

MULTI TENANT RETAIL CENTER

35372 VAN DYKE AVE, STERLING HEIGHTS, MI 48312



RETAIL PROPERTY FOR SALE



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LOCATION DESCRIPTION

Discover the bustling retail landscape of Sterling Heights, MI, a prime location for thriving businesses. With its proximity to major thoroughfares and bustling shopping centers, the area offers a dynamic environment for retail and street retail investors. Nearby, you'll find the popular Lakeside Mall, a hub of retail activity with a diverse mix of shops and dining options, as well as the Sterling Ponds Shopping Center and Lakeside Plaza, providing ample opportunities for retail success. The area's strong demographics and steady flow of foot traffic make it an ideal destination for businesses looking to establish a prominent presence in this vibrant community.

OFFERING SUMMARY

Sale Price	\$3,482,496
Cap Rate	6.25%
NOI	\$217,656
Tenant	Aspen Dental & Charley's Philly Steaks
Building Size	5,548 SF
Total Lot Size	1.31 Acres
Lease Commencement	See Rent Roll
Lease Expiration	See Rent Roll
Term Remaining	See Rent Roll
Rental Increases	See Rent Roll
Renewal Options	Yes - See Rent Roll
Lease Type	See Rent Roll
Landlord Obligations	Roof & Structure
Roof	Landlord
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

PROPERTY HIGHLIGHTS

- Built in 2020, this 5,548 SF multi-tenant retail center offers investors a modern, low-maintenance asset with strong curb appeal and minimal near-term capital expenditure requirements.
- The property is fully leased to two established tenants with more than 5 years of remaining lease term, providing dependable cash flow and long-term income security.
- Anchored by Aspen Dental, a nationally recognized healthcare provider with over 1,000 locations nationwide, alongside Charleys Cheesesteaks & Wings, a rapidly growing restaurant brand with more than 850 locations globally.
- Tenants are responsible for taxes, insurance, CAM, HVAC, and parking lot maintenance, significantly reducing landlord responsibilities and operating expense exposure.
- Charleys Cheesesteaks & Wings features a contractual 10% rental increase during the primary lease term, providing future NOI growth and inflation protection.
- Situated along Van Dyke Avenue (M-53), one of Macomb County's busiest commercial corridors, the property benefits from exceptional visibility, strong traffic counts, and direct access to major regional thoroughfares.
- Located within a dominant retail trade area featuring major national retailers including Walmart, Meijer, Home Depot, Dollar General, Taco Bell, Panda Express, Mobil, Huntington Bank, and many others that drive consistent consumer traffic.
- The property serves a dense and affluent trade area with more than 8,650 residents and average household incomes exceeding \$82,000 within a one-mile radius.
- The combination of healthcare and quick-service restaurant tenancy provides recession-resistant income streams and reduces reliance on a single retail sector.
- Positioned within one of Metro Detroit's strongest retail markets, benefiting from continued residential growth, established neighborhoods, and sustained consumer demand.

ADDITIONAL PHOTOS

MULTI TENANT RETAIL CENTER



ADDITIONAL PHOTOS

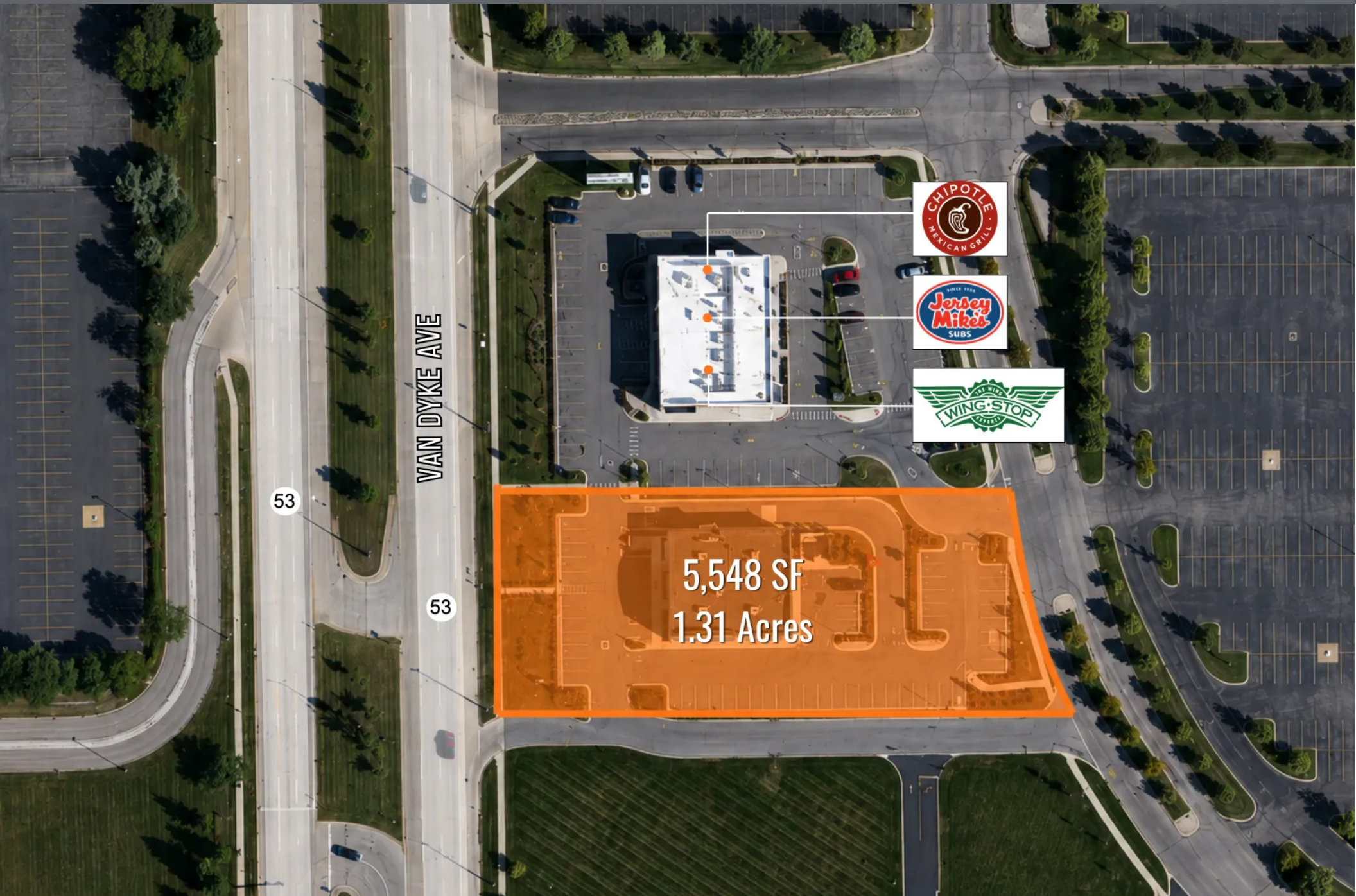
MULTI TENANT RETAIL CENTER



SUITE	TENANT NAME	SIZE SF	LEASE TYPE	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END	TERM REMAINING	OPTIONS
1	Aspen Dental	3,500 SF	NN	63.09%	\$42.00	\$147,000	03/16/2021	09/30/2031	5+ Years	3,5 year
2	Charley's Philly Steaks	2,048 SF	NN	36.91%	\$34.43	\$70,656	7/9/2023	7/31/2033	7+ Years	3,5 year
TOTALS		5,548 SF		100%		\$217,656				

Aspen Dental reflects the rental rate effective 10/01/2026. If closing occurs prior to 10/01/2026, Seller shall provide Buyer with a credit at closing equal to the difference in rent through that date.

Charley's Philly Steaks -10% Increase in Year 6.



RETAILERS MAP

35372 VAN DYKE AVE
STERLING HEIGHTS, MI 48312



DEMOGRAPHICS REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,650	101,468	289,249
Average Age	38.2	40.3	41.9
Average Age (Male)	38.9	39.0	40.4
Average Age (Female)	40.5	41.3	43.5



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,357	38,504	115,729
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$82,115	\$89,531	\$93,993
Average House Value	\$260,914	\$250,947	\$248,351



RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	6,354	77,638	213,693
Total Population - Black	944	8,868	28,897
Total Population - Asian	879	9,319	28,848
Total Population - Hawaiian	0	102	144
Total Population - American Indian	0	84	489
Total Population - Other	119	800	2,567

2023 American Community Survey (ACS)



PRIME RETAIL CORRIDOR

Located on Van Dyke Ave, one of Macomb County's busiest retail corridors with high visibility and strong traffic counts.



STRONG TRADE AREA

Dense residential population with affluent households and excellent demographics.



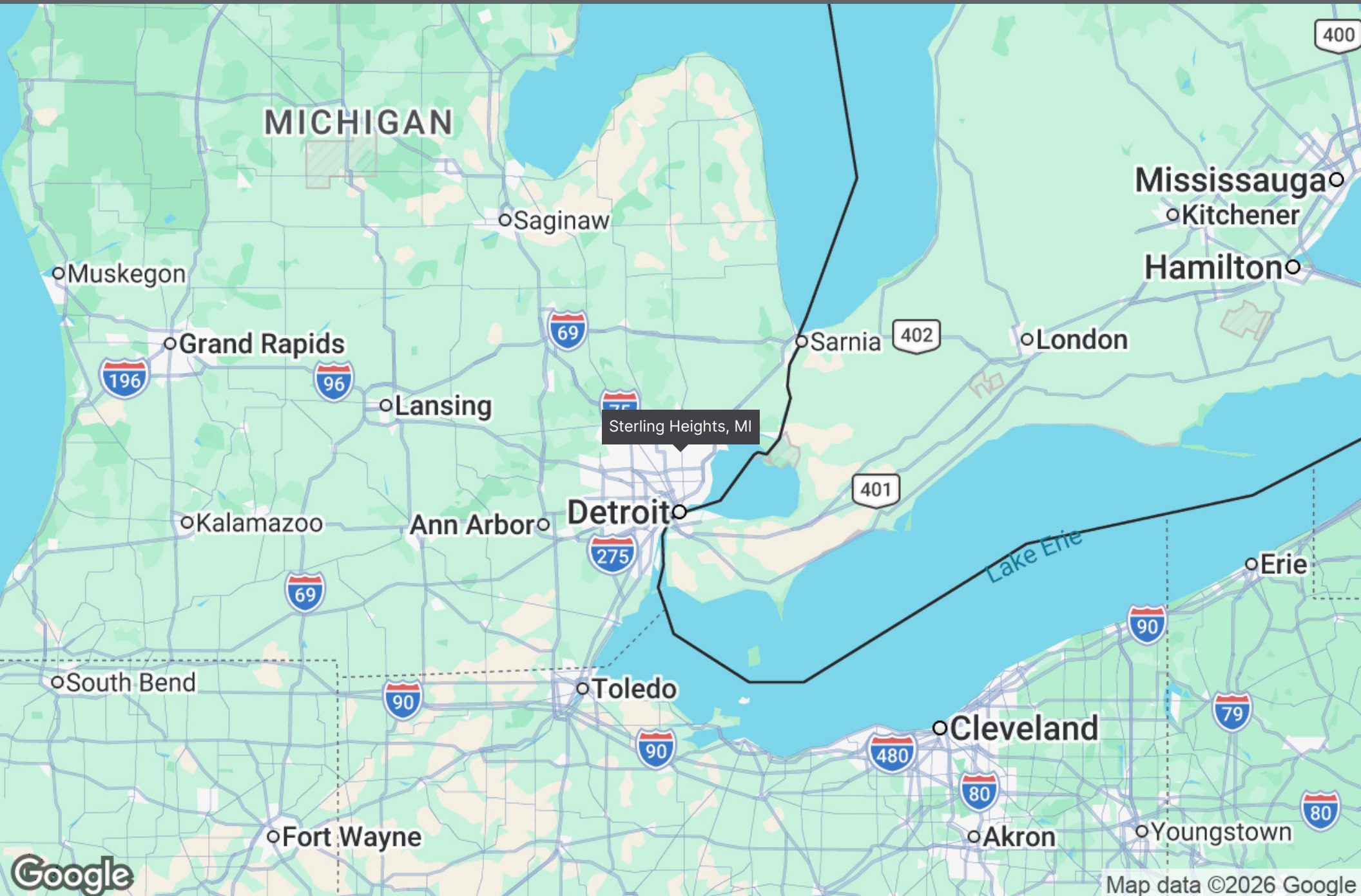
HIGH TRAFFIC & ACCESS

Easy access to major roads including 19 Mile Rd, 17 Mile Rd, Mound Rd, and Dequindre Rd.



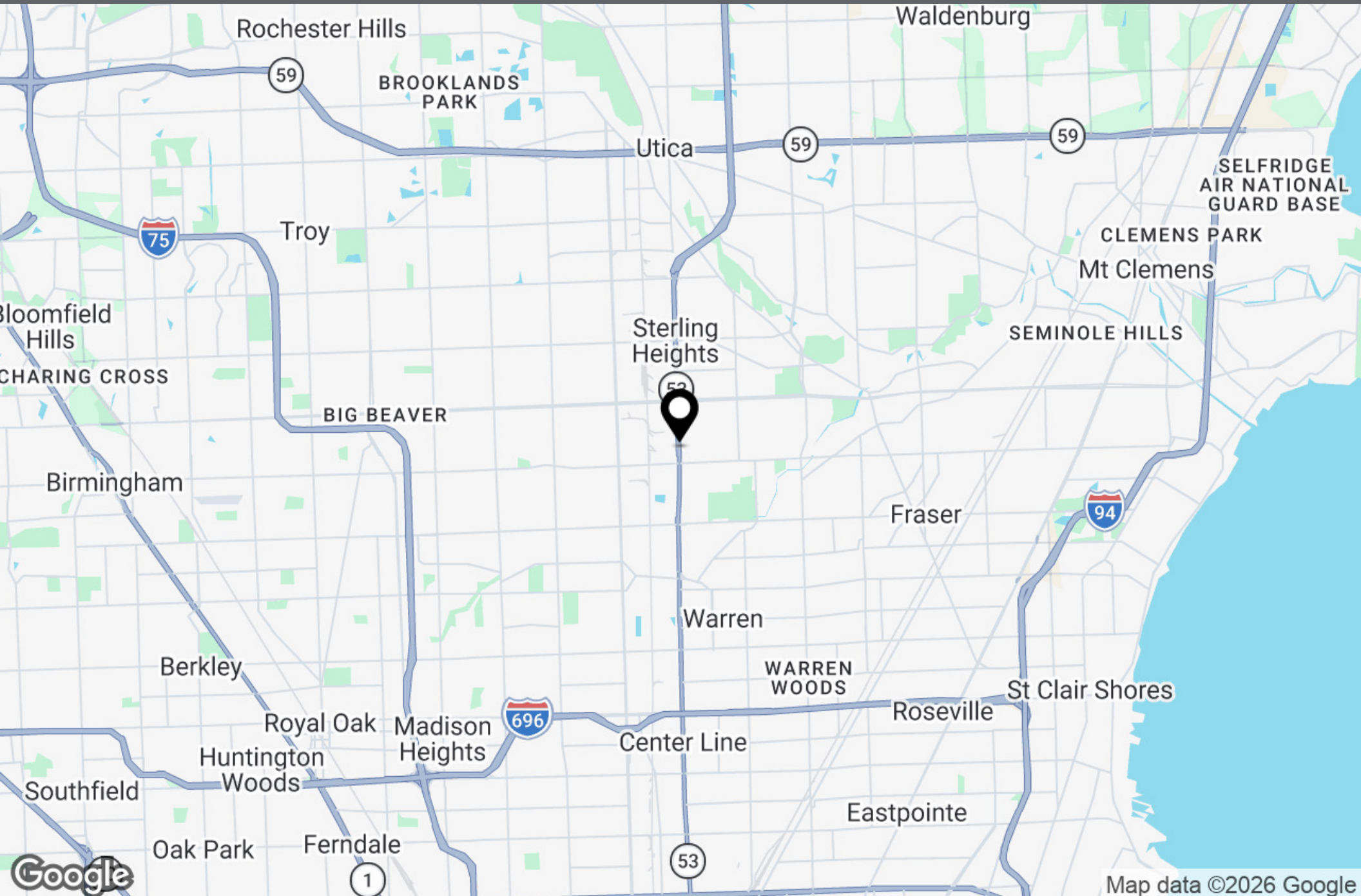
EXCELLENT OPPORTUNITY

Join a thriving retail hub surrounded by national retailers, restaurants, services, and strong community growth.



LOCATION MAP

MULTI TENANT RETAIL CENTER





OVERVIEW

Aspen Dental is one of the nation's largest and most recognized dental service providers, operating hundreds of locations across the United States. The company offers a full range of dental services including preventive, restorative, cosmetic, and emergency care through modern, patient-focused facilities located in high-traffic retail corridors. Known for its strong brand recognition, continued national expansion, and consistent customer demand, Aspen Dental has established itself as a reliable and desirable tenant within the retail sector. Its proven business model and long-term commitment to strategically positioned locations provide strong stability and investment appeal for commercial property owners.

Charleys Cheesesteaks & Wings is a well-known quick-service restaurant brand recognized for its signature cheesesteaks, wings, and fresh-grilled menu offerings. Founded in 1986, the company has expanded to hundreds of locations across the United States and internationally, building a strong reputation within the fast-casual dining industry. With a proven business model, loyal customer base, and strategic presence in high-traffic retail corridors, Charleys continues to experience steady growth and strong brand recognition, making it a desirable and stable tenant for retail investors.

TENANT OVERVIEW

Company:	Aspen Dental
Founded:	1998
Locations:	1000+
Total Revenue:	\$3 B (Annually)
Headquarters:	Chicago, Illinois
Website:	www.aspendental.com

Company:	Charleys
Founded:	1986
Locations:	850
Total Revenue:	\$534 Million (Annually)
Headquarters:	Columbus, Ohio
Website:	www.charleys.com



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