

22825, 22831 & 22835
VAN DYKE AVENUE
WARREN, MICHIGAN

RETAIL FOR SALE OR LEASE
1,470 - 4,410 Square Feet Available



**SIGNATURE
ASSOCIATES**
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PROPERTY FEATURES

- 4,410 square feet available
- (3) units available – each unit is approximately 1,470 square feet
- Zoned C-2
- 12' clear height
- Lease Rate: \$1,500/month per unit
- Sale Price: \$395,000 (\$89.57/sq. ft.)



For more information, please contact:

JOE STACK
(248) 359 0615
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CHRIS MONSOUR
(248) 948 0107
cmonsour@signatureassociates.com

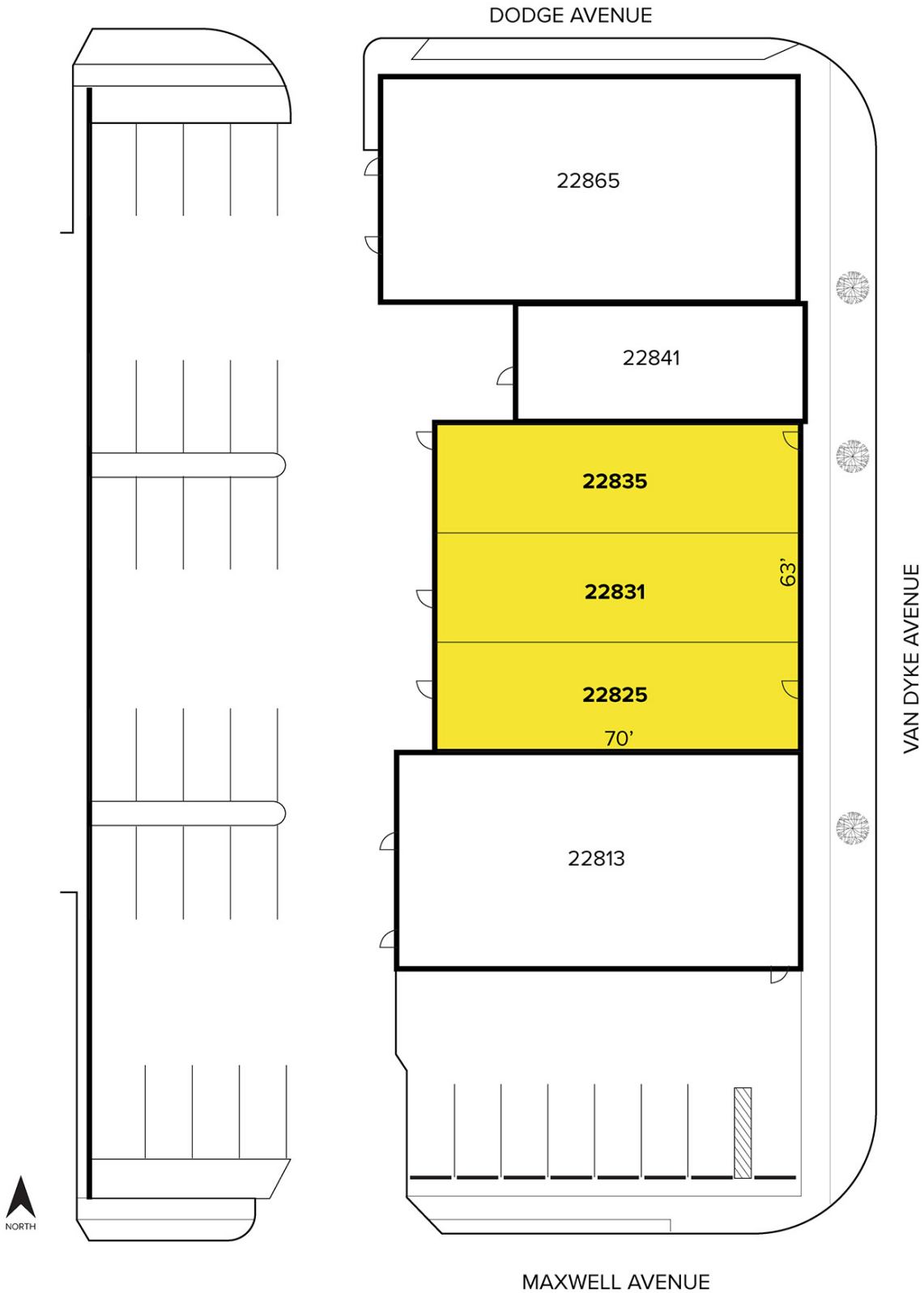
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

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Site Plan



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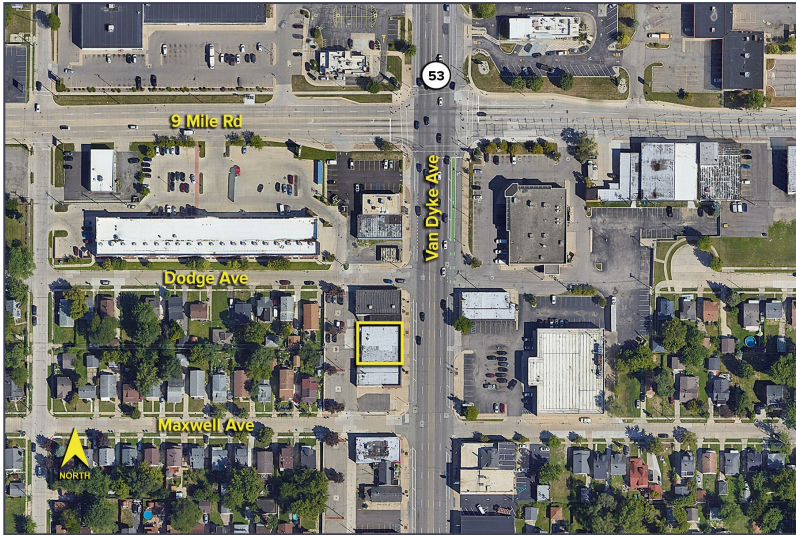
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	16,915	\$52,330
3 MILE	123,861	\$54,978
5 MILE	367,299	\$58,285

TRAFFIC COUNTS (TWO-WAY) 2022

21,455	Van Dyke Ave. N of 9 Mile Rd.
20,350	Van Dyke Ave. S of 9 Mile Rd.
14,220	9 Mile Rd. E of Van Dyke Ave.
15,275	9 Mile Rd. W of Van Dyke Ave.



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