

## OFFICE PROPERTY FOR LEASE

2,526 SF Dental/Medical/Office Space  
Immediately Available in Sterling Heights

42370 VAN DYKE AVE  
STERLING HEIGHTS, MI 48314



Medical or office conversion possible

Ample parking - well-maintained and well-lit lot

Generous build-out allowance



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

# SALVATI PROFESSIONAL BUILDING

42370 VAN DYKE AVE, STERLING HEIGHTS, MI

// EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	2,526 SF
Building Size:	14,009 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Zoning:	Commercial
Year Built:	1979
Year Renovated:	2020
Lot Size:	1.51 Acres
Market:	Detroit
Submarket:	Macomb West
Traffic Count:	30,000 on Van Dyke

## PROPERTY OVERVIEW

This newly renovated professional medical/office building is now under new ownership and is professionally managed and maintained. The building consists of (1) one 2,526 SF vacancy, which has been freshly demoed and ready for new tenant construction. New ownership will finish/improve suite to suit.

## LOCATION OVERVIEW

This attractive medical building is located on the east side of Van Dyke Ave, just south of 19 Mile Road in an area surrounded by single-family residential neighborhoods and apartment communities. Nearby places of interest include Beaumont Hospital of Troy, Henry Ford Macomb Hospital, Beaumont Urgent Care, The Mall at Partridge Creek, Lakeside Mall, several golf courses, and an abundance of retail, fast food and dining establishments on Hall Road/M-59.

## PROPERTY HIGHLIGHTS

- Medical or office conversion possible
- Ample parking - well-maintained and well-lit lot
- Generous build-out allowance

FOR MORE INFORMATION CONTACT:

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# SALVATI PROFESSIONAL BUILDING

42370 VAN DYKE AVE, STERLING HEIGHTS, MI

// AVAILABLE SPACES

**LEASE TYPE** | NNN      **TOTAL SPACE** | 2,526 SF      **LEASE TERM** | Negotiable      **LEASE RATE** | \$15.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
42370 Van Dyke Ave, Suite 103	Available	2,526 SF	NNN	\$15.00 SF/yr

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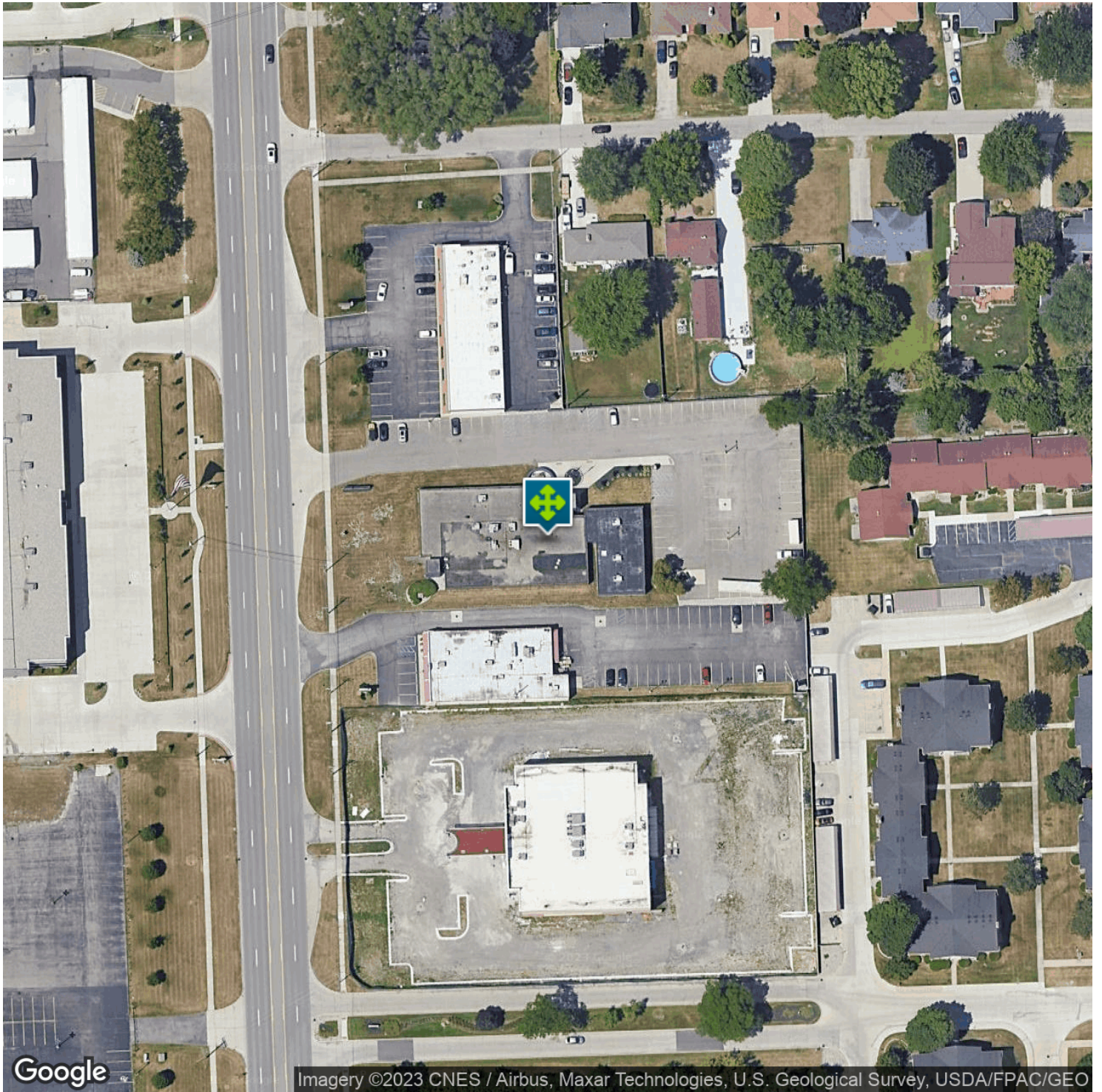
// RETAILER MAP



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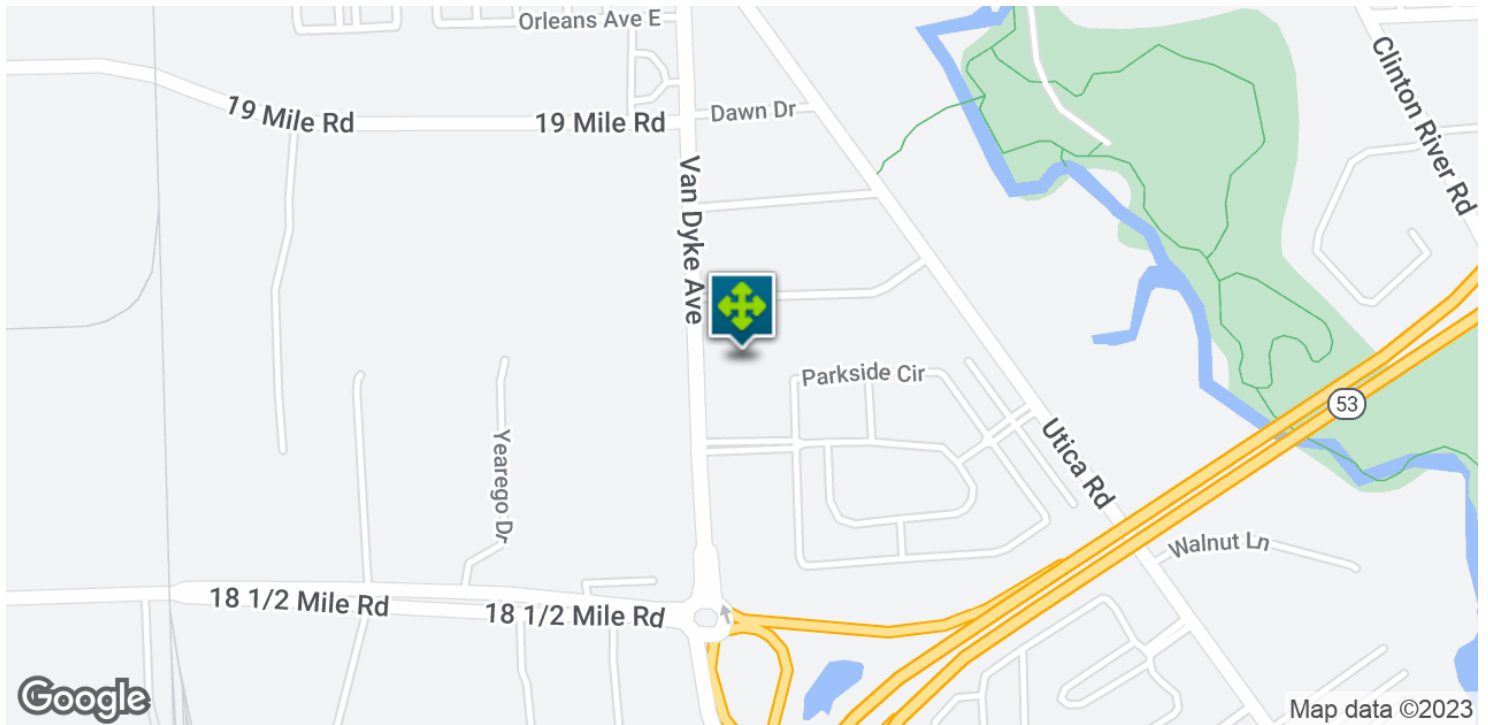
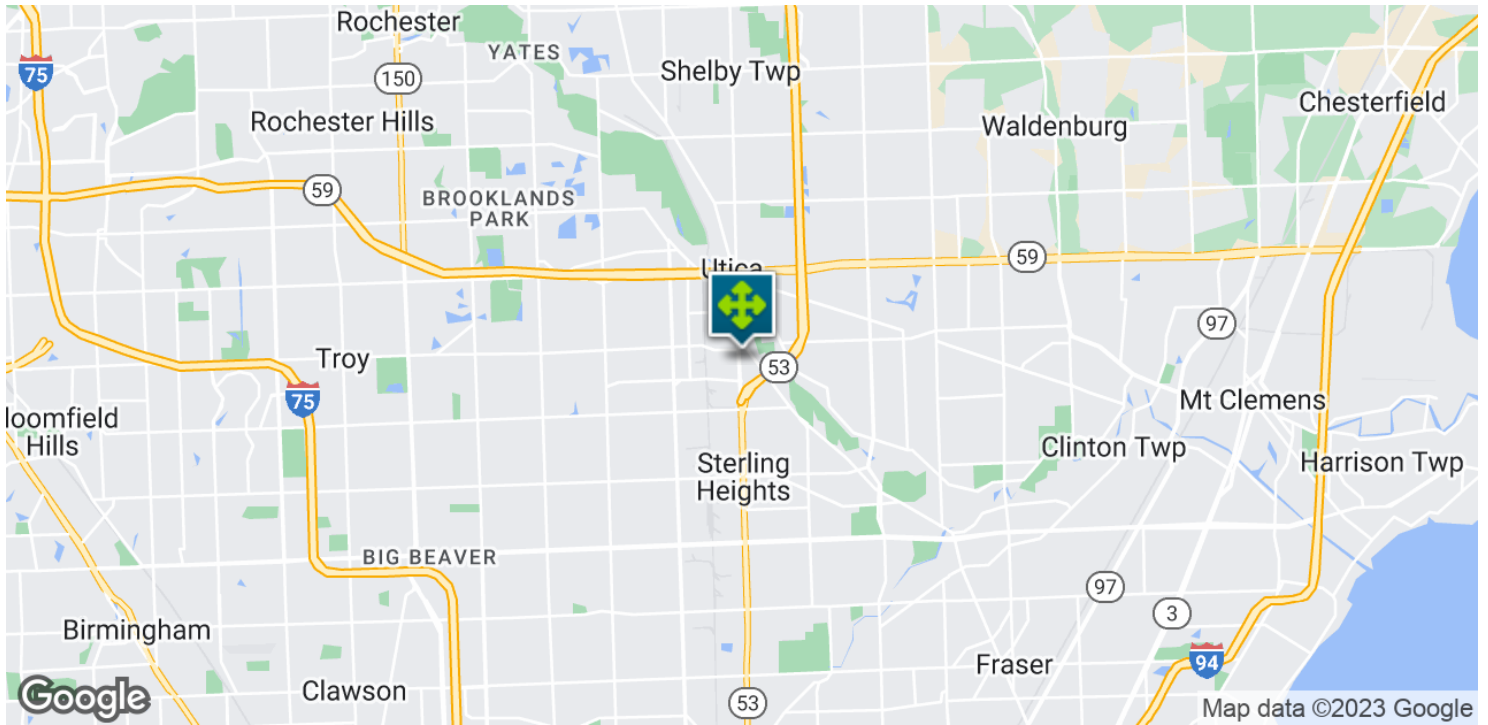
// AERIAL MAP



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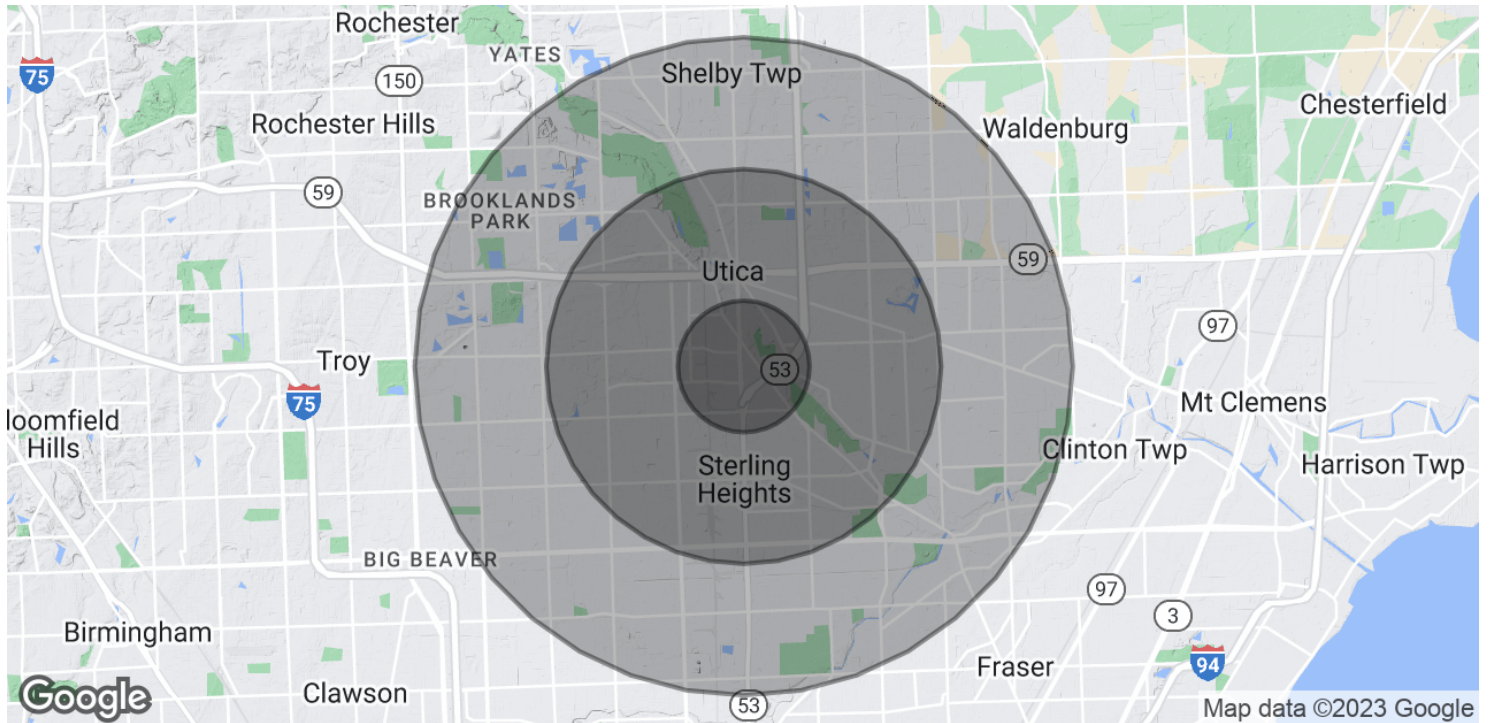
// LOCATION MAP



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// DEMOGRAPHICS MAP &amp; REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,394	83,472	245,676
Average age	35.6	38.1	39.7
Average age (Male)	34.5	36.9	38.0
Average age (Female)	36.7	39.6	41.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,327	32,033	95,268
# of persons per HH	2.5	2.6	2.6
Average HH income	\$55,108	\$66,990	\$69,908
Average house value	\$149,207	\$184,285	\$192,998

\* Demographic data derived from 2020 ACS - US Census