

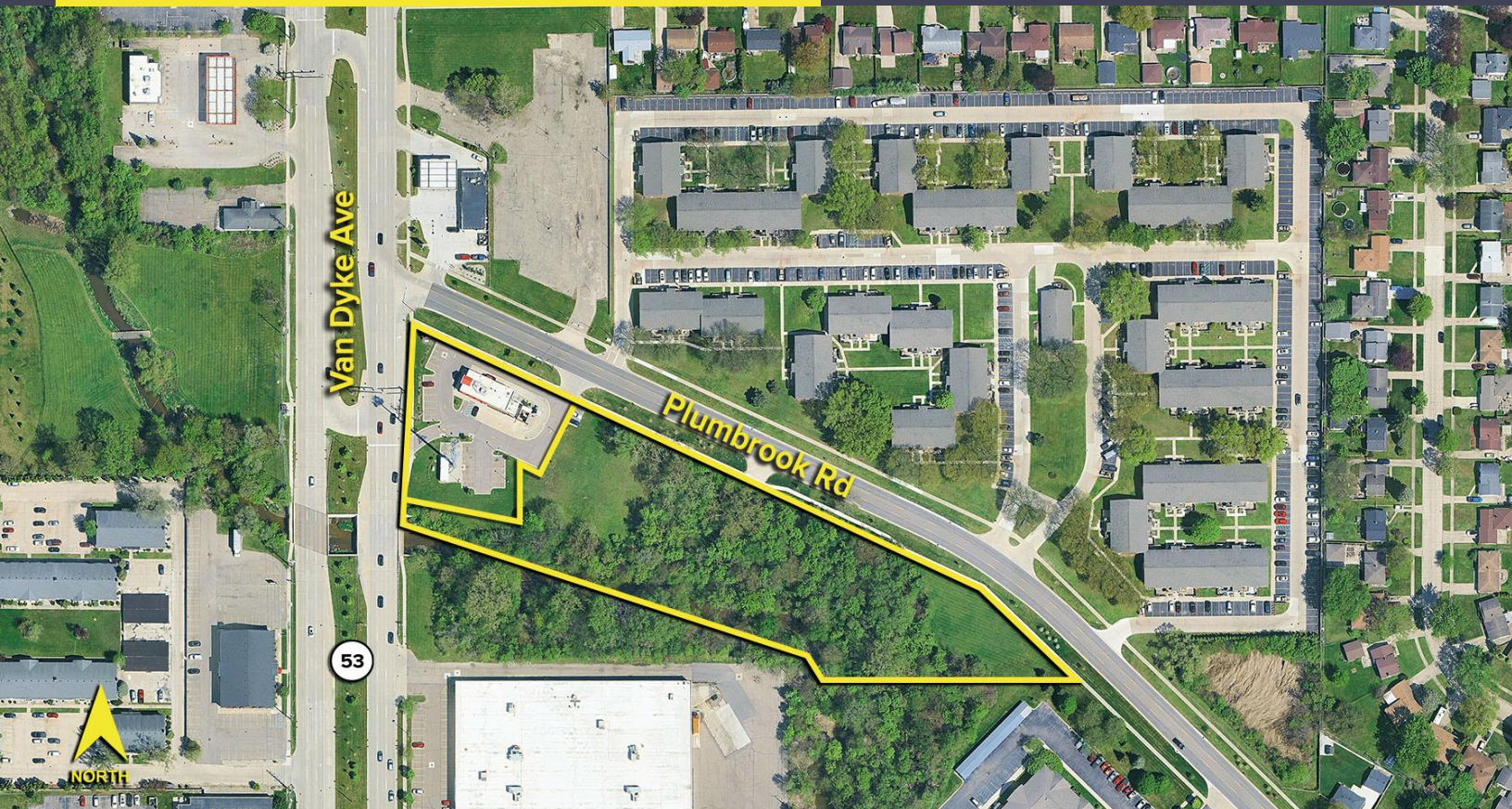
39540 VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

RETAIL FOR SALE / LEASE / GROUND LEASE
2,200 Square Feet | 3.80 Acres



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

DEVELOPMENT OPPORTUNITY



PROPERTY FEATURES

- 2,200 square feet available
- Located on 3.80 acres
- Rare opportunity to secure a freestanding drive-thru
- Along heavily trafficked Van Dyke corridor in Sterling Heights
- Excellent opportunity for a restaurant, QSR, coffee & beverage concepts or retail users seeking strong exposure and convenient access
- Please do not approach on-site employees – contact broker for more information
- Contact broker for pricing information



For more information, please contact:

MARVIN PETROUS
(248) 359 0647
mpetrous@signatureassociates.com

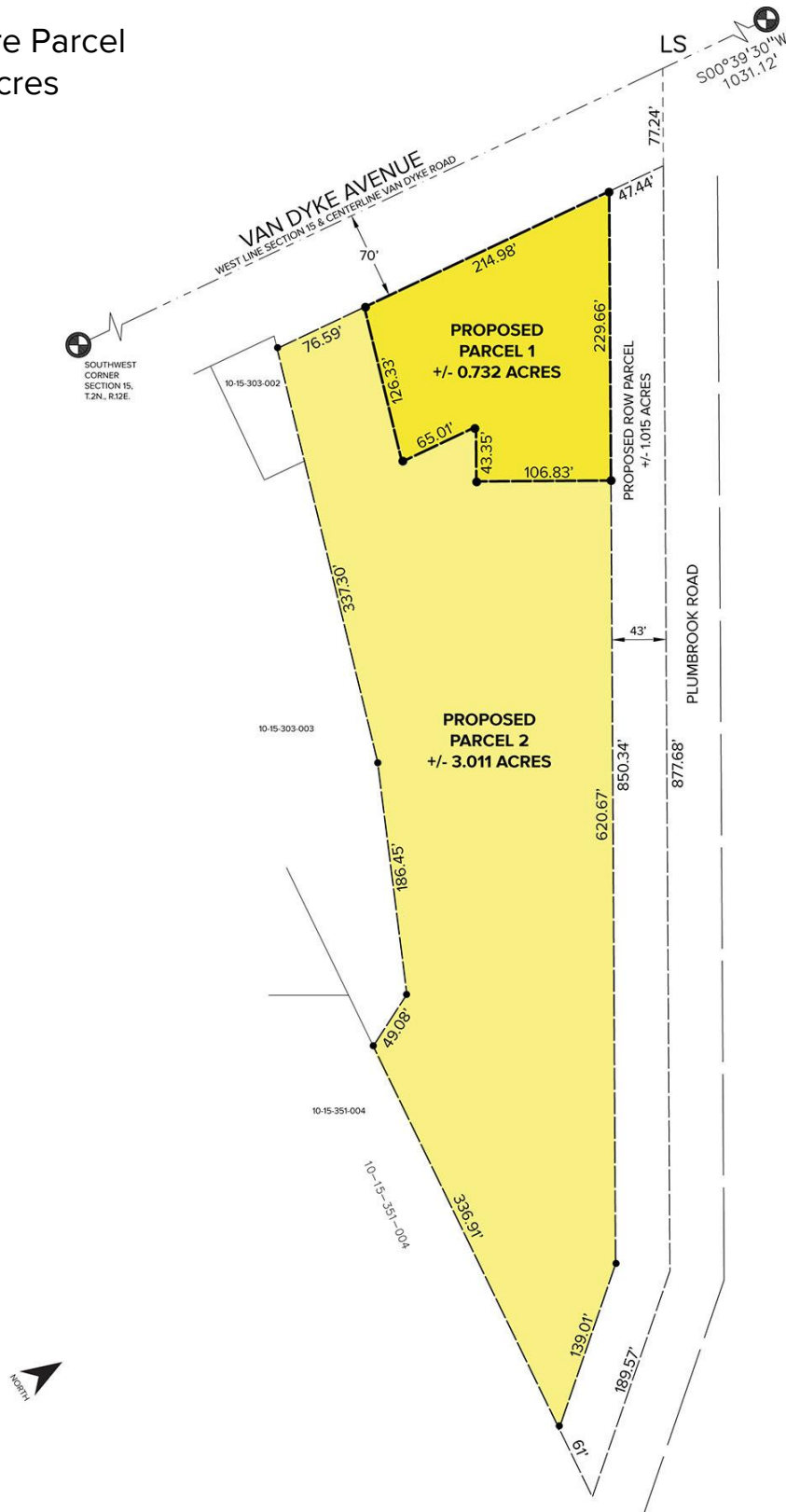
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

39540 Van Dyke Avenue – Sterling Heights, Michigan

Retail For Sale/Lease or Ground Lease

2,200
Square Feet /
3.80 Acres
AVAILABLE

Site Plan – Entire Parcel
Totaling 3.80 Acres



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AVAILABLE

Site Plan – Freestanding Drive-Thru
2,200 Sq. Ft.



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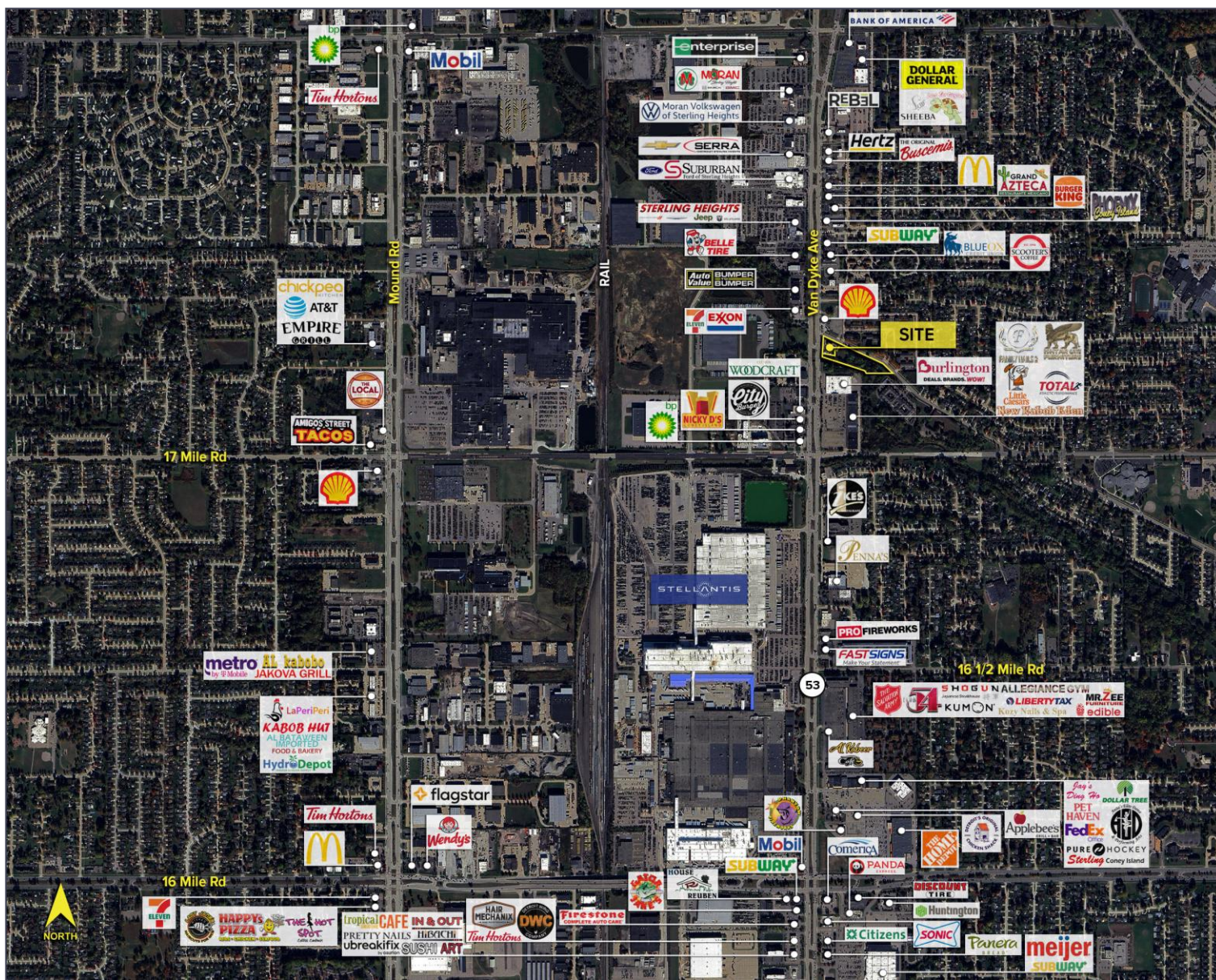
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Square Feet /
3.80 Acres
AVAILABLE

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,499	\$77,370
3 MILE	99,199	\$85,046
5 MILE	274,610	\$85,477

TRAFFIC COUNTS (TWO-WAY)

54,121	Van Dyke Ave. N of 17 Mile Rd.
53,400	Van Dyke Ave. S of 17 Mile Rd.
15,046	17 Mile Rd. W of Van Dyke Ave.
6,733	17 Mile Rd. E of Van Dyke Ave.



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