

MIXED USE BUILDING FOR SALE/LEASE



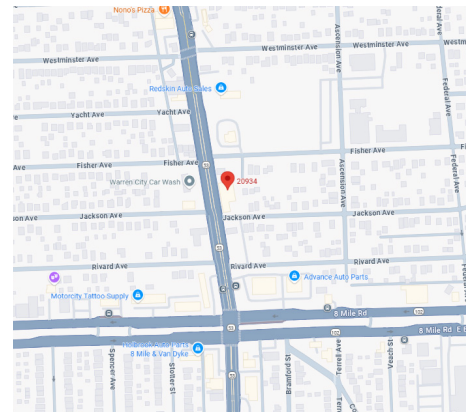
PILOT

PROPERTY GROUP

20934 VAN DYKE AVE, WARREN, MI 48089
8024 FISHER RD, WARREN, MI 48089
9016 FISHER RD, WARREN, MI 48089

PROPERTY OVERVIEW:

- Tremendous opportunity for an Owner/Occupant
- Recently refreshed interior of the commercial space, large open floor plan ideal for retail uses.
- Great traffic counts and exposure on Van Dyke Ave
- Sale includes 20934 Van Dyke: vacant 8,360 SF commercial space, (4) 2-bedroom/1 bath apartments, and (2) studio apartments, 8024 Fisher: 2 bedroom/1 bath home, and 8016 Fisher: additional parking parcel.
- Updates include: Façade and windows, furnace for commercial space, rebuilt main sewer line, water heaters, and parking lot.
- Current Gross Rents are \$57,000.00 (1 vacant 2-bedroom apartment and vacant commercial space)
- Parcel ID #'s: 12-13-34-352-005, 12-13-34-352-009, and 12-13-34-352-008



Property Type: Retail/Multi-family
Cross Streets: East side of Van Dyke, North of 8 Mile Rd
Total Square Footage: 14,160, 13,200 and 960 SF
Minimum Square Footage: 8,360
Maximum Square Footage: 8,360
Parcel Size: 0.597 Acres
Year Built: 1950
Zoning: C-2/R-1-P
Parking Spaces: 24 with room to expand
Property Taxes: 2025 Summer: \$29,181.26

Lease Rate: \$10.00/SF
Lease Type: Gross plus Utilities
Sale Price: \$750,000

AGENT CONTACT INFO

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DEMOGRAPHICS

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	53,610	357,527	1,206,393	2020 Households	20,091	135,244	499,157
2024 Population	56,936	380,634	1,244,689	2024 Households	21,231	144,144	514,643
2029 Population Projection	56,816	379,874	1,235,551	2029 Household Projection	21,168	143,918	510,827
Annual Growth 2020-2024	1.6%	1.6%	0.8%	Annual Growth 2020-2024	1.4%	1.6%	0.7%
Annual Growth 2024-2029	0%	0%	-0.1%	Annual Growth 2024-2029	-0.1%	0%	-0.1%
Median Age	35	36.4	38.7	Owner Occupied Households	10,641	82,768	297,626
Bachelor's Degree or Higher	7%	13%	24%	Renter Occupied Households	10,526	61,150	213,201
U.S. Armed Forces	3	96	458	Avg Household Size	2.6	2.6	2.3
Population By Race				Income			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
White	15,671	135,134	557,084	Avg Household Income	\$48,210	\$56,840	\$72,089
Black	34,158	191,133	529,519	Median Household Income	\$38,323	\$43,292	\$51,651
American Indian/Alaskan Native	91	565	2,357	< \$25,000	6,729	41,059	127,709
Asian	2,459	27,573	58,069	\$25,000 - 50,000	6,866	40,458	123,358
Hawaiian & Pacific Islander	8	57	250	\$50,000 - 75,000	3,597	26,284	85,344
Two or More Races	4,548	26,173	97,410	\$75,000 - 100,000	2,149	15,972	60,602
Hispanic Origin	1,525	8,141	46,557	\$100,000 - 125,000	1,008	9,423	40,064
Housing				\$125,000 - 150,000	444	4,753	26,694
	2 miles	5 miles	10 miles	\$150,000 - 200,000	269	3,756	26,907
Median Home Value	\$65,127	\$97,141	\$158,519	\$200,000+	169	2,440	23,965
Median Year Built	1953	1955	1956				

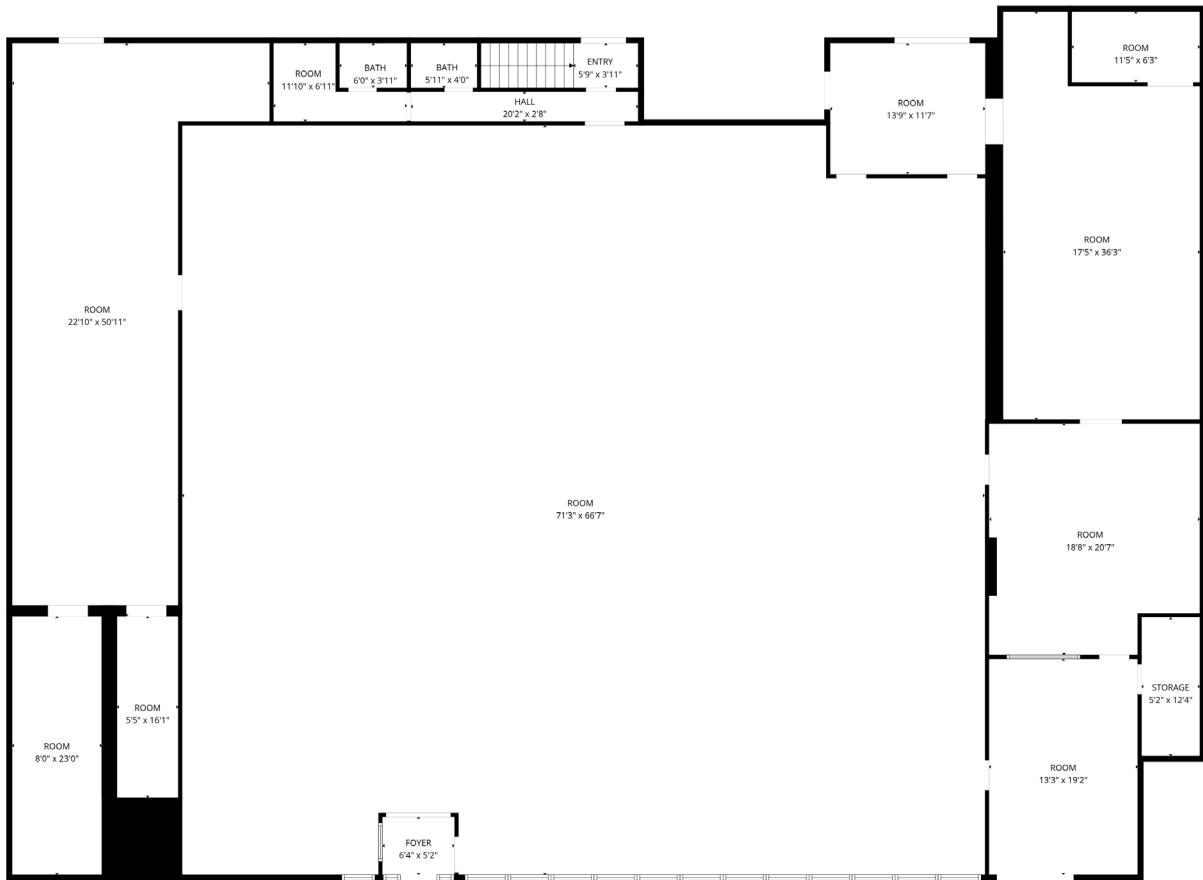
TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Van Dyke Avenue	Jackson Ave N	21,170	2025	0.04 mi
M-53 VAN DYKE	Jackson Ave N	21,067	2024	0.05 mi
Van Dyke Ave	8 Mile Rd S	19,639	2025	0.12 mi
Van Dyke Ave	8 Mile Rd N	20,384	2023	0.17 mi
M 53	8 Mile Rd N	20,717	2021	0.17 mi
M-102 EIGHT MILE	Terrell Ave E	57,097	2024	0.18 mi
M 102	Terrell Ave E	57,467	2025	0.18 mi
8 Mile Rd	Terrell Ave E	56,725	2023	0.18 mi
M-53 VAN DYKE	8 Mile Rd N	20,437	2024	0.19 mi
M-102 EIGHT MILE	Van Dyke St	44,962	2024	0.19 mi

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COMMERCIAL SPACE FLOORPLAN



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ADDITIONAL PHOTOS



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