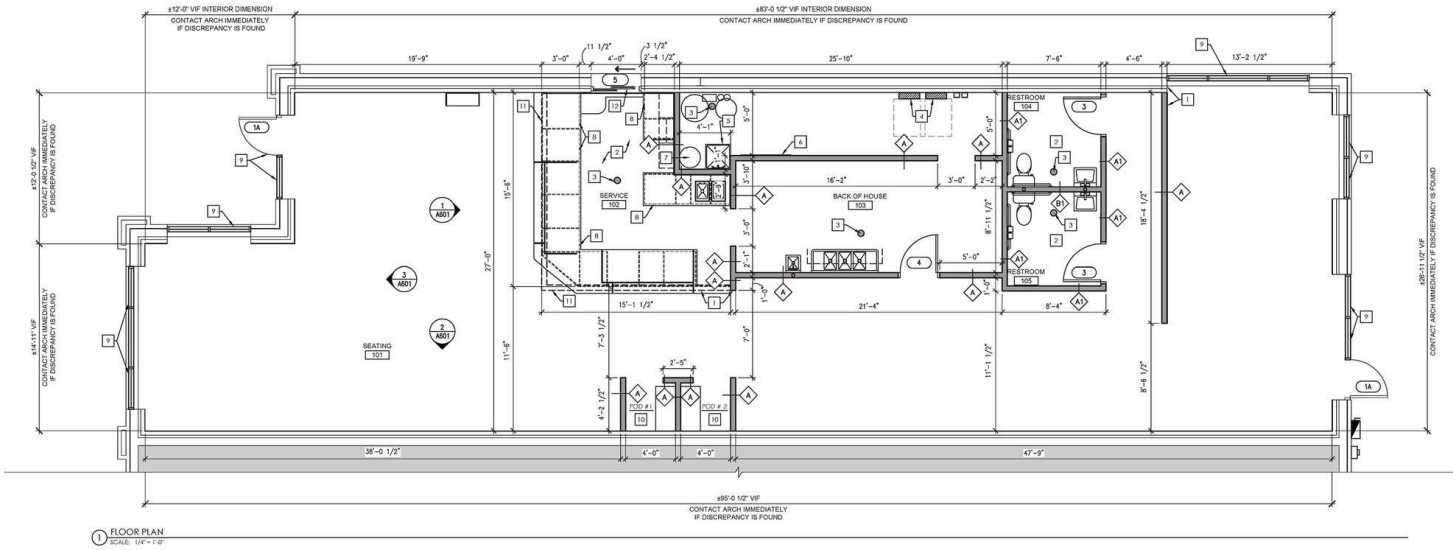
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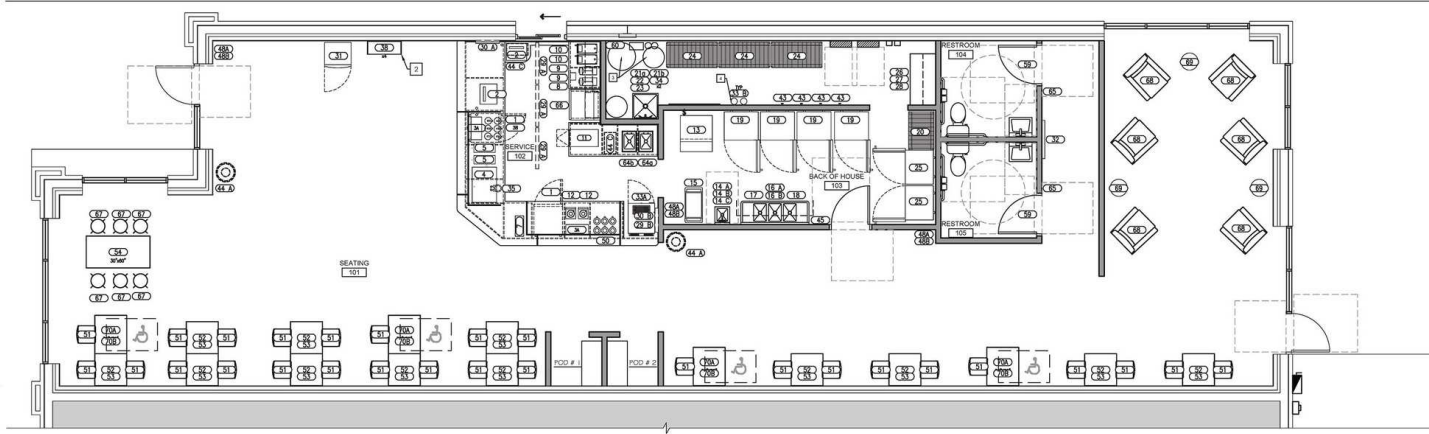
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# FLOOR PLANS



1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

Floor Plan



1 EQUIPMENT PLAN  
SCALE: 1/4" = 1'-0"

Equipment Plan



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

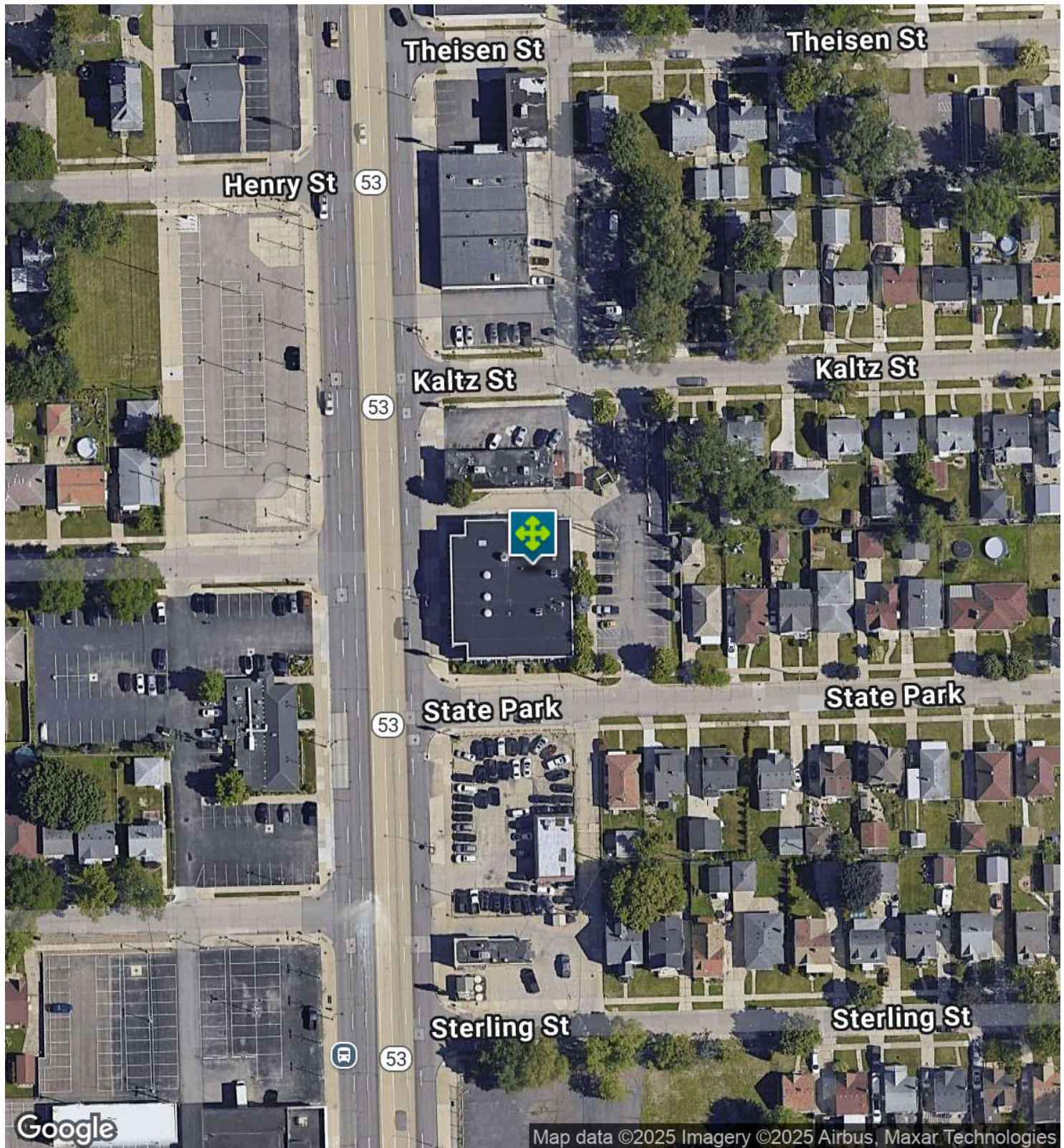
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# AERIAL MAP



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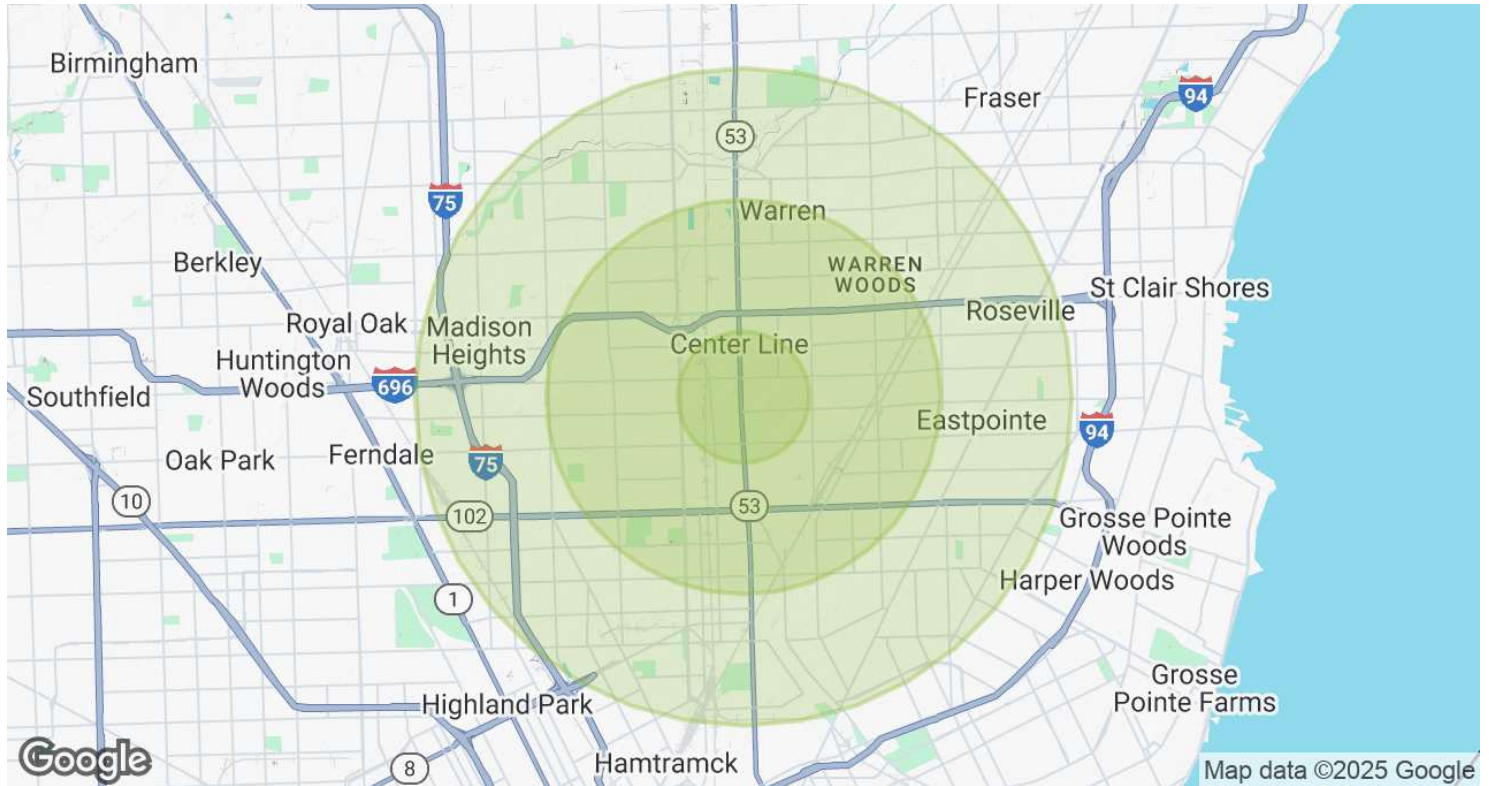
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	15,308	111,500	340,419
<b>Average Age</b>	40	39	39
<b>Average Age (Male)</b>	39	38	38
<b>Average Age (Female)</b>	41	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	6,308	43,652	134,791
<b># of Persons per HH</b>	2.4	2.6	2.5
<b>Average HH Income</b>	\$55,930	\$67,114	\$68,059
<b>Average House Value</b>	\$124,191	\$136,863	\$146,071

Demographics data derived from AlphaMap



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CONTACT US



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