

TIGRIS TOWER

43700 VAN DYKE AVENUE | STERLING HEIGHTS, MI 48314

Medical/Office/Retail For Lease



PROPERTY HIGHLIGHTS

- 1,500–9,000 SF available (divisible)
- Ground-floor access with parking
- Elevator-served residential building
- Long-term lease opportunities
- TI available for qualified medical or nonprofit tenants
- Zoned C-3 (medical, retail, service permitted)



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OFFERING SUMMARY

Lease Rate:	\$12.00 - \$20.00 PSF, NNN
Estimated NNN:	\$7.00 PSF
Zoning:	C-3, General Business
Units:	135 multi-family units
Parking:	190

AVAILABLE SPACES

SIZE (SF)

A	1,876 SF
B	2,345 SF
C	2,613 SF
D	2,211 SF
*Max Contiguous:	9,045 SF

PROPERTY DESCRIPTION

Flexible ground-floor space available within a 135+ unit residential building. Ideal for medical, behavioral health, clinic, pharmacy, nonprofit, or essential service users seeking long-term stability and daily demand. The property serves a dense workforce and fixed-income population with limited nearby access to healthcare and community services, making it well-suited for FQHCs, outpatient clinics, therapy centers, dialysis, physical therapy, and pharmacy users.

LOCATION DESCRIPTION

Located on the east side of Van Dyke Avenue just south of Hall Road.

SURROUNDING BUSINESSES

Ford Powertrain, Walmart, AutoZone, Target, CVS, Walgreens, AMC Theatre, Kroger, Office Depot, Sam's Club, Tubby's, Hungry Howies, KFC, 7-Eleven, Dunkin Donuts, Burger King, Tim Hortons, and more.

TRAFFIC (VEHICLES PER DAY)

Van Dyke Avenue	20,456
(2WAY/ADT/CoStar 2022)	



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CHALDEAN COMMUNITY
FOUNDATION

Floor Plan

Street Elevation



9,045 SF split into possibly 4 tenants:

- 1,876 SF (~ 67' x 28')
- 2,345 SF (~ 67' x 35')
- 2,613 SF (~ 67 x 39')
- 2,211 SF (~ 67 x 33')

Parking Lot Elevation



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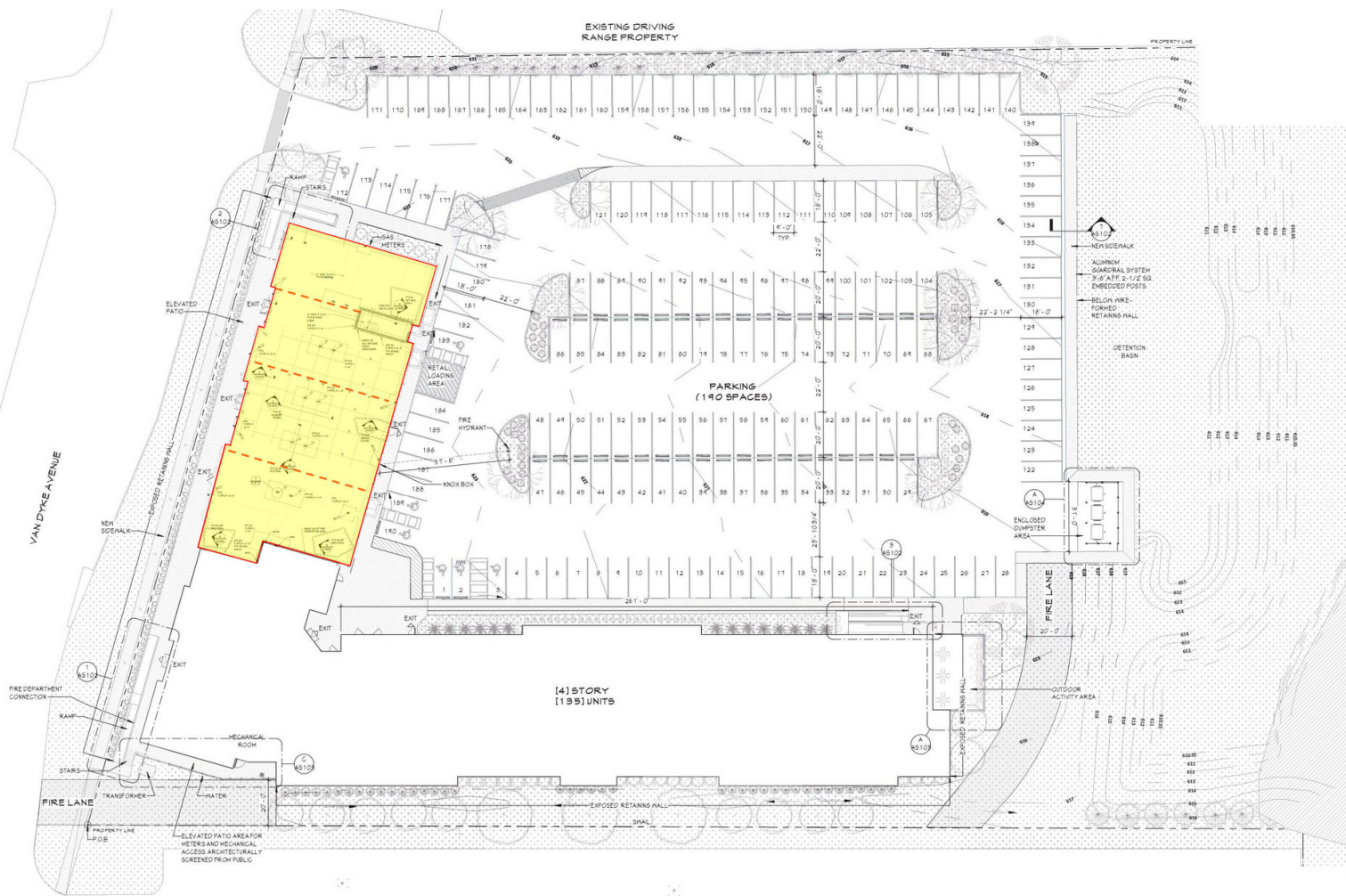
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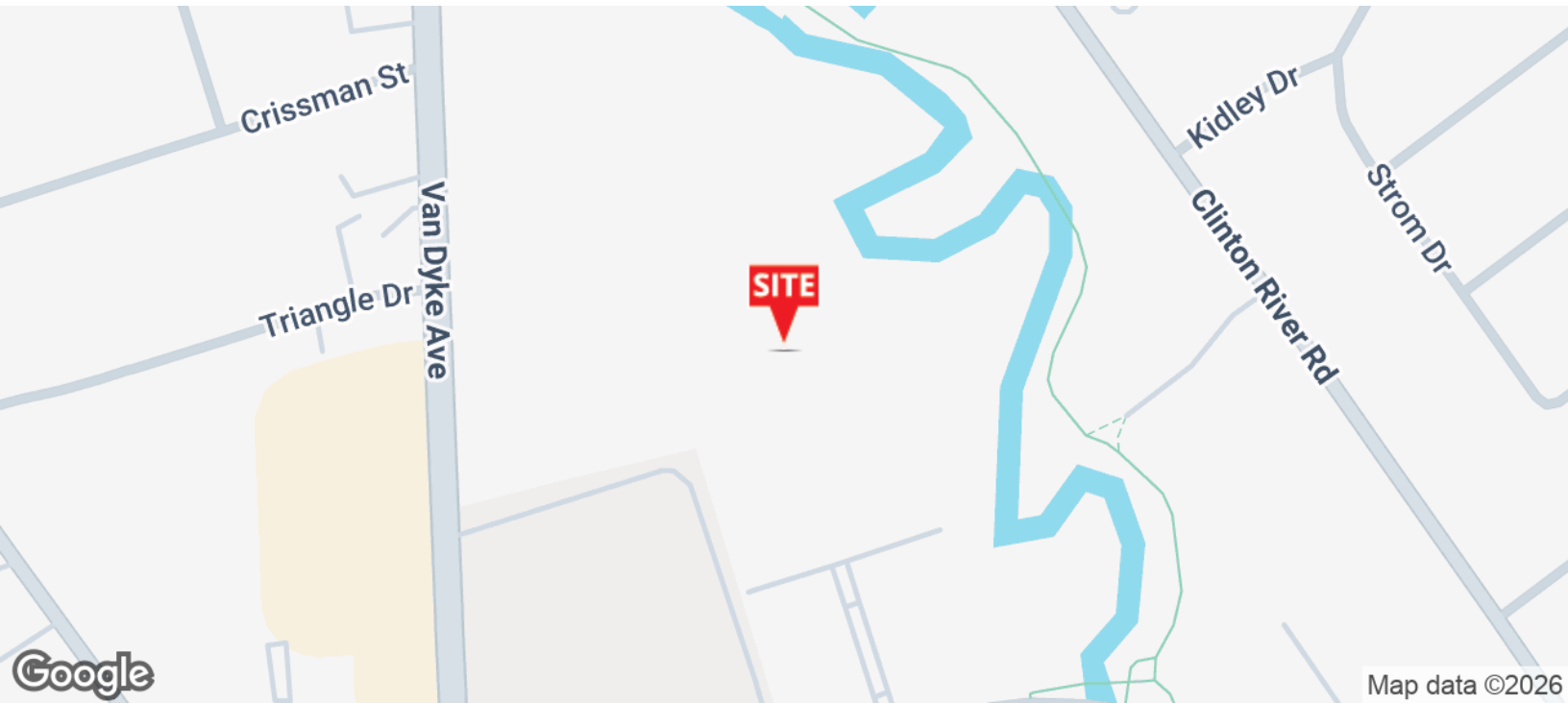
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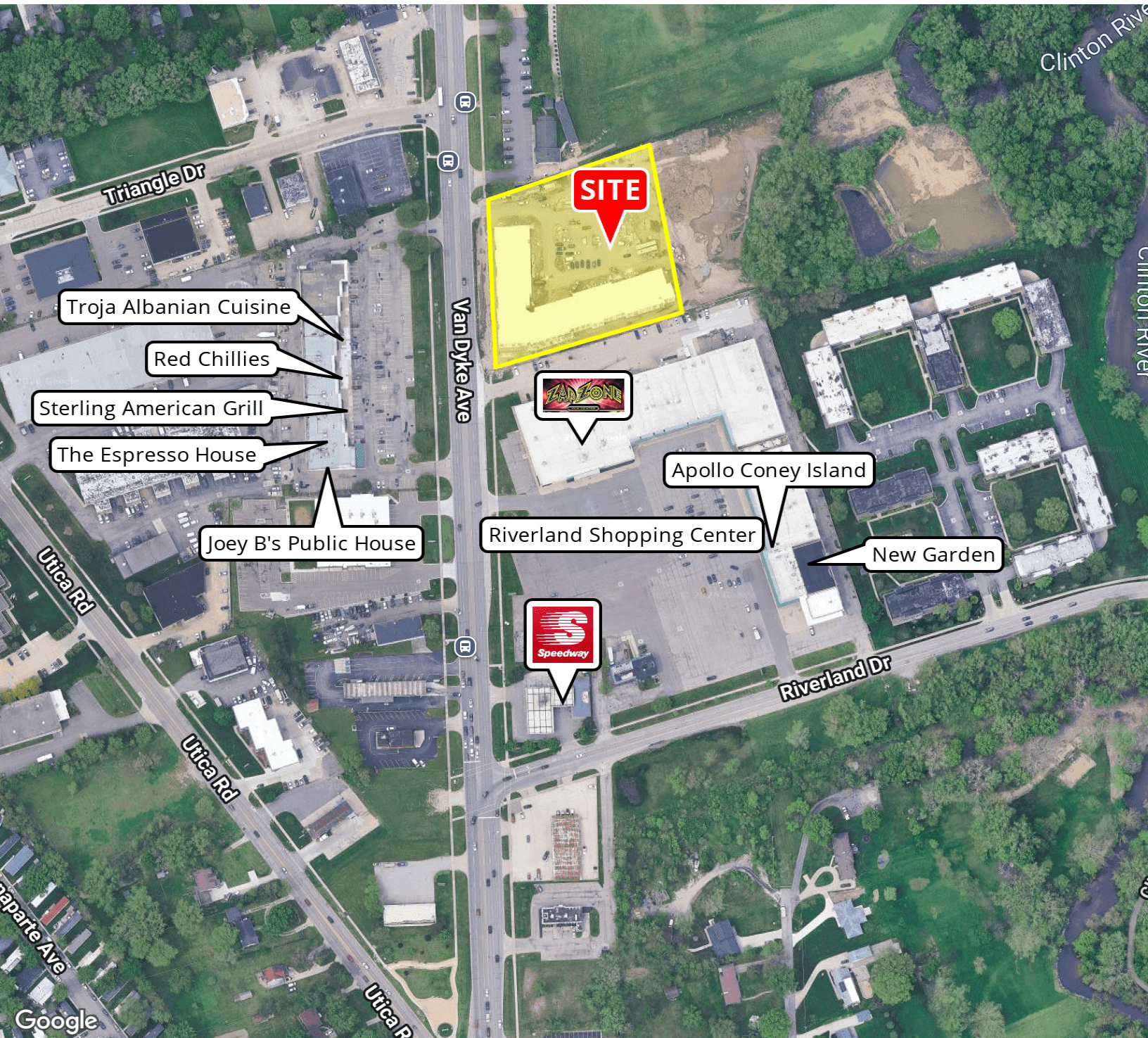
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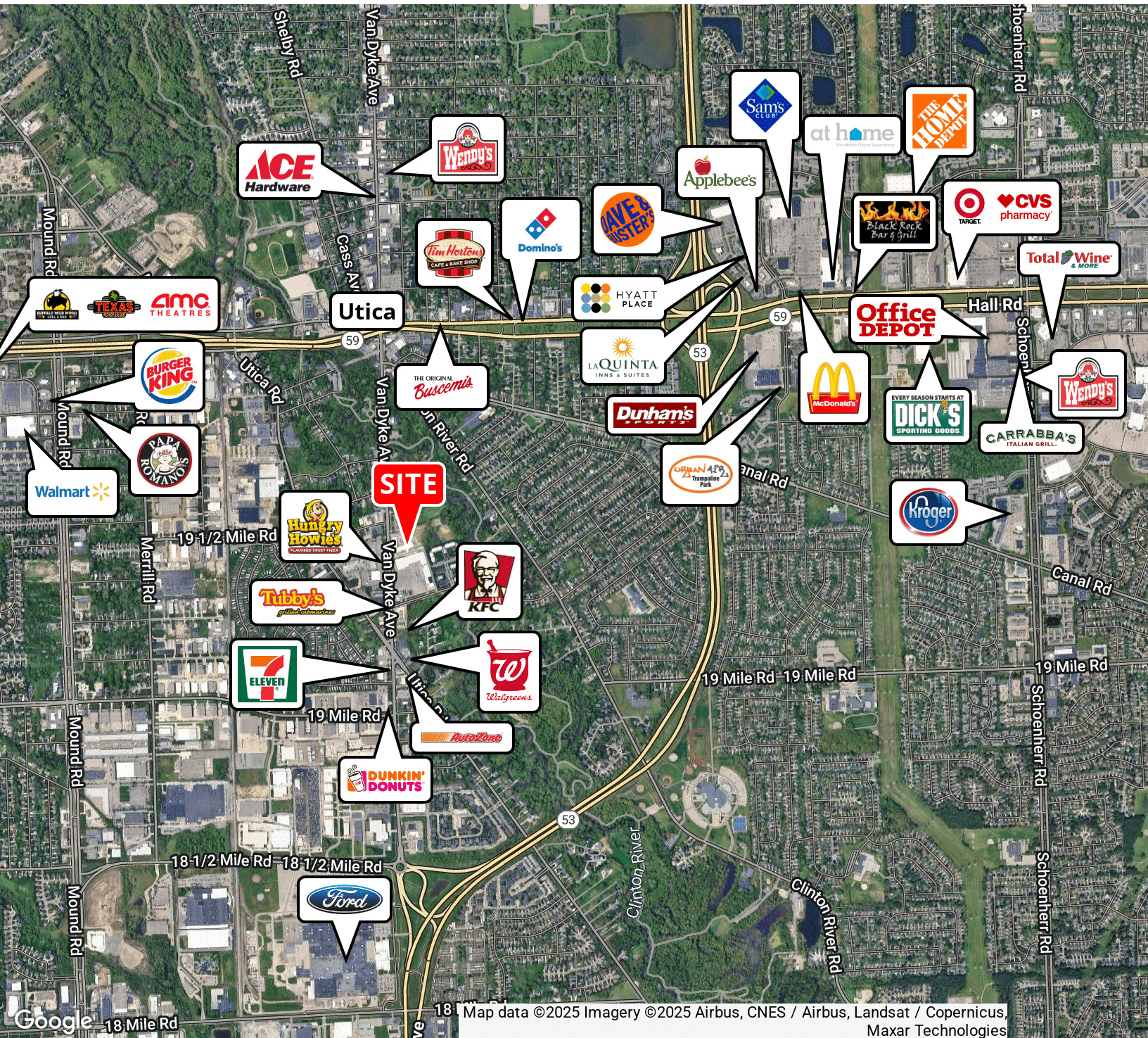
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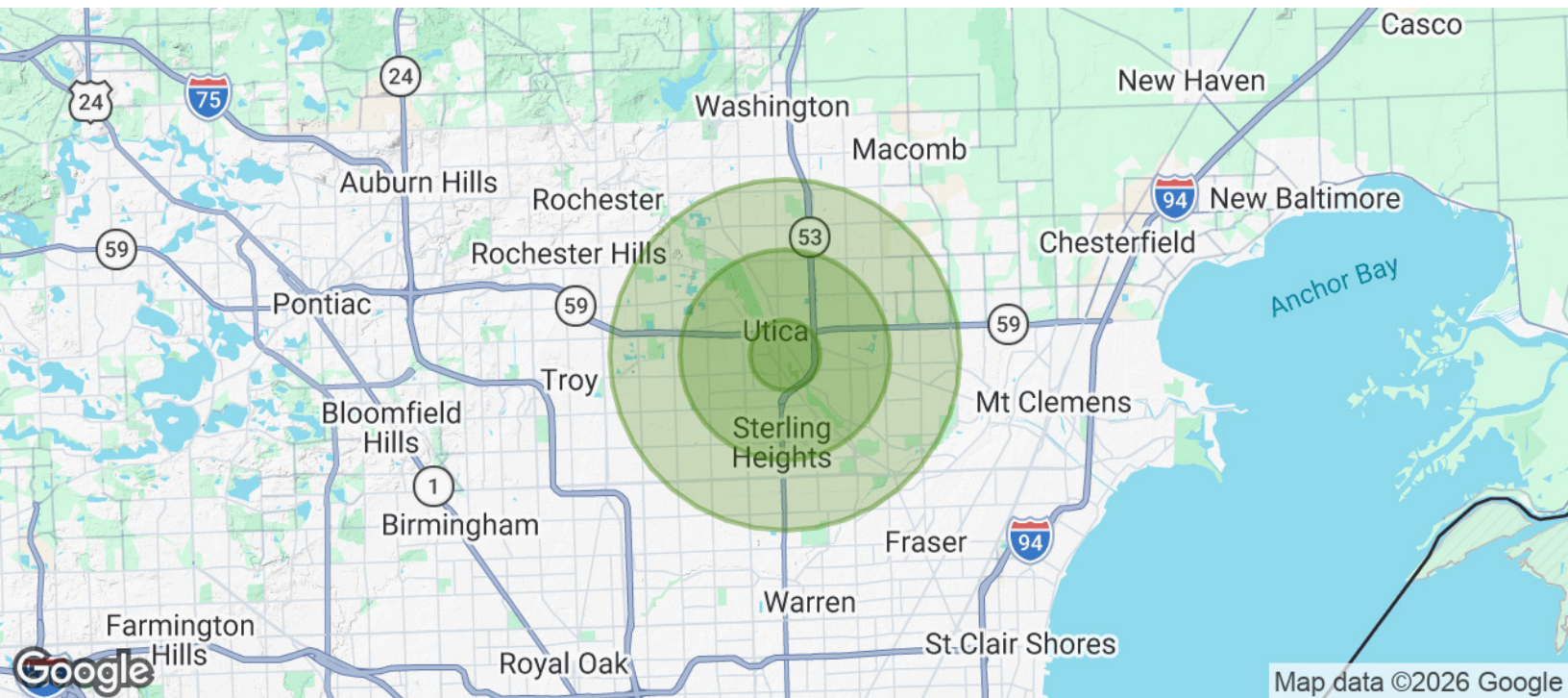
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,163	88,586	249,836
Average Age	41	43	43
Average Age (Male)	40	41	41
Average Age (Female)	41	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,998	36,660	99,408
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$80,217	\$96,179	\$105,832
Average House Value	\$274,625	\$288,164	\$307,362

2020 American Community Survey (ACS)



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