FOR LEASE

42066 Van Dyke Ave | **Sterling Heights, MI**

FORMER BAR & GRILL

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PROPERTY **OVERVIEW**

PROPERTY INFORMATION

Property Address	42066 Van Dyke Ave.
City/Township	Sterling Heights, MI
Space Available	843 – 6,200 SF
Property Type	Retail Center
Parking	Surface
Asking Rental Rate	$14.00 PSF
Estimated NNN's	$3.00 PSF

PROPERTY HIGHLIGHTS

- Former Bar & Grill available for lease located on Van Dyke in Sterling Heights, MI.
- Surrounded by national and regional tenants including Sherwin-Williams, State Farm and strategically located across the street from Ford's Van Dyke Electric Powertrain Center.
- Highly visible location along one of Sterling Heights' busiest commercial corridors, offering excellent frontage and signage opportunities to over 30,000+ vehicles per day.
- Convenient ingress/egress from Van Dyke with shared parking field suitable for both customer and employee use.

DEMOGRAPHICS *(5-MILE RADIUS)*

264,599
PEOPLE

$101,594
AVG. HOUSEHOLD INCOME

105,852
HOUSEHOLDS

$3.3B
OF CONSUMER SPENDING

AREA TENANTS

Tim Hortons · enterprise · AAA · Sterling Heights Library · Walgreens · Comerica

PHOTOS

JAMBOZIES
BAR & GRILL
SUPER - MEN
SUITS & ALTERATIONS
State Farm
SHERWIN-WILLIAMS

SHERWIN-WILLIAMS

AERIAL

Walgreens
ComericA
ELEVEN
28,801
VDP
53
SITE
36,338
VDP
UTICA RD
MOUND RD
SAROKI'S
CRISPY CHICKEN & PIZZA
JIMMY JOHN'S
GOURMET SANDWICHES
Sterling Heights
PARKS & RECREATION
18 MILE
Tim Hortons
enterprise
VAN DYKE AVE
DOLLAR GENERAL
Sterling Heights
LIBRARY
BURGER KING
McDonald's
Concentra
urgent care

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	7,617	94,948	265,307
2025 Population	9,553	93,872	264,599
2030 Population Projection	10,083	94,519	267,217
Annual Growth 2020-2025	5.1%	-0.2%	-0.1%
Annual Growth 2025-2030	1.1%	0.1%	0.2%

HOUSEHOLDS			
2020 Households	3,296	37,531	105,957
2025 Households	4,005	37,043	105,852
2029 Household Projection	4,206	37,303	106,982
Annual Growth 2020-2025	4.8%	0.1%	0.4%
Annual Growth 2025-2030	1.0%	0.1%	0.2%
Avg Household Size	2.30	2.50	2.40
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$83,938	$99,120	$101,594
Median Household Income	$70,133	$81,678	$80,681

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$219,135	$271,772	$276,474
Median Year Built	1975	1978	1979
Owner Occupied Households	2,394	26,748	77,037
Renter Occupied Households	1,813	10,556	29,944

HOUSING COMPOSITION			
1-Person Households	1,333	10,783	31,921
2-Person Households	1,243	11,889	33,693
3-Person Households	649	5,910	16,325
4-Person Households	473	4,882	14,223
5-Person Households	196	2,373	6,502
6-Person Households	87	879	2,287
7-Person Households	25	327	902

EMPLOYMENT			
Civilian Employed	4,967	45,897	132,494
Civilian Unemployed	376	2,283	5,942
Civilian Non-Labor Force	2,365	29,338	80,895

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