

FOR LEASE

# NEW DEVELOPMENT

NEC VAN DYKE AVE & 30 MILE RD, WASHINGTON TWP, MI

VAN DYKE RD (16,448 CPD)

NEW  
MEDICAL  
FACILITY

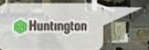
FUTURE  
RETAIL

RETENTION  
POND

NEW  
ELDER FORD  
CAR DEALERSHIP

VAN DYKE AVE (36,928 CPD)

30 MILE RD



# PROPERTY DETAILS

<b>LOCATION:</b>	NEC Van Dyke Ave & 30 Mile Rd Washington Twp, MI 48095	
<b>PROPERTY TYPE:</b>	Vacant Land	
<b>DATE AVAILABLE:</b>	Immediately	
<b>RENT:</b>	Contact Broker	
<b>AVAILABLE SPACE:</b>	Strip Center Space:	Starting at 1,200 SF
	Anchor Space:	Up to 102,450 SF
<b>LOT SIZE:</b>	27.75 AC	
<b>ZONING:</b>	General Commercial/Retail	
<b>TRAFFIC COUNT:</b>	Van Dyke Rd (16,448 CPD) Van Dyke Ave (36,928 CPD)	

## HIGHLIGHTS

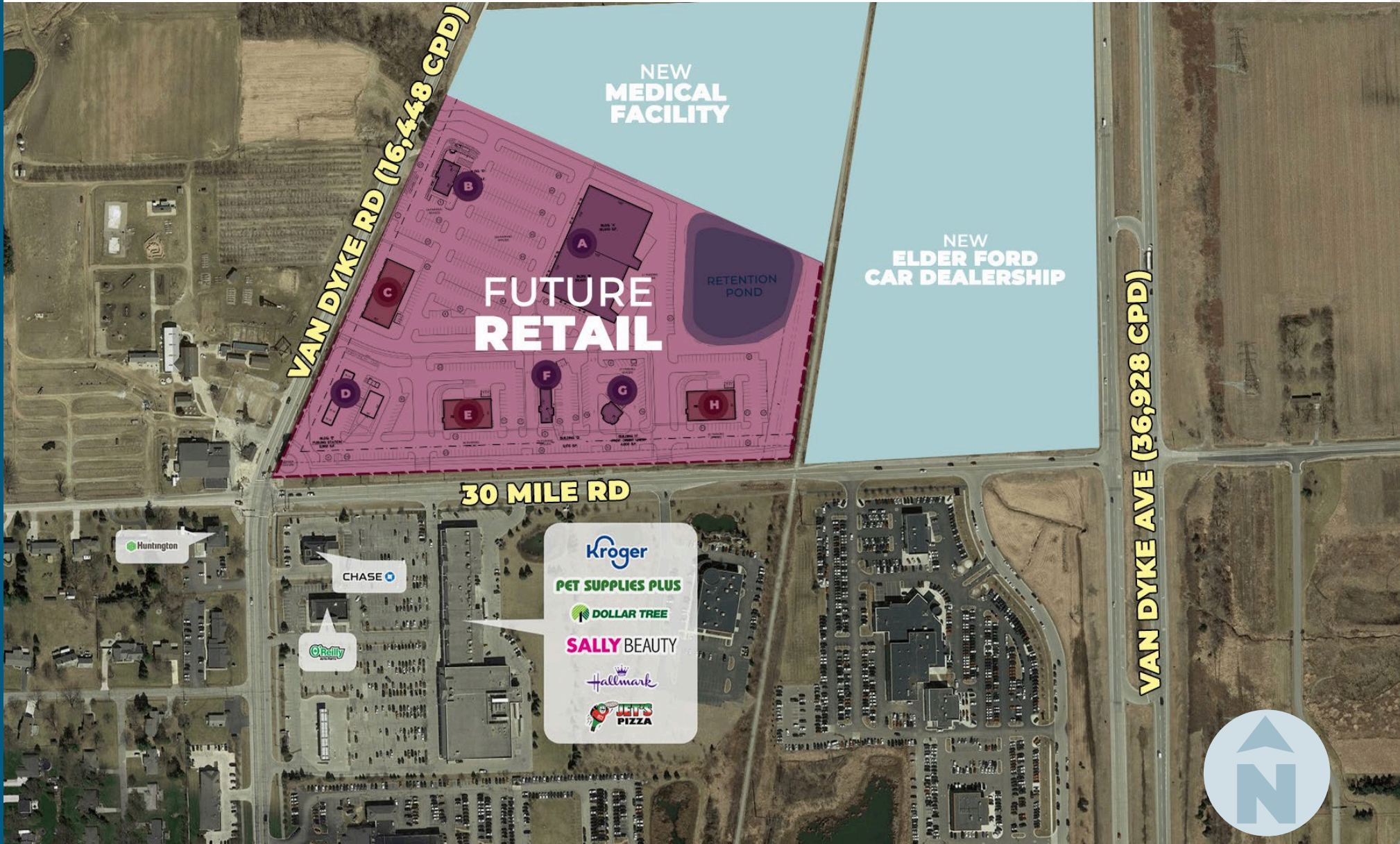
- Rare 27.75 AC Parcel
- Located on the NEC of Van Dyke Ave & 30 Mile Rd
- One of the Best Remaining Parcels in Macomb County
- Project includes Big-Box Components & Outlots
- Easy access from Van Dyke Fwy & 30 Mile Rd

EXCLUSIVELY LISTED BY:



**LOUIS J.  
CIOTTI**  
Managing Director  
[lcriotti@landmarkeres.com](mailto:lcriotti@landmarkeres.com)  
248 488 2620

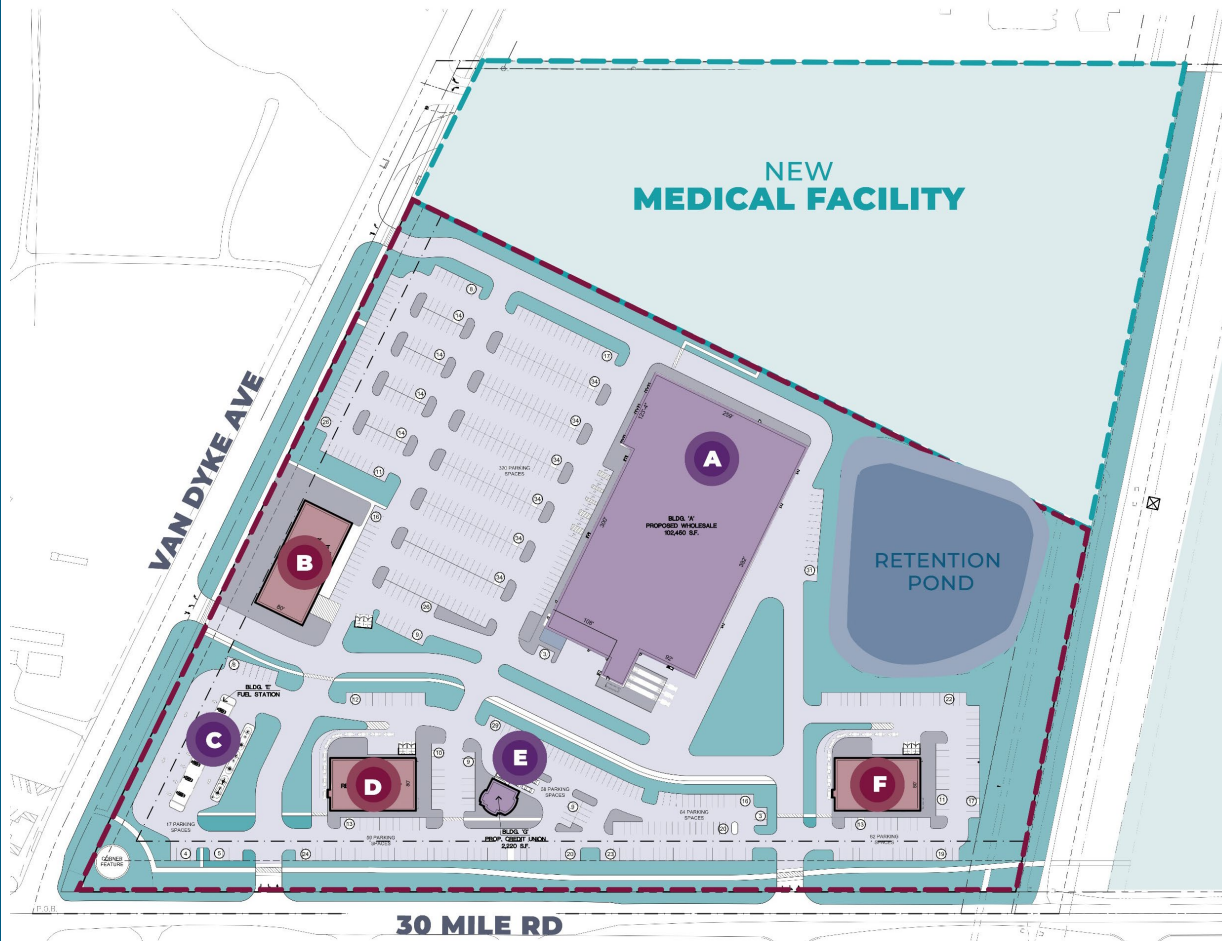
# MICRO AERIAL



# MACRO AERIAL



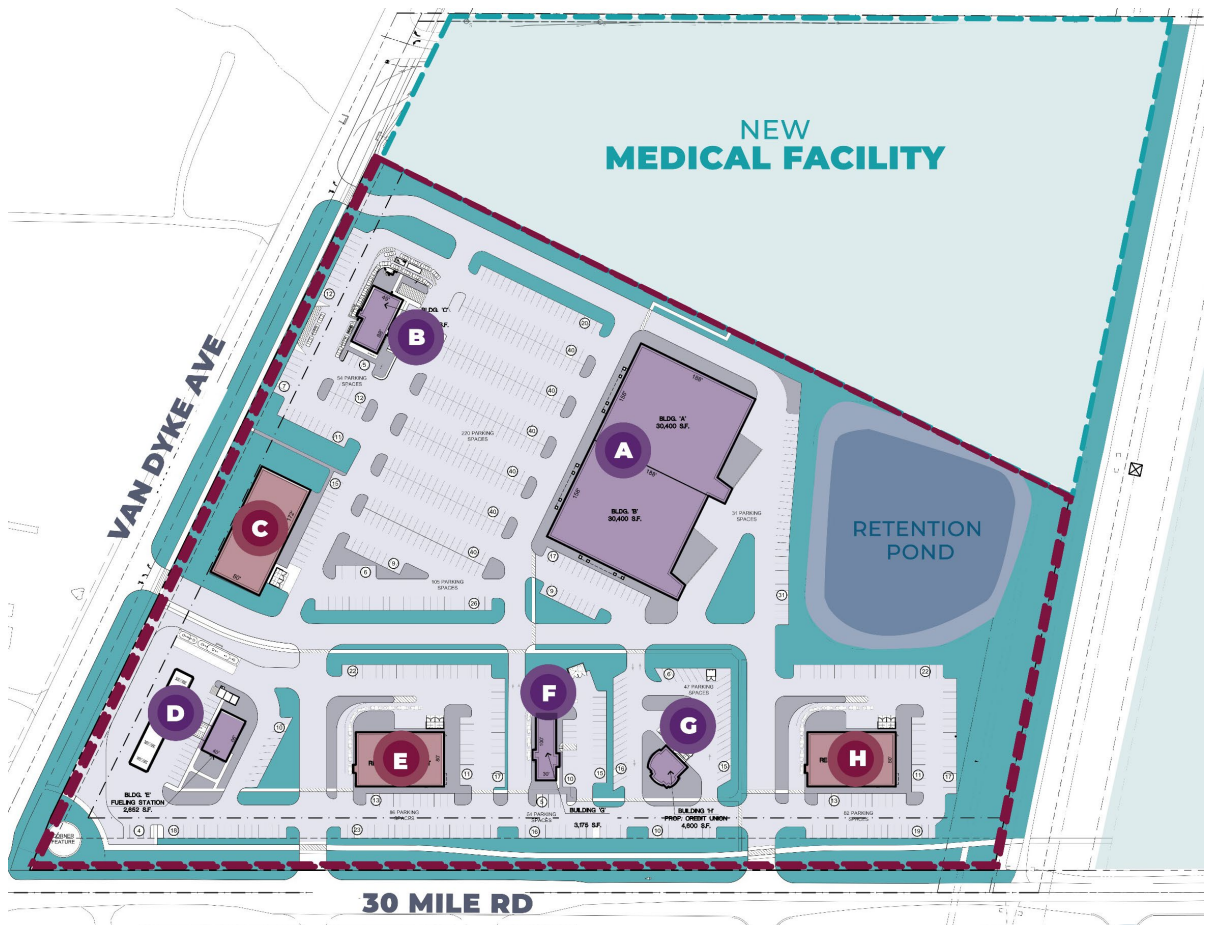
# SITE PLAN | CONCEPT 1



## NEC VAN DYKE AVE & 30 MILE RD

- A** PROPOSED BIG-BOX  
102,450 SF
- B** MULTI-TENANT  
RETAIL/OFFICE/DRIVE-THRU  
13,760 SF
- C** FUEL STATION
- D** RETAIL/RESTAURANT/DRIVE-THRU  
10,400 SF
- E** PROPOSED CREDIT UNION/DRIVE-THRU  
2,200 SF
- F** PROPOSED RETAIL/DRIVE-THRU  
10,400 SF

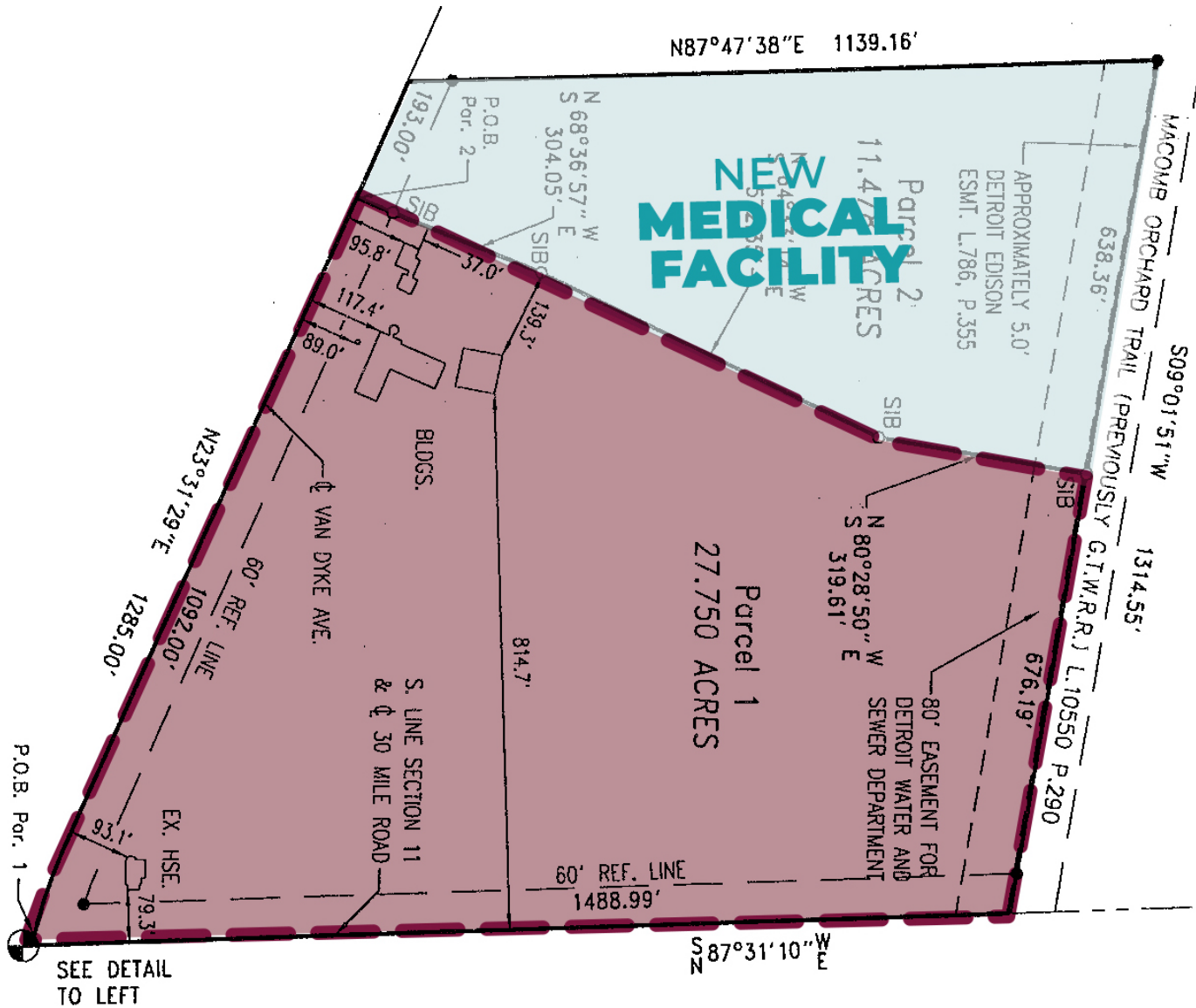
# SITE PLAN | CONCEPT 2



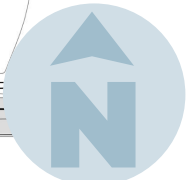
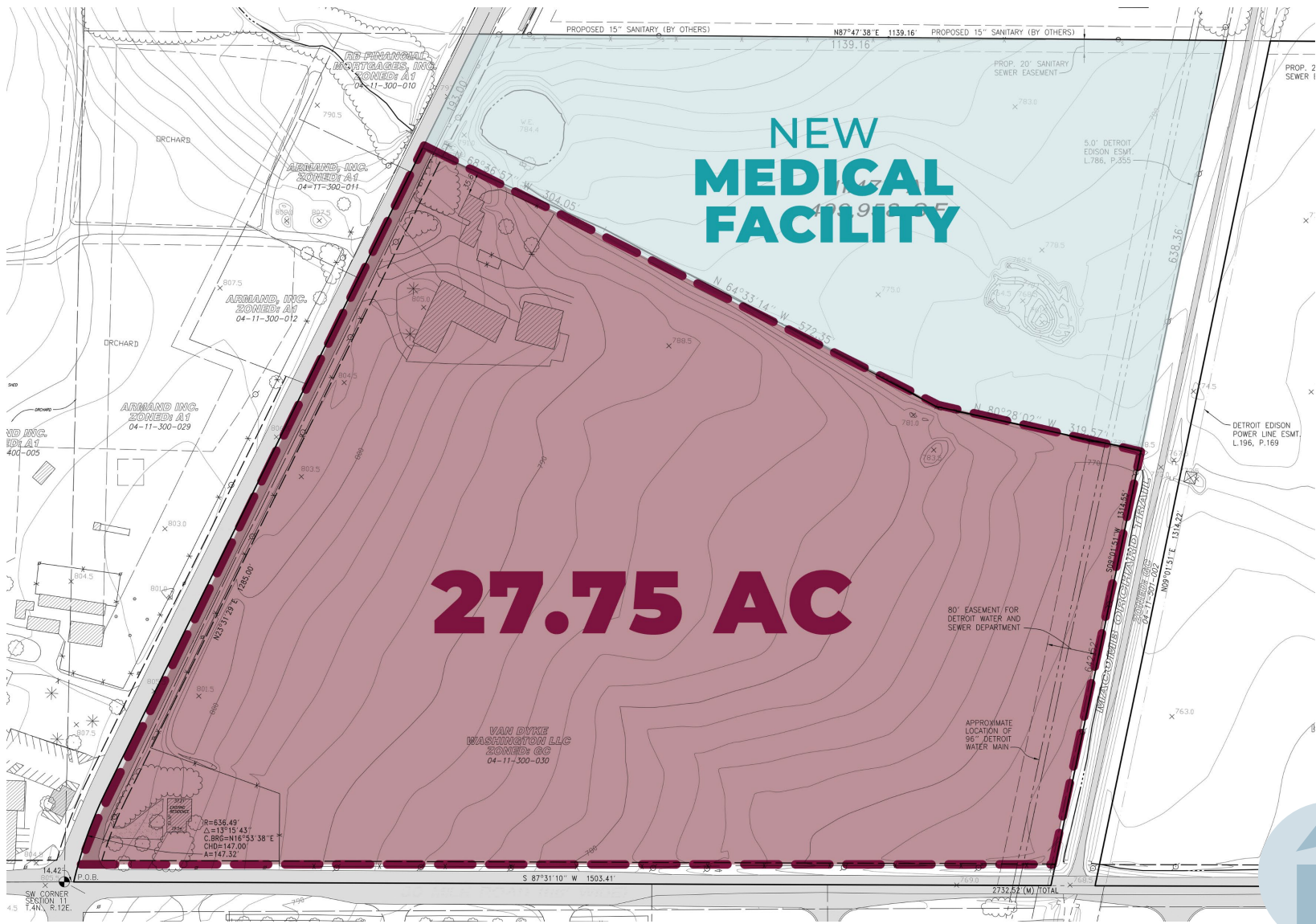
## NEC VAN DYKE AVE & 30 MILE RD

- A** PROPOSED BIG-BOX  
60,800 SF
- B** QSR W/DRIVE-THRU
- C** MULTI-TENANT  
(RETAIL/OFFICE/DRIVE-THRU)  
13,760 SF
- D** FUEL STATION
- E** RETAIL/RESTAURANT/DRIVE-THRU  
10,400 SF
- F** QSR W/DRIVE-THRU
- G** PROPOSED CREDIT UNION/DRIVE-THRU  
2,220 SF
- H** PROPOSED RETAIL/DRIVE-THRU  
10,400 SF

# SURVEY

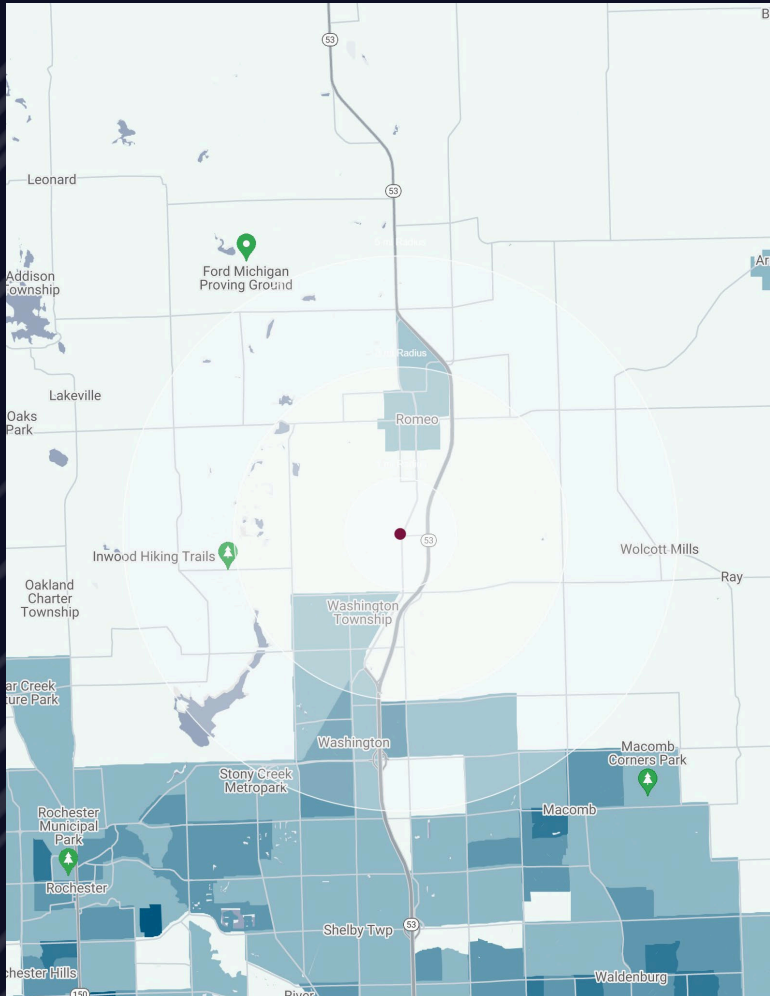


# SURVEY





# DEMOGRAPHICS



**NEC VAN DYKE AVE & 30 MILE RD**  
 NEC Van Dyke Ave & 30 Mile Rd,  
 Washington Twp, MI

# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2022 Estimated Population	1,340	18,539	43,468
2027 Projected Population	1,403	19,338	45,433
2020 Census Population	1,328	18,720	43,657
2010 Census Population	1,185	16,630	38,564
Projected Annual Growth 2022 to 2027	0.9%	0.9%	0.9%
Historical Annual Growth 2010 to 2022	1.1%	1.0%	1.1%
<b>HOUSEHOLDS</b>			
2022 Estimated Households	518	7,124	16,480
2027 Projected Households	551	7,568	17,581
2020 Census Households	510	7,176	16,535
2010 Census Households	443	6,252	14,181
Projected Annual Growth 2022 to 2027	1.3%	1.2%	1.3%
Historical Annual Growth 2010 to 2022	0.1%	-	-
<b>RACE</b>			
2022 Est. White	89.1%	87.4%	86.7%
2022 Est. Black	2.6%	3.2%	3.2%
2022 Est. Asian or Pacific Islander	2.2%	1.5%	1.9%
2022 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2022 Est. Other Races	6.1%	7.7%	7.9%
<b>INCOME</b>			
2022 Est. Average Household Income	\$105,612	\$125,246	\$121,200
2022 Est. Median Household Income	\$85,377	\$92,668	\$92,291
2022 Est. Per Capita Income	\$40,925	\$48,217	\$46,007
<b>BUSINESS</b>			
2022 Est. Total Businesses	206	651	1,448
2022 Est. Total Employees	3,205	6,309	15,173

## CONTACT US



**LOUIS J.  
CIOTTI**  
Managing Director  
[lcotti@landmarkcres.com](mailto:lcotti@landmarkcres.com)  
248 488 2620

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200  
Farmington Hills, MI 48334  
248.488.2620  
[landmarkcres.com](http://landmarkcres.com)

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.