

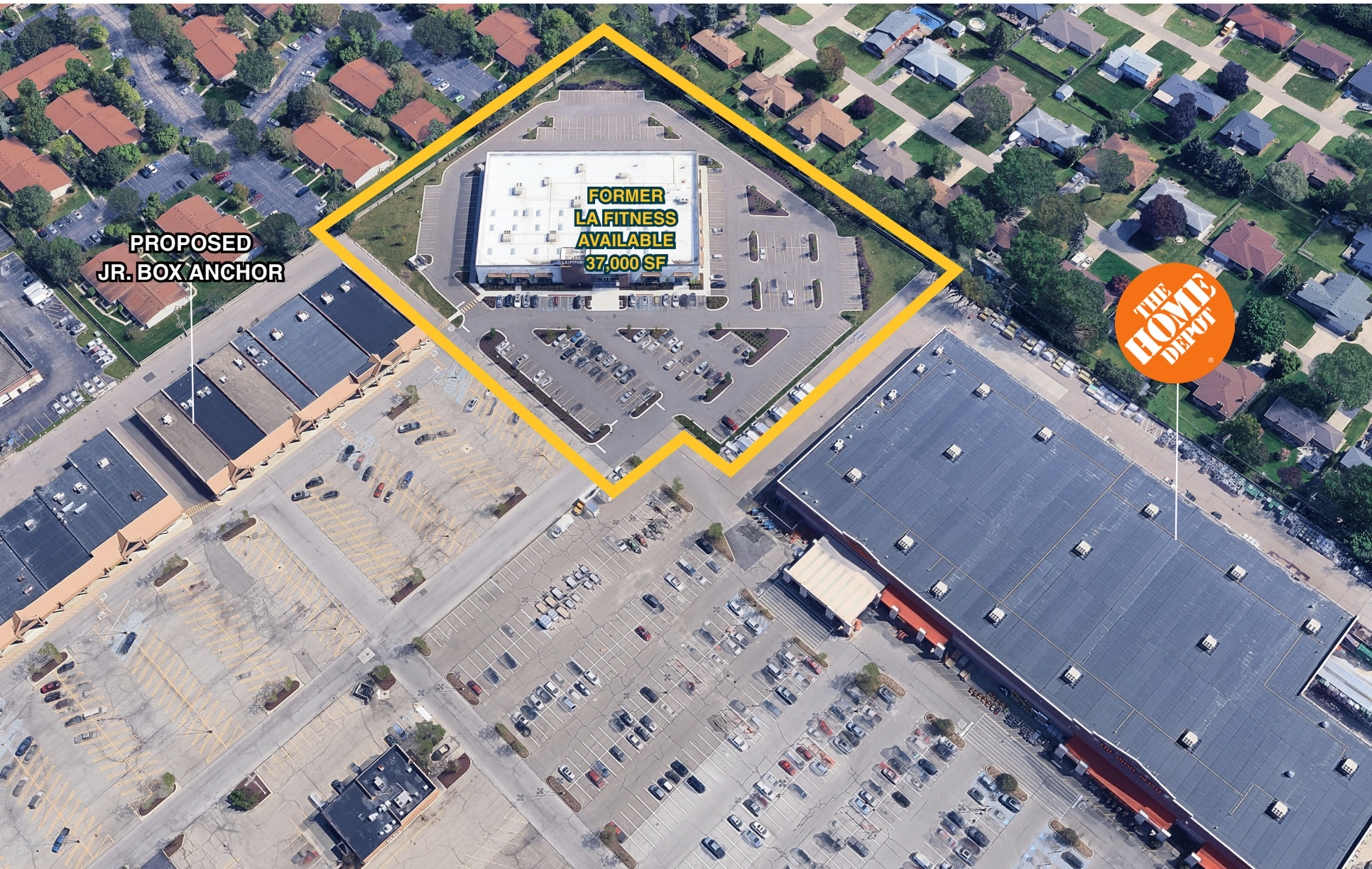
FORMER LA FITNESS



MID-AMERICA®
Real Estate-Michigan, Inc.

37270 Van Dyke Avenue / Sterling Heights, MI

FOR LEASE & SALE



PROPOSED
JR. BOX ANCHOR

FORMER
LA FITNESS
AVAILABLE
37,000 SF



RETAIL OPPORTUNITY

FORMER LA FITNESS



Address

37270 Van Dyke Avenue
Sterling Heights, MI 48312

Availability

18,500 - 37,000 SF

For Lease

Contact Brokers

For Sale

\$9.5M

Area Tenants



Features

Join Home Depot in Crossroads Plaza, located on the northeast corner of 16 Mile and Van Dyke. This recently closed, former LA Fitness, offers a prime new retail opportunity along the Van Dyke Corridor in the heart of Sterling Heights. Crossroads Plaza is a 210,000-square-foot shopping center with access to both Van Dyke Avenue and Metropolitan Parkway (16 Mile Road). The center is planning a major renovation of its existing retail space including new outparcels on the recently recaptured hard corner. Tenants in the center include Home Depot, Applebee's, FedEx, and Dollar Tree.

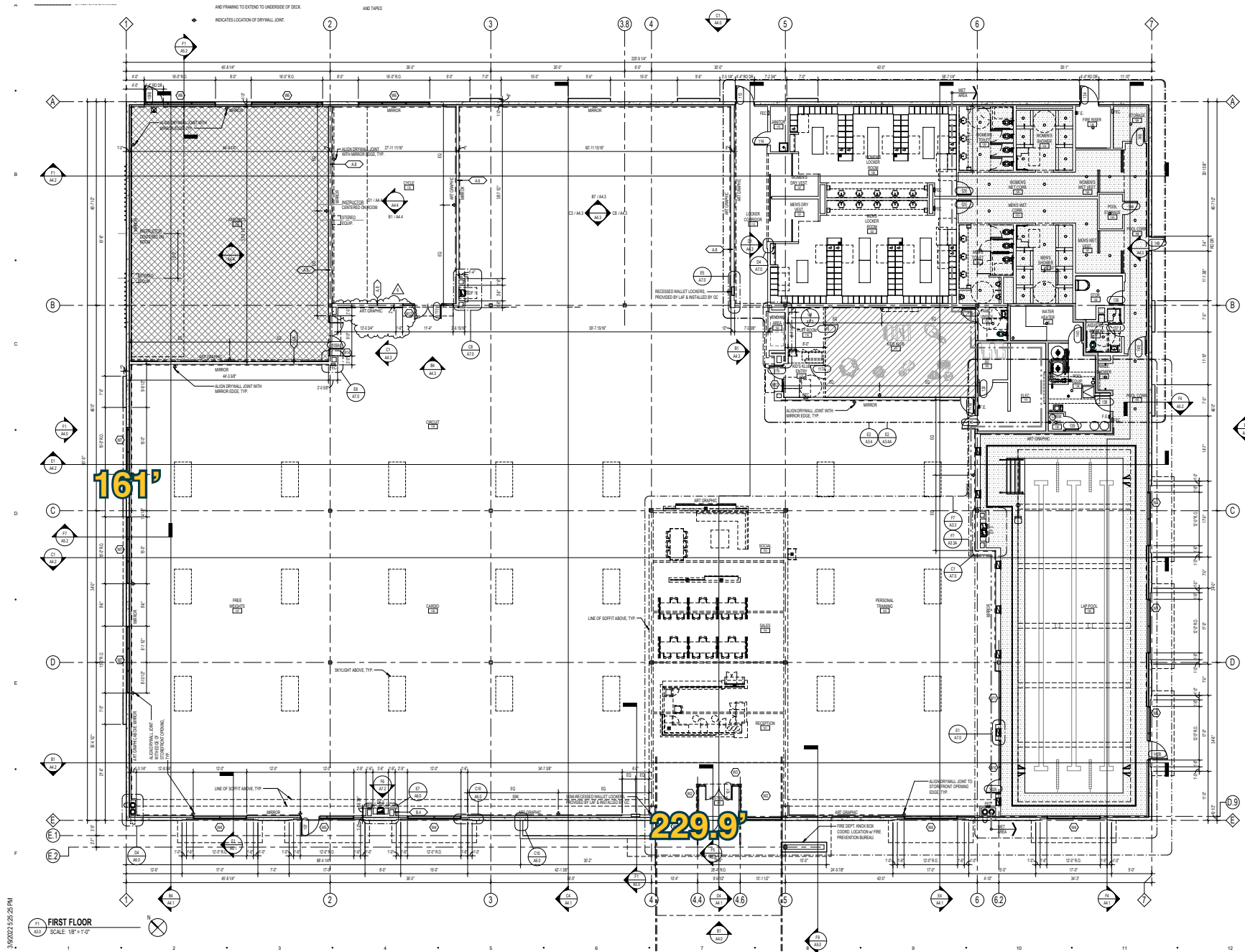
Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	7,799	98,468	284,107
HOUSEHOLDS	3,053	37,695	116,561
AVG HOUSEHOLD INCOME	\$101,194	\$97,339	\$99,482
DAYTIME POPULATION	14,634	93,828	308,773

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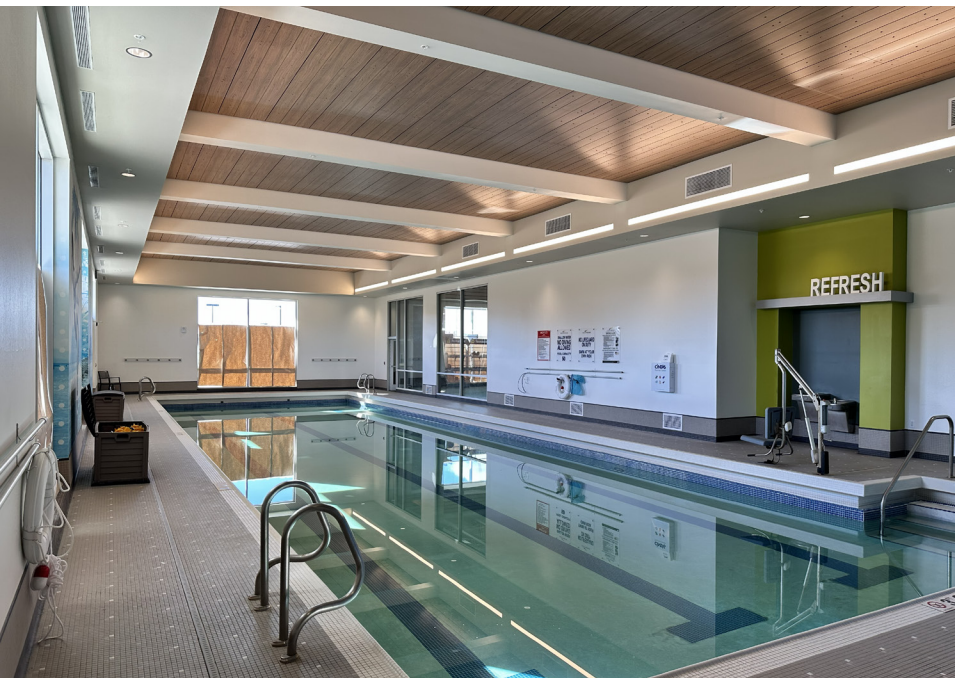
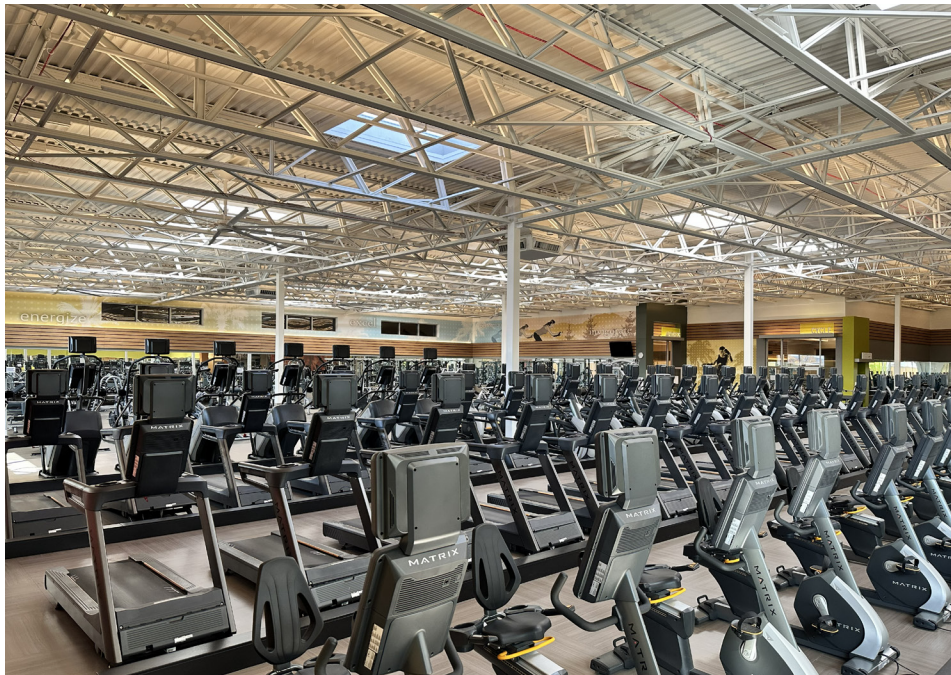


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FLOOR PLAN

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STELLANTIS

Van Dyke Ave

54,424 vpd

THE SALVATION ARMY KUMON
Shogun MR. ZEE
JAPANESE CUISINE RESTAURANT PUGNITUMBA



SITE

THE HOME DEPOT
FEDEx Office
Applebee's DOLLAR TREE
HERDIP'S ORIGINAL CHICKEN SHACK

16 Mile Rd 46,032 vpd

16 Mile Rd 37,625 vpd

tropical CAFE
UBREAKFIX.
Tim Hortons
DWC
HAIR MECHANIX

53,329 vpd

meijer Panera DISCOUNT TIRE
Culver's SONIC Panda Express

Starbucks TACO BELL

Public Storage

CHRYSLER
Sterling Stamping Plant

Google; Accessed 07/14/2025

AERIAL

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