

38200-38210 VAN DYKE AVE  
STERLING HEIGHTS, MICHIGAN

RETAIL FOR SALE OR LEASE  
12,000 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
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## PROPERTY FEATURES

- 12,000 square feet available
- Excellent opportunity to own on Van Dyke Ave
- Ample parking and large monument sign
- Perfect for showroom with some private office
- Contact broker for more details
- Lease Rate: Contact Broker
- Sale Price: \$1,295,000 (\$107.92/sq. ft.)



For more information, please contact:

**RICHARD PIFER**  
(248) 799 3158  
rpifer@signatureassociates.com

**PETER VANDERKAAY**  
(248) 359 3837  
pvanderkaay@signatureassociates.com

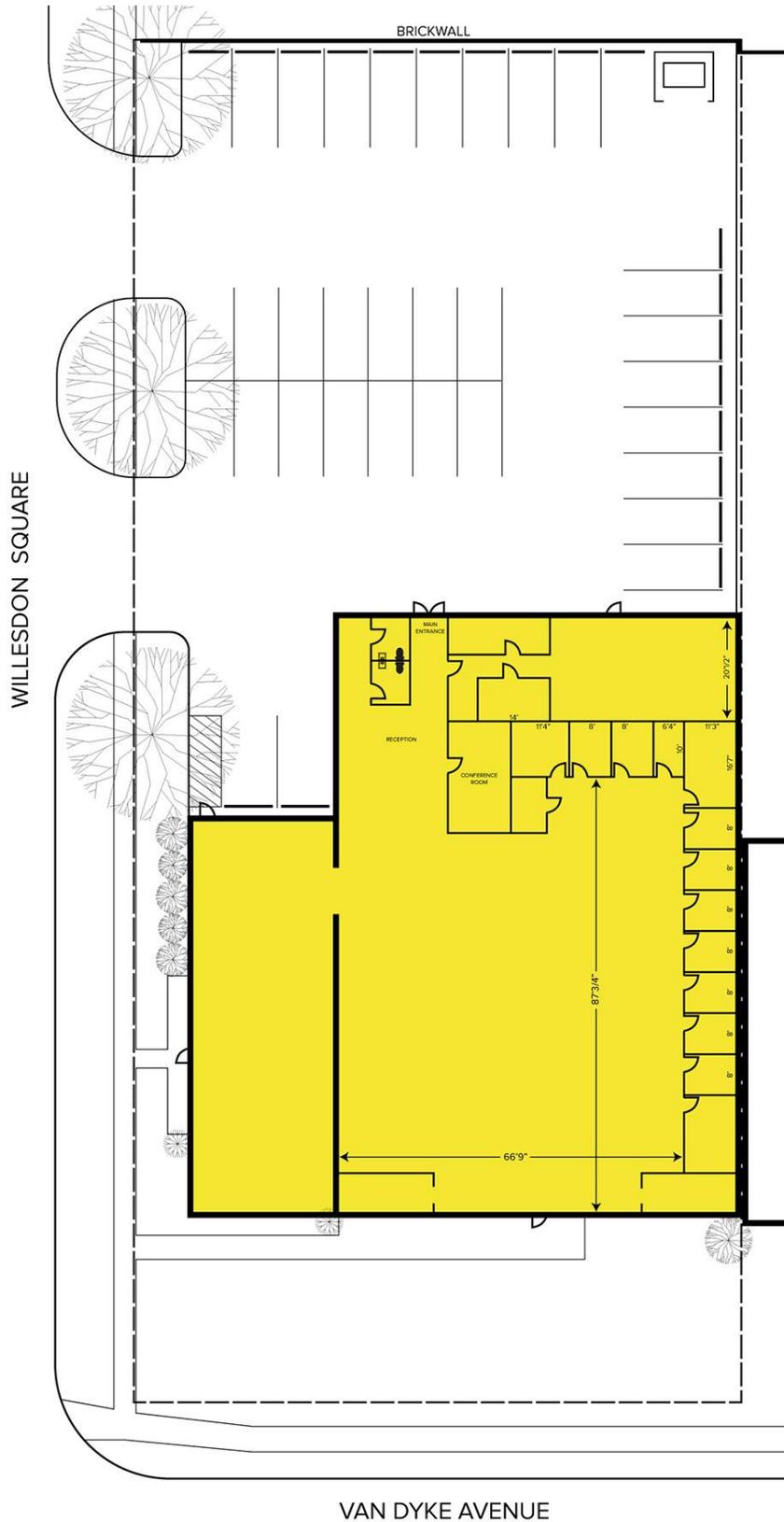
**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

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## Site Plan



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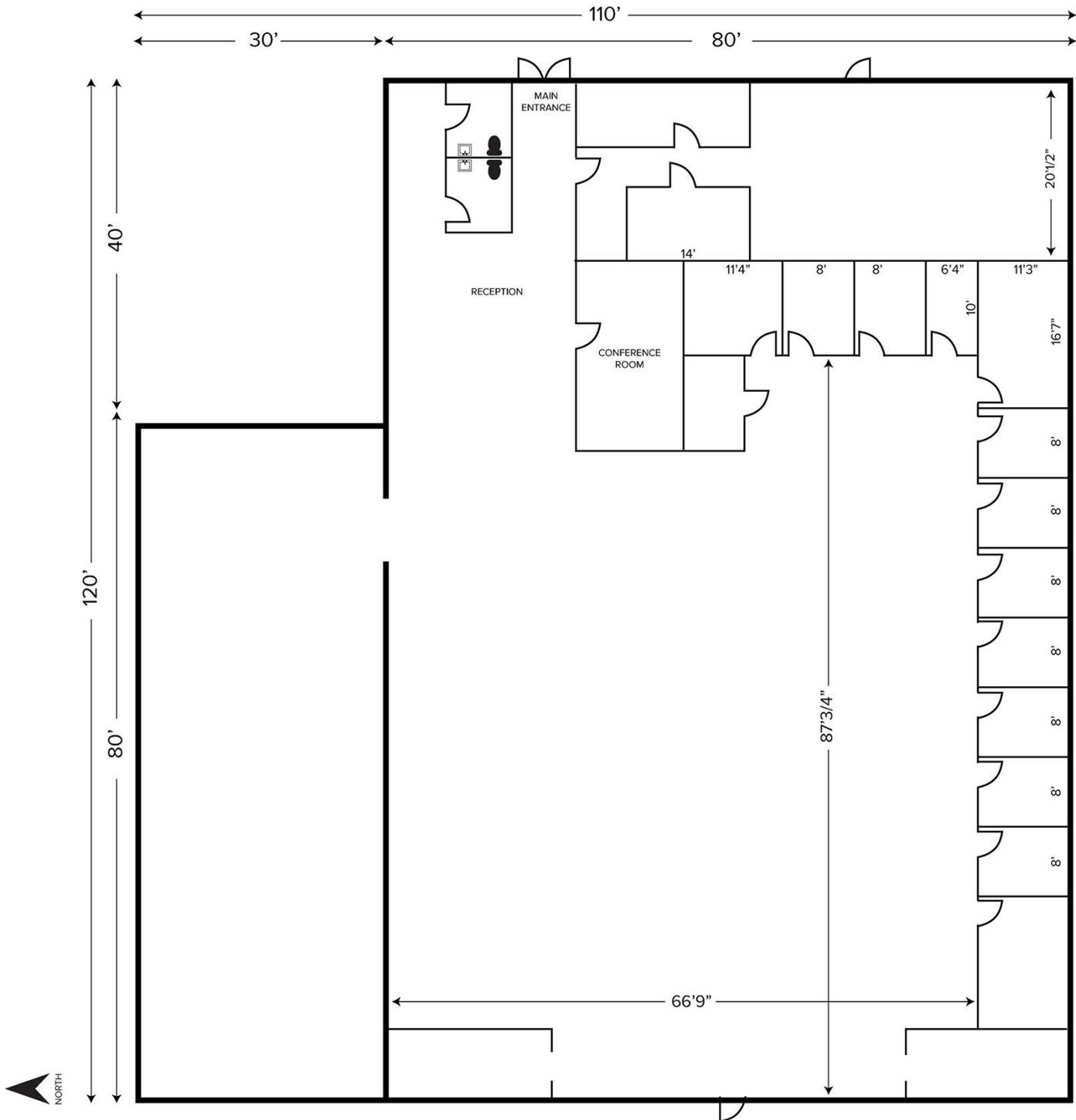
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Floor Plan



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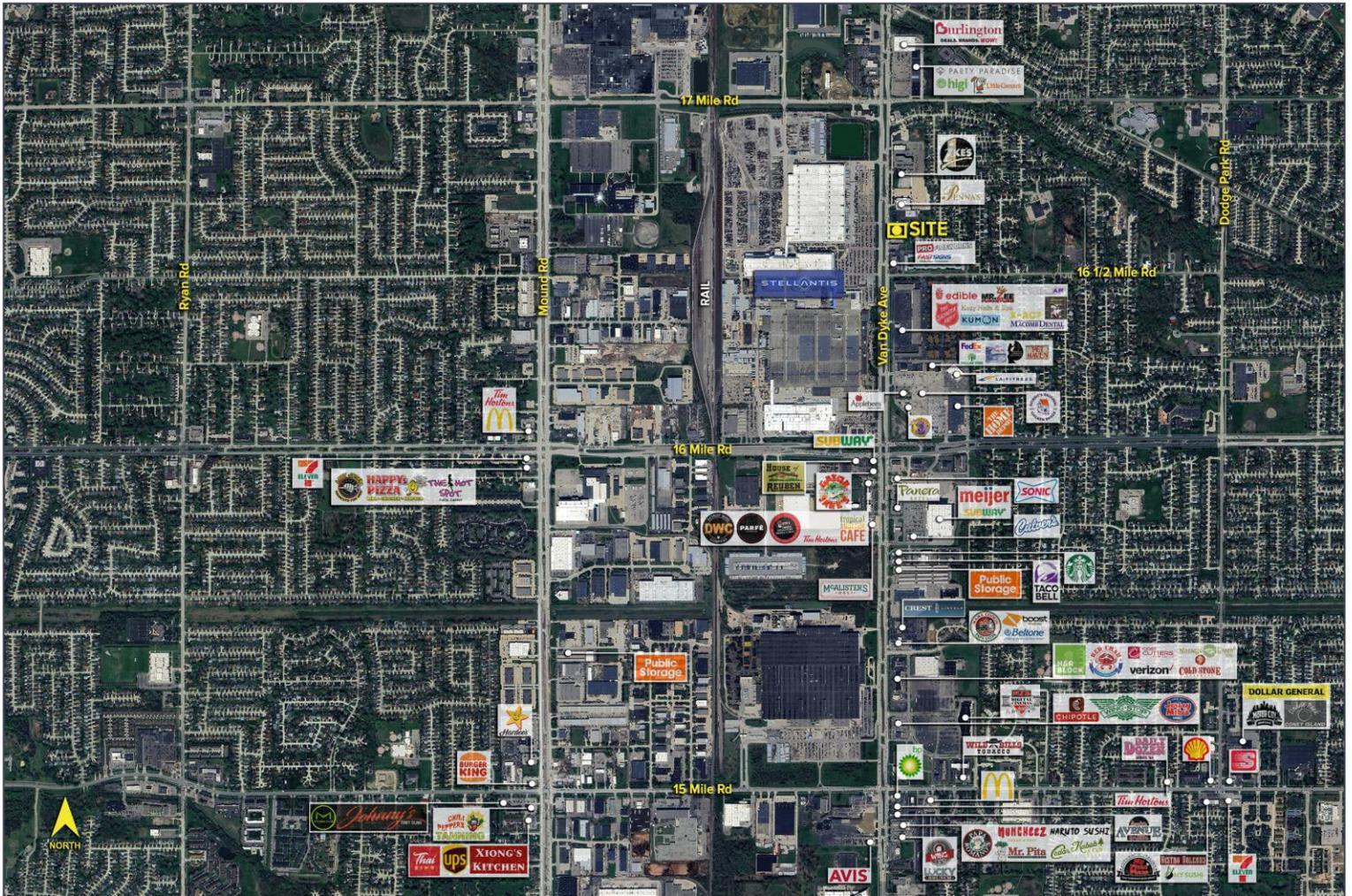


## DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	7,269	\$81,098
3 MILE	95,245	\$81,109
5 MILE	279,349	\$82,807

## TRAFFIC COUNTS (TWO-WAY)

83,696	Van Dyke Ave. N of 17 Mile Rd.
83,187	Van Dyke Ave. S of 17 Mile Rd.
16,415	17 Mile Rd. E of Van Dyke Ave.
26,074	17 Mile Rd. W of Van Dyke Ave.



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