

FOR SALE AND FOR LEASE

54844 VAN DYKE, SHELBY TWP., MI



PROPERTY DESCRIPTION

Freestanding building
 Build to suit
 Existing Florist Shop (2 Locations, inquire with Broker)

PROPERTY HIGHLIGHTS

- Great Location
- High traffic, Densely Populated
- Business also For Sale (Inquire with Broker)
- Includes 2 Business Locations, (Inquire with Broker)
- Seller (Sam's Florist) occupies 3,300 S/F on main floor, plus 2,280 SF Mezzanine plus a Sterling Heights location under Lease. Business under same ownership for about 40 years. Great Reputation.

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lease Rate:	\$18.50 SF/month (NNN) Plus \$5.00 per S/F x Yr.
Available SF:	3,293 SF
Lot Size:	1.233 Acres
Building Size:	6,480 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	71	525	2,588
Total Population	184	1,432	7,066
Average HH Income	\$105,482	\$121,752	\$131,451

54844 VAN DYKE AVE

SHELBY TOWNSHIP, MI 48316



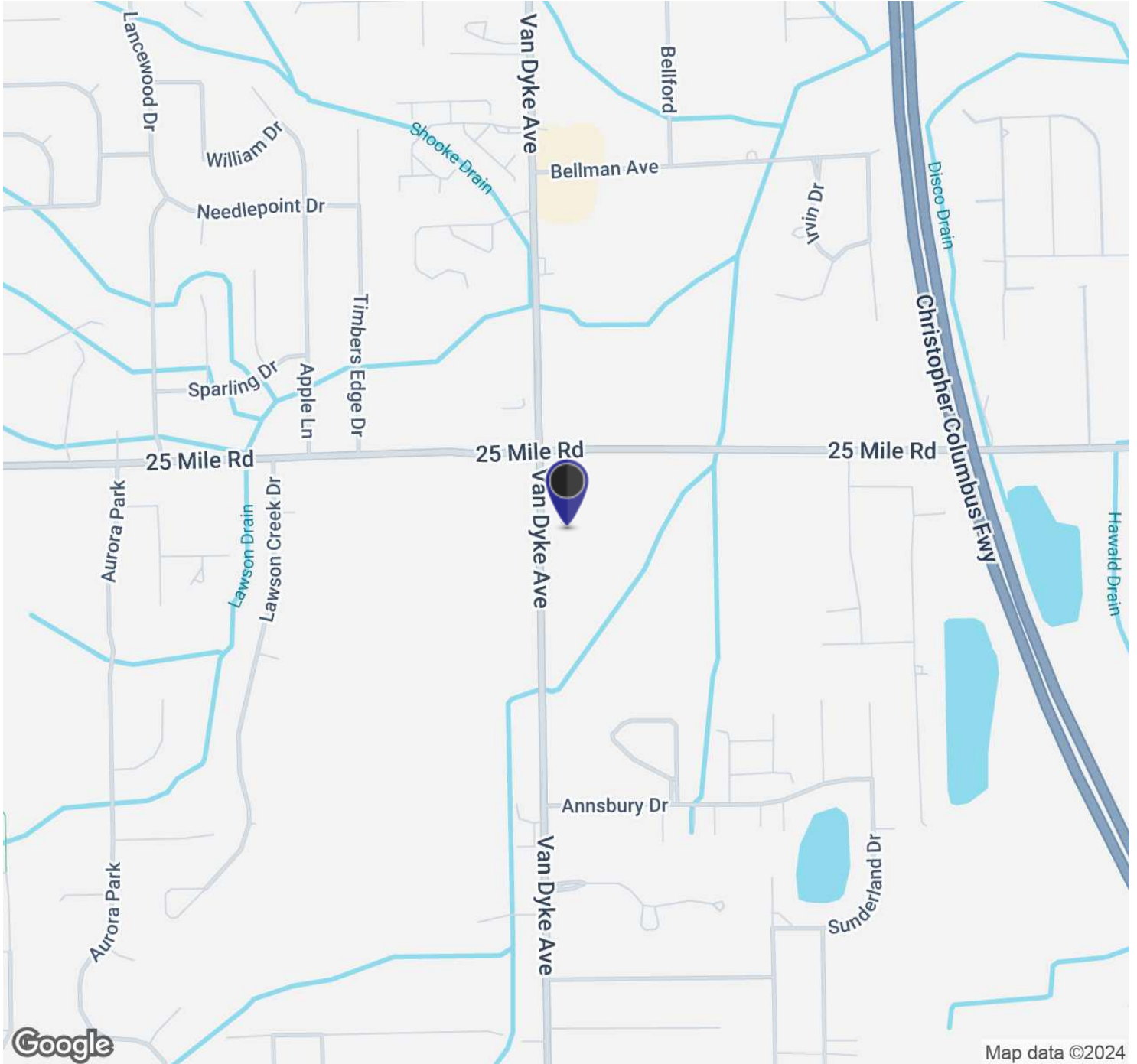
PASQUALE (LINO) SCAMARDELLA
586.263.5111
lino@linorealty.com

MICHAEL SCAMARDELLA
586.263.5111
michael@linorealty.com

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

54844 VAN DYKE AVE

SHELBY TOWNSHIP, MI 48316



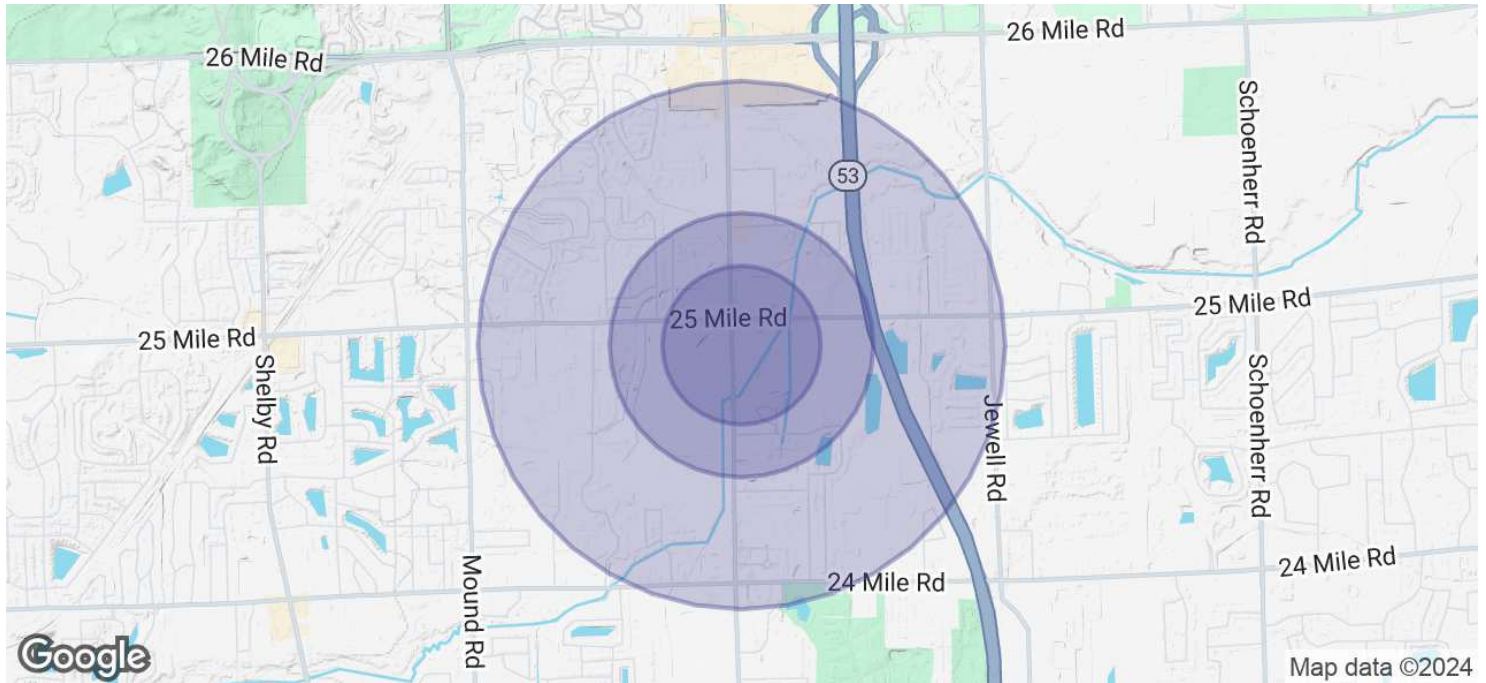
PASQUALE (LINO) SCAMARDELLA
586.263.5111
lino@linorealty.com

MICHAEL SCAMARDELLA
586.263.5111
michael@linorealty.com

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

54844 VAN DYKE AVE

SHELBY TOWNSHIP, MI 48316



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	184	1,432	7,066
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	39	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	71	525	2,588
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$105,482	\$121,752	\$131,451
Average House Value	\$399,163	\$447,261	\$458,273

Demographics data derived from AlphaMap

PASQUALE (LINO) SCAMARDELLA
 586.263.5111
 lino@linorealty.com

MICHAEL SCAMARDELLA
 586.263.5111
 michael@linorealty.com

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