FOR LEASE

RETAIL SPACE AVAILABLE

CMP



35720–35756 Van Dyke Avenue | **Sterling Heights, MI**

M2K MARKETPLACE

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	35720–35756 Van Dyke Avenue
City/Township	Sterling Heights, MI
Building Size	21,290 SF
Space Available	2,000 – 5,664 SF
Land Size	2.37 AC
Zoning	C-3
Asking Rental Rate	$22.00 PSF
Estimated NNNs	Contact Broker

DEMOGRAPHICS *(5-MILE RADIUS)*

287,777
PEOPLE

$94,287
AVG. HOUSEHOLD INCOME

115,206
HOUSEHOLDS

$3.5B
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

PRIME VAN DYKE AVENUE RETAIL LOCATION

Positioned just north of 15 Mile Road, offering unobstructed visibility along a major Sterling Heights commercial corridor with more than 55,000 vehicles per day.

FLEXIBLE RETAIL SPACE WITH ENDCAP AVAILABLE

Three suites available, at 2,000 SF, 2,364 SF and 3,300 SF. The 2,364 SF and 3,300 SF can be leased individually or combined for up to 5,664 SF, accommodating a variety of retail, restaurant, and service-oriented users.

SURROUNDED BY NATIONAL RETAILERS & DAILY TRAFFIC GENERATORS

Nearby retailers include Target, Meijer, ALDI, Chipotle, Jersey Mike's, and Aspen Dental, creating an established shopping destination with consistent consumer activity.

DENSE RESIDENTIAL & EMPLOYMENT BASE

More than 100,000 residents live within three miles of the property, supported by a substantial surrounding industrial and manufacturing employment base.

AMPLE PARKING & CONVENIENT CUSTOMER ACCESS

The center provides approximately 120 surface parking spaces, dedicated turn-lane access, and pylon signage along Van Dyke Avenue.

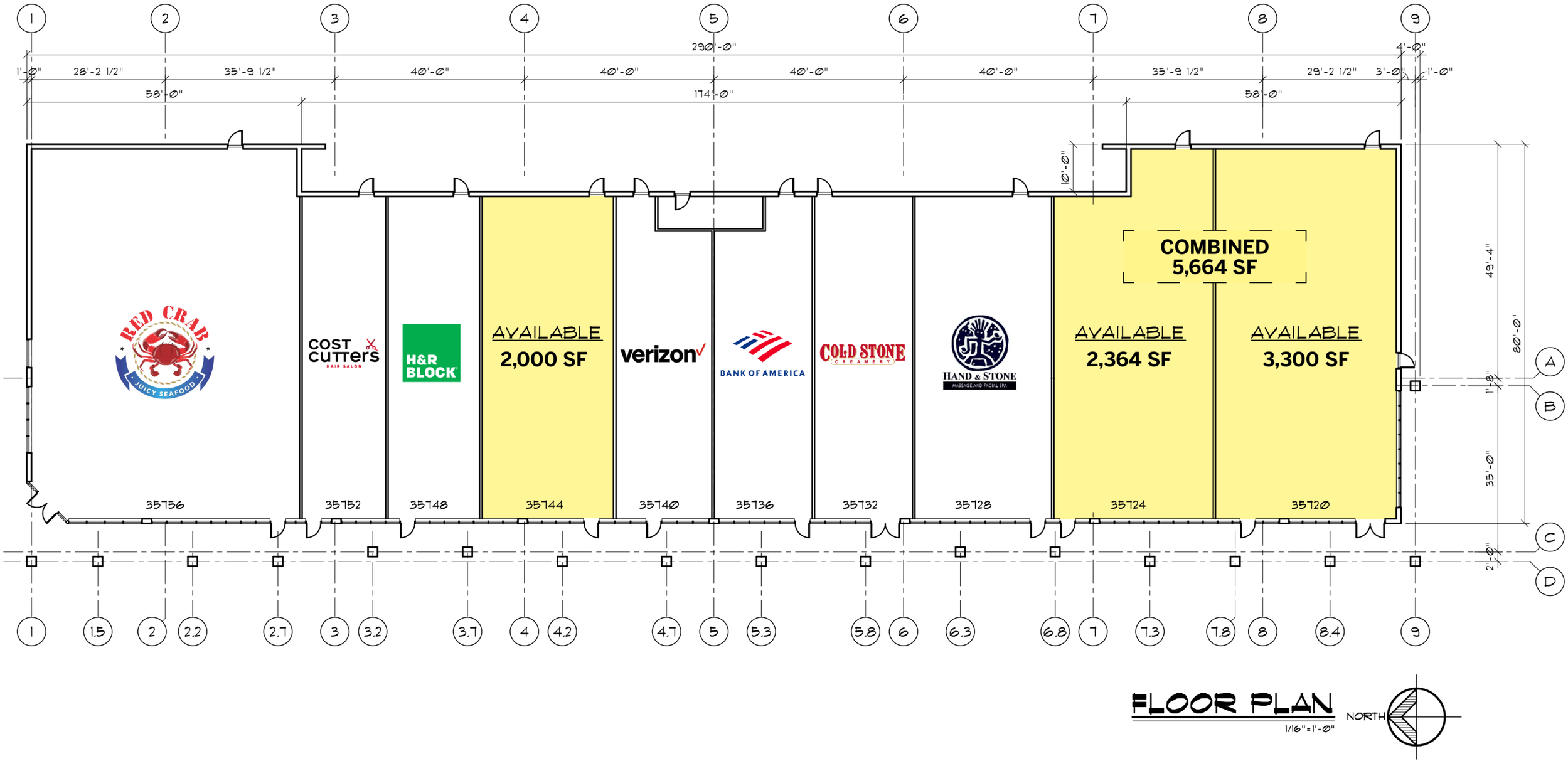
JOIN

H&R BLOCK · verizon · COLD STONE CREAMERY · BANK OF AMERICA

AREA TENANTS

meijer · MENARDS · Walmart · ALDI · CHIPOTLE MEXICAN GRILL · Panera BREAD · Culver's FROZEN CUSTARD BUTTERBURGERS

FLOOR PLAN



FLOOR PLAN
1/16"=1'-0"

NORTH

PHOTOS

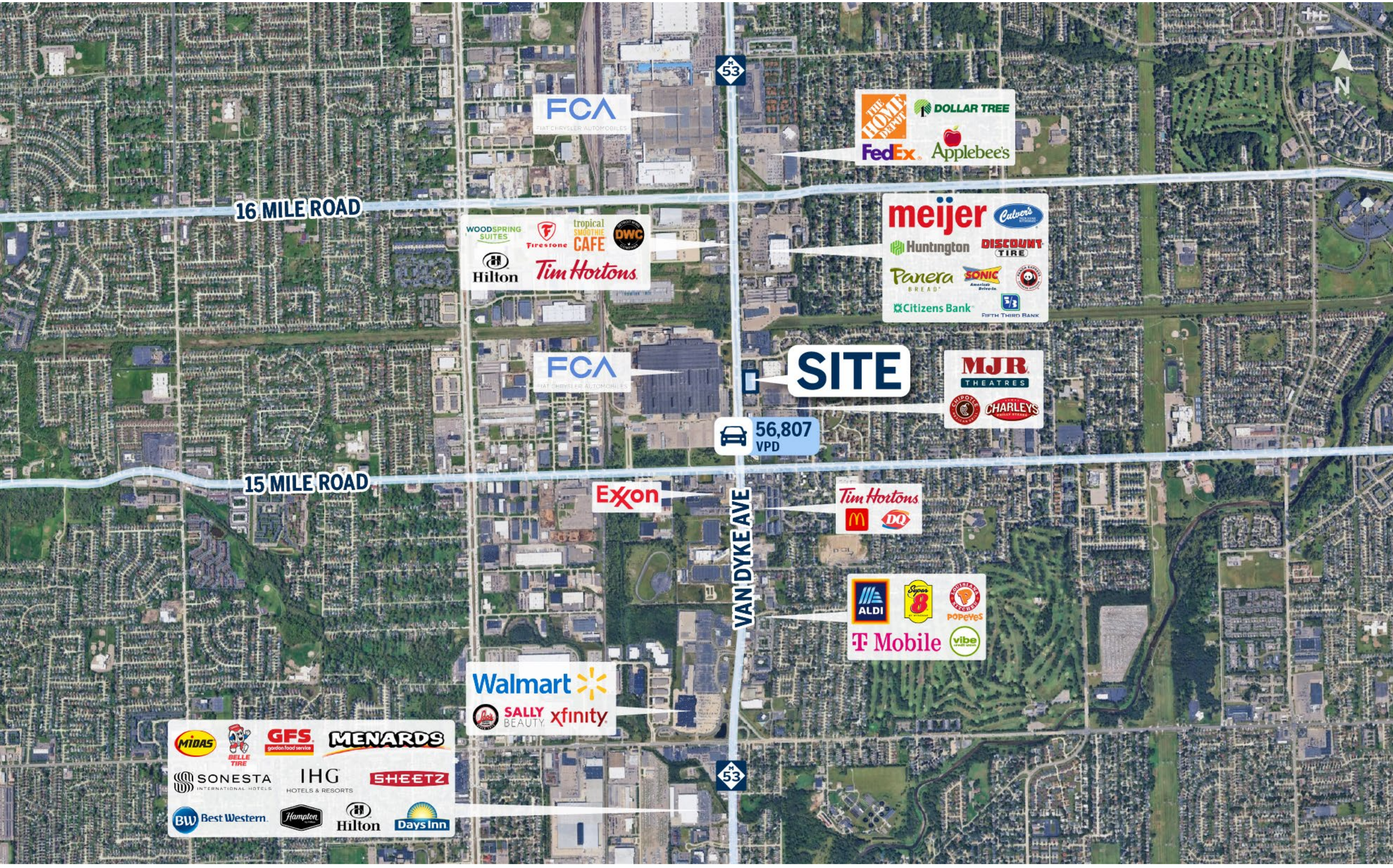

verizon
H&R BLOCK


MARKETPLACE COURT
RED CRAB
Bank of America
COLD STONE
verizon
COST CUTTERS
HAND & STONE
H&R BLOCK
35720-35756





AERIAL


16 MILE ROAD
15 MILE ROAD
VAN DYKE AVE
M-53
FCA
FIAT CHRYSLER AUTOMOBILES
FCA
FIAT CHRYSLER AUTOMOBILES
SITE
56,807
VPD
THE HOME DEPOT
DOLLAR TREE
FedEx
Applebee's
meijer
Culver's
Huntington
DISCOUNT TIRE
Panera BREAD
SONIC
Citizens Bank
FIFTH THIRD BANK
MJR THEATRES
CHIPOTLE
CHARLEY'S
WOODSPRING SUITES
Firestone
tropical SMOOTHIE CAFE
DWC
Hilton
Tim Hortons
Exxon
Tim Hortons
DQ
ALDI
Super 8
POPEYES
T-Mobile
vibe
Walmart
SALLY BEAUTY
xfinity
MIDAS
BELLE TIRE
GFS
gordon food service
MENARDS
SONESTA INTERNATIONAL HOTELS
IHG HOTELS & RESORTS
SHEETZ
Best Western
Hampton
Hilton
Days Inn
N

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	7,914	103,195	287,570
2025 Population	7,950	103,543	287,777
2030 Population Projection	8,034	104,604	290,834
Annual Growth 2020-2025	0.1%	0.1%	0.0%
Annual Growth 2025-2030	0.2%	0.2%	0.2%

HOUSEHOLDS			
2020 Households	3,054	39,588	114,473
2025 Households	3,086	39,988	115,206
2030 Household Projection	3,124	40,477	116,630
Annual Growth 2020-2025	0.4%	0.6%	0.5%
Annual Growth 2025-2030	0.2%	0.2%	0.2%
Avg Household Size	2.50	2.50	2.40
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$85,512	$89,777	$94,287
Median Household Income	$63,446	$71,745	$74,088

HOUSING DETAILS	1 MILE	3 MILES	5 MILES
Median Home Value	$249,552	$246,799	$246,728
Median Year Built	1974	1972	1973
Owner Occupied Households	2,038	29,098	84,449
Renter Occupied Households	1,086	11,379	32,182

HOUSING COMPOSITION			
1-Person Households	1,012	11,678	35,909
2-Person Households	853	12,350	35,819
3-Person Households	458	6,241	17,636
4-Person Households	420	5,419	15,027
5-Person Households	219	2,802	7,096
6-Person Households	91	1,049	2,574
7-Person Households	33	449	1,146

EMPLOYMENT			
Civilian Employed	3,905	51,386	142,825
Civilian Unemployed	207	3,024	7,238
Civilian Non-Labor Force	2,445	31,221	88,811

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