



Retail For Sale or Lease

Property Name: Arby's
Location: 39540 Van Dyke Avenue
City, State: Sterling Heights, MI
Cross Streets: 17 Mile Road
County: Macomb
Zoning: C-3
Year Built: 2014

Total Building Sq. Ft.:	2,200	Property Type:	Fast Food/Casual
Available Sq. Ft.:	2,200	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	2,200	Total Acreage:	3.80
Max Cont. Sq. Ft.:	2,200	Land Dimensions:	N/A
Ceiling Height:	14'	Parking:	19
Overhead Door(s) / Height:	0	Curb Cuts:	2
Exterior Construction:	Masonry	Power:	Ample
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	Yes
Air-Conditioning:	Yes	Signage:	Monument & Building
Basement:	No	Roof:	N/A
Number of Stories:	1	Floors:	N/A
Condition:	Excellent	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 54,121	Van Dyke Ave. N. of 17 Mile Rd. 2-Way
1 Mile: 8,499	1 Mile: \$77,370		Yr: 2025	Count: 53,400	Van Dyke Ave. S. of 17 Mile Rd. 2-Way
3 Miles: 99,199	3 Miles: \$85,046		Yr: 2025	Count: 15,046	17 Mile Rd. W. of Van Dyke Ave. 2-Way
5 Miles: 274,610	5 Miles: \$85,477		Yr: 2025	Count: 6,733	17 Mile Rd. E. of Van Dyke Ave. 2-Way

Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	Contact Broker	Improvement Allowance:	N/A
Lease Type:	Contact Broker	Options:	N/A
Monthly Rate:	Contact Broker	Taxes:	\$12,977.95 (2025)
Lease Term:	10 Year(s)	TD:	N/A
Security Deposit:	N/A	Parcel #:	10-10-15-303-004
Sale Price:	Contact Broker	Assessor #:	N/A
Sale Terms:	N/A	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: Rare opportunity to secure a freestanding drive-thru for lease along the heavily trafficked Van Dyke Avenue corridor in Sterling Heights. This Arby's location offers an excellent opportunity for a restaurant, QSR, coffee & beverage concepts or retail user seeking strong exposure and convenient access. Ground Lease - Contact Broker.

*PLEASE DO NOT APPROACH ON-SITE EMPLOYEES - CONTACT BROKER FOR MORE INFORMATION.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com

