

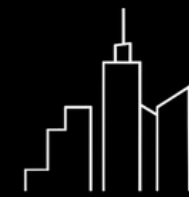
Two Office Suites For Lease

48701-48709 Van Dyke
Avenue
Shelby Township, MI
48317



BROCK J BEAN

586.930.4857 | Brock@TDGCommercialRE.com



TDG
COMMERCIAL

TWO SUITES, ±1,420 SF & ±2,500 SF • \$14.00/SF ANNUALLY • ±40 ON-SITE PARKING SPACES

TABLE OF CONTENTS

1. Cover Page
2. Confidentiality & Disclaimer
3. Availability Summary
4. Leasing Highlights
5. Suite Breakdown
6. Property Features
7. Opportunity Overview
8. Tenant Profile
9. Demographics & Traffic
10. Aerial & Site Overview
11. 48709 Floor Plan
12. 48701 Floor Plan
13. Photos - Exterior
14. Photos - Interior
15. Photos - Interior
16. Contact Us

CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum (the "Memorandum") is presented by TDG Commercial ("Agent") on behalf of the Owner for informational purposes only and is not intended to serve as the sole basis for any leasing decision. The information contained herein has been obtained from sources deemed reliable, but its accuracy is not guaranteed. TDG Commercial, the Owner, and their respective employees or agents make no warranty or representation, expressed or implied, regarding the accuracy, completeness, or adequacy of the information provided. The Memorandum is subject to errors, omissions, prior lease, withdrawal, change, and/or modification without notice.

Nothing within this Memorandum should be construed as a promise, recommendation, or representation about the past or future. Prospective tenants are advised to conduct their own investigations, due diligence, and consult with qualified professionals to assess the advisability of the transaction described herein. It is strongly recommended that each prospective tenant retain the legal services of a qualified attorney for real estate, tax, and other advice, as well as engage qualified experts to address matters such as compliance with the Americans With Disabilities Act ("ADA") and inspection for hazardous materials, ground soil contamination, and other environmental concerns.

This Memorandum is the exclusive property of TDG Commercial and may only be used by parties to whom TDG Commercial has delivered the Memorandum or to whom TDG Commercial has granted approval. By accepting this Memorandum, the recipient agrees not to use the information for any purpose other than evaluating the specific transaction described herein, nor to divulge such information to any other party. The recipient further agrees to promptly return the Memorandum to TDG Commercial upon request.

No portion of this Memorandum, whether in whole or in part, may be photocopied, reproduced, or distributed to others without the prior written consent of TDG Commercial. Brokers, finders, and any other party shall not be entitled to any commission or payment in connection with the lease of the property described in this Memorandum without a specific written agreement to which TDG Commercial is a party. ALL RIGHTS ARE RESERVED.

The material enclosed has been created and produced exclusively by TDG Commercial. The content may not be copied, reproduced, transmitted, sold, distributed, downloaded, or transferred in any form or by any means without TDG Commercial's prior written consent. Violation of this provision may result in liability for damages.

Available Suites:

Two

Suite Sizes:

±1,420 SF and ±2,500 SF

Lease Rate:

\$14.00/SF Annually

Minimum Term:

1 Year

Building Size:

±6,514 SF

Zoning:

C-1

AVAILABILITY SUMMARY

Two office suites are available for lease at 48701-48709 Van Dyke Avenue in Shelby Township. The spaces contain approximately 1,420 square feet and 2,500 square feet within a single story, multi-tenant office building of approximately 6,514 square feet, and they are offered at \$14.00 per square foot annually on a minimum one year term.

The larger suite offers an adaptable multi-room floor plan with a welcoming foyer, a spacious central area, numerous private offices or treatment rooms, and two restrooms. The layout suits professional, medical, administrative, and service-oriented users, and rooms can be assigned to offices, exam or treatment rooms, conference space, or work areas depending on how a tenant operates. Suites lease individually, and a user needing more room can discuss taking both spaces within the same building.

The property sits on the Van Dyke Avenue commercial corridor with approximately 25,200 vehicles passing the site each day and the Van Dyke and 22 Mile Road intersection just north. Building signage is available, and the site carries approximately 40 surface parking spaces, a ratio of roughly 6.14 spaces per 1,000 square feet, which is generous for an office building of this size and matters for practices and service businesses that see clients throughout the day. C-1 zoning supports a broad range of office and service uses. Prospective tenants should confirm their specific use with Shelby Township, and any interior reconfiguration or change of use is subject to zoning, municipal approvals, and tenant due diligence.

Highlights

Why These Suites Move Quickly

- Two sizes in one building widen the tenant pool
- Multi-room layouts need less build-out than open shells
- Two restrooms in the larger suite support client-facing use
- Parking ratio well above a typical small office site
- Signage and corridor traffic do the advertising

Flexibility For The Tenant

- Lease either suite on its own
- Discuss both spaces if more room is needed
- Rooms adapt to offices, exam rooms, or work areas
- One year minimum term keeps commitment light
- Interior changes possible, subject to approvals

What a tenant gets at 48701-48709 Van Dyke Avenue, at a glance.

- ±1,420 SF: Smaller Suite
- ±2,500 SF: Larger Suite
- \$14.00/SF: Annual Asking Rate
- ±40 Spaces: On-Site Surface Parking
- ±25,200 VPD: Van Dyke Avenue Traffic

Showings are by appointment. Contact Brock J Bean at 586.930.4857 to walk either suite.

SPACE & LAYOUT

- Two Sizes, One Building: ±1,420 SF and ±2,500 SF lease separately within the same professionally positioned building.
- Built Out, Not Shelled: functional multi-room layouts mean less build-out cost and a shorter runway to opening day.
- Larger Suite Configuration: welcoming foyer, spacious central open area, and multiple private offices or treatment rooms.
- Two Restrooms In-Suite: the larger space carries its own restrooms, which is what separates client-facing space from back office.
- Room Flexibility: private rooms adapt to offices, exam or treatment rooms, conference space, or work areas, and any interior reconfiguration is subject to zoning, municipal approvals, and tenant due diligence.
- Combined Option: a larger user can discuss both suites, approximately 3,920 square feet within the same building, subject to owner approval, zoning, and municipal approvals.

BUILDING & SITE

- Generous Parking: approximately 40 on-site surface spaces, roughly 6.14 per 1,000 square feet, well above a typical small office site.
- Building Signage: signage opportunities put a tenant's name in front of corridor traffic every day.
- Central Systems: central heating and air conditioning serve the building.
- Single Story Access: one level, at-grade entry, easy in and out for staff, clients, and patients.
- Multi-Tenant Professional Building: ±6,514 SF of single story masonry construction on ±0.58 acres.
- Monument Presence: the site carries monument signage on Van Dyke Avenue in addition to building signage.

POSITION & TERMS

- Competitive Rate: \$14.00 per square foot annually, quoted on a minimum one year term.
- Light First Commitment: a one year minimum keeps the initial obligation manageable for a growing operation.
- Corridor Traffic: approximately 25,200 vehicles per day pass the property on Van Dyke Avenue.
- Intersection Proximity: the Van Dyke Avenue and 22 Mile Road intersection sits just north of the site.
- Regional Access: Van Dyke is M-53, connecting Shelby Township south toward Warren and north into Macomb County.
- C-1 Zoning: supports a broad range of office and service uses, subject to Shelby Township confirmation of a tenant's specific use.
- Established Corridor: a long-standing Shelby Township commercial stretch of working retail, office, and service uses.

SUITE ONE | ±2,500 SF

Stat Strip:

- Size: ±2,500 SF
- Rate: \$14.00/SF Annually
- Base Rent: ±\$35,000 per year, ±\$2,917 per month
- Minimum Term: 1 Year

The larger of the two spaces runs approximately 2,500 square feet and opens onto a welcoming foyer that gives a practice or firm a proper front door. Beyond the foyer, a spacious central area anchors the plan, with numerous private rooms arranged around it that can serve as offices, exam or treatment rooms, or conference and work space. Two restrooms sit within the suite, which is what separates a client-facing space from a back office one. The configuration works as-is for a user who wants to move in and operate, and it accepts reconfiguration for a tenant with a specific program in mind, subject to zoning, municipal approvals, and tenant due diligence.

Suite One Features (bullets):

- Welcoming foyer and reception area
- Spacious central open area
- Multiple private offices or treatment rooms
- Two restrooms within the suite
- Central heating and air conditioning
- Building signage opportunity

SUITE TWO | ±1,420 SF

Stat Strip:

- Size: ±1,420 SF
- Rate: \$14.00/SF Annually
- Base Rent: ±\$19,880 per year, ±\$1,657 per month
- Minimum Term: 1 Year

The smaller suite runs approximately 1,420 square feet and is sized for a compact professional, administrative, or service operation that wants a real address on a visible corridor without paying for space it will not use. It carries the same building systems, parking, and signage opportunities as the larger space. Interior layout details are available from the listing agent, and a walk-through is the fastest way to judge fit.

Suite Two Features (bullets):

- Right-sized for a compact professional or service user
- Central heating and air conditioning
- Shares the building's ±40 space surface lot
- Building signage opportunity
- Van Dyke Avenue frontage and visibility

TAKING BOTH SUITES

A user needing more room can discuss leasing both suites, approximately 3,920 square feet in total within the same building, at ±\$54,880 per year at the asking rate. Configuration, adjacency, and any connection between the spaces are subject to owner approval, zoning, and municipal approvals. Contact the listing agent to walk both spaces together.

Lease Terms Note (small print under the suite columns):

Rate is quoted at \$14.00 per square foot annually with a one year minimum term. Base rent figures are calculated at the asking rate and are shown for reference. Lease structure, operating expense treatment, and utility responsibility are available from the listing agent.

Specification	Detail
Address	48701-48709 Van Dyke Avenue, Shelby Township, MI 48317
Municipality	Shelby Township, Macomb County, Michigan
Parcel ID	23-07-28-227-037
Property Type	Single-story multi-tenant office
Building Size	±6,514 SF
Stories	1
Year Built	1978
Construction	Masonry
Building Class	B
Land Area	±0.58 acres (±25,200 SF)
Zoning	C-1
Parking	±40 surface spaces, ±6.14 per 1,000 SF
HVAC	Central heating and air conditioning
Signage	Building signage opportunities available
Frontage	Van Dyke Avenue (M-53)
Flood	Parcel is not within a Special Flood Hazard Area
Submarket	Macomb West, Detroit market
Available	±1,420 SF and ±2,500 SF
Lease Rate	\$14.00/SF annually, one year minimum term

Highlights

Building Amenities (right box, plain bullet)

- Central heating and air conditioning
- Building signage
- Surface parking, ±40 spaces
- Multi-tenant professional building
- Van Dyke Avenue frontage and visibility
- Direct access near 22 Mile Road

Caption line under the photo strip (optional):

A single story brick office building on the Van Dyke Avenue corridor in Shelby Township, with a covered entry, monument signage, and a full surface lot.

Two levers make this offering work for a tenant. The first is what the space itself does with very little intervention. The second is where it sits, on a corridor that carries traffic past the door every day and puts a tenant inside an established Shelby Township commercial stretch.



THE BUSINESS

Two Entry Points: $\pm 1,420$ SF and $\pm 2,500$ SF let a small firm and a growing practice look at the same building.

Built Out, Not Shelled: Multi-room layouts mean less build-out cost and a shorter runway to opening day.

Client-Facing Ready: The larger suite carries a foyer, a central open area, and two restrooms inside the space.

Room Flexibility: Private rooms adapt to offices, exam or treatment rooms, conference space, or work areas.

Signage Presence: Building signage puts a tenant's name in front of corridor traffic every day.

Light Commitment: A one-year minimum term at \$14.00 per square foot keeps the first commitment manageable.

REAL ESTATE

- **Corridor Traffic:** Approximately 25,200 vehicles per day pass the property on Van Dyke Avenue.
- **Intersection Proximity:** The Van Dyke Avenue and 22 Mile Road intersection sits just north of the site.
- **Established Commercial Stretch:** Surrounded by working retail, office, and service uses, not a speculative corridor.
- **Parking That Works:** ± 40 surface spaces support staff and a steady flow of clients or patients.
- **Regional Access:** Van Dyke is M-53, connecting Shelby Township south toward Warren and north into Macomb County.
- **Daytime Population:** Approximately 3,006 daytime employees within one mile and 30,660 within three miles.

TENANT PROFILE

These suites fit four distinct tenant types, each drawn by a different feature of the space. The larger suite's room count and two restrooms point toward client-facing practices. The smaller suite suits a lean operation that wants a visible address without excess square footage.

Tenant Types:

- **Medical and Dental Practices:** the larger suite's foyer, private treatment rooms, and two restrooms support a patient-facing practice, and the parking ratio handles patient turnover. Use approval rests with Shelby Township.
- **Professional Services Firms:** attorneys, accountants, insurance agencies, financial advisors, and title or mortgage offices get private offices, a reception area, and signage on a corridor their clients already drive.
- **Administrative and Back Office Users:** a company needing a satellite office, regional administrative base, or training space gets a functional plan and easy in and out for staff.
- **Service and Consumer-Facing Businesses:** therapy, wellness, counseling, tutoring, staffing, and similar operations benefit from visibility, signage, and a room count that supports both private sessions and open work areas, subject to zoning confirmation.

Any use is subject to C-1 zoning, Shelby Township approval, and tenant due diligence. Prospective tenants should confirm their intended use with the township before executing a lease.

DEMOGRAPHICS TABLE (1 MILE AND 3 MILE RADIUS):

Demographics	1 Mile	3 Mile
Population	9,198	67,136
Households	3,483	27,761
Median Age	42.6	43
Median Household Income	\$73,134	\$77,496
Daytime Employees	3,006	30,660
Population Growth 2025 to 2030	1.46%	0.91%
Household Growth 2025 to 2030	1.44%	0.80%

TRAFFIC COUNTS TABLE

Collection Street	Cross Street	Vehicles Per Day	Distance
Van Dyke Avenue	Mary Lou Court N	25,229	0.04 mi
Van Dyke Avenue	22 Mile Road S	23,527	0.18 mi
Van Dyke Avenue	Norse Avenue S	23,485	0.35 mi
Van Dyke Avenue	Pacton Drive S	31,537	0.40 mi
22 Mile Road	Van Dyke Avenue E	10,642	0.14 mi
22 Mile Road	Van Dyke Avenue W	13,271	0.21 mi

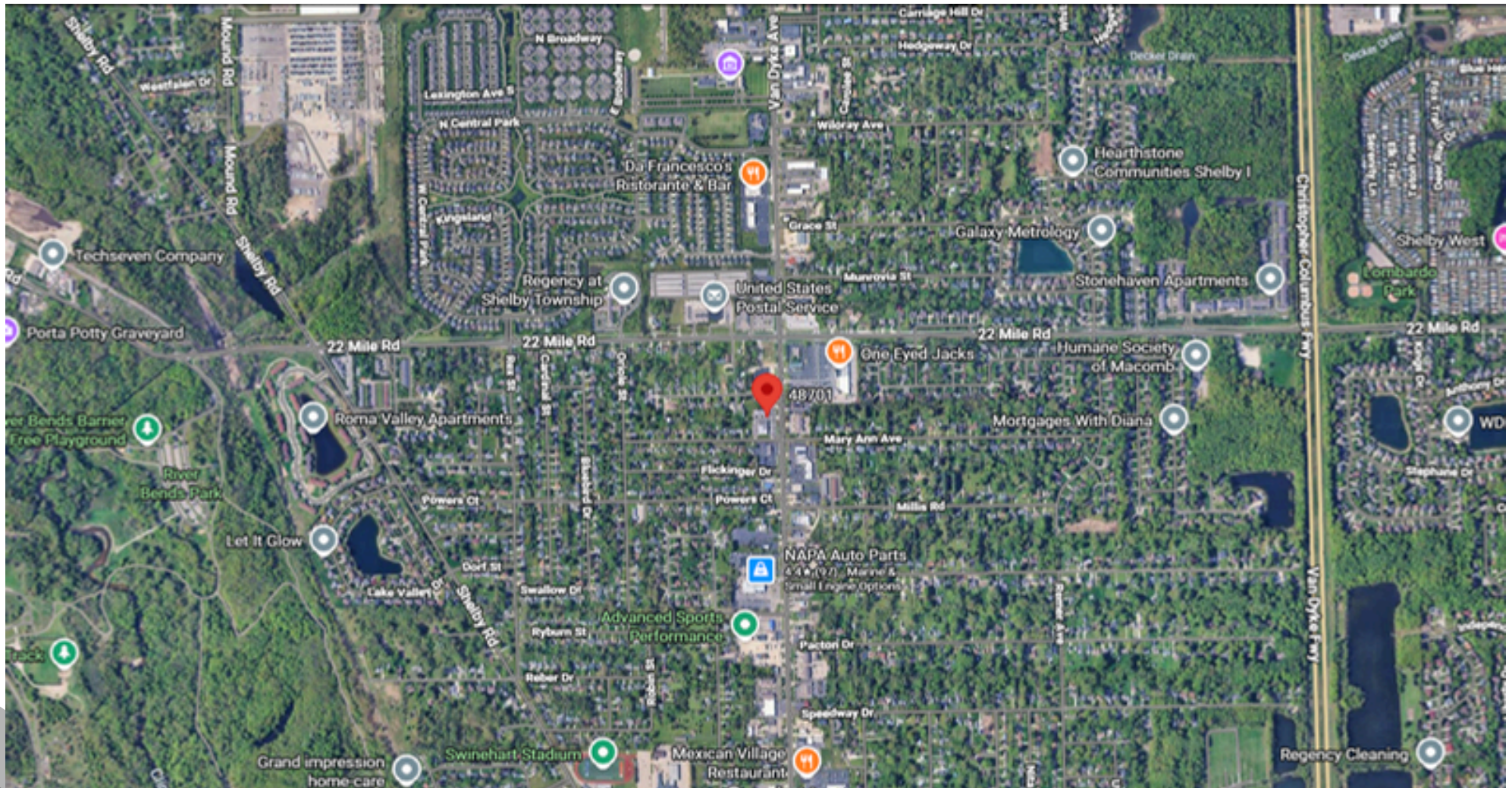
Source Line:

Demographics and traffic counts sourced from CoStar, 2026. Traffic counts reflect the most recent measurement year available.

Caption / Takeaway Line:

Roughly 67,000 residents and 30,660 daytime employees sit within three miles, and the corridor in front of the building carries more than 25,000 vehicles a day.

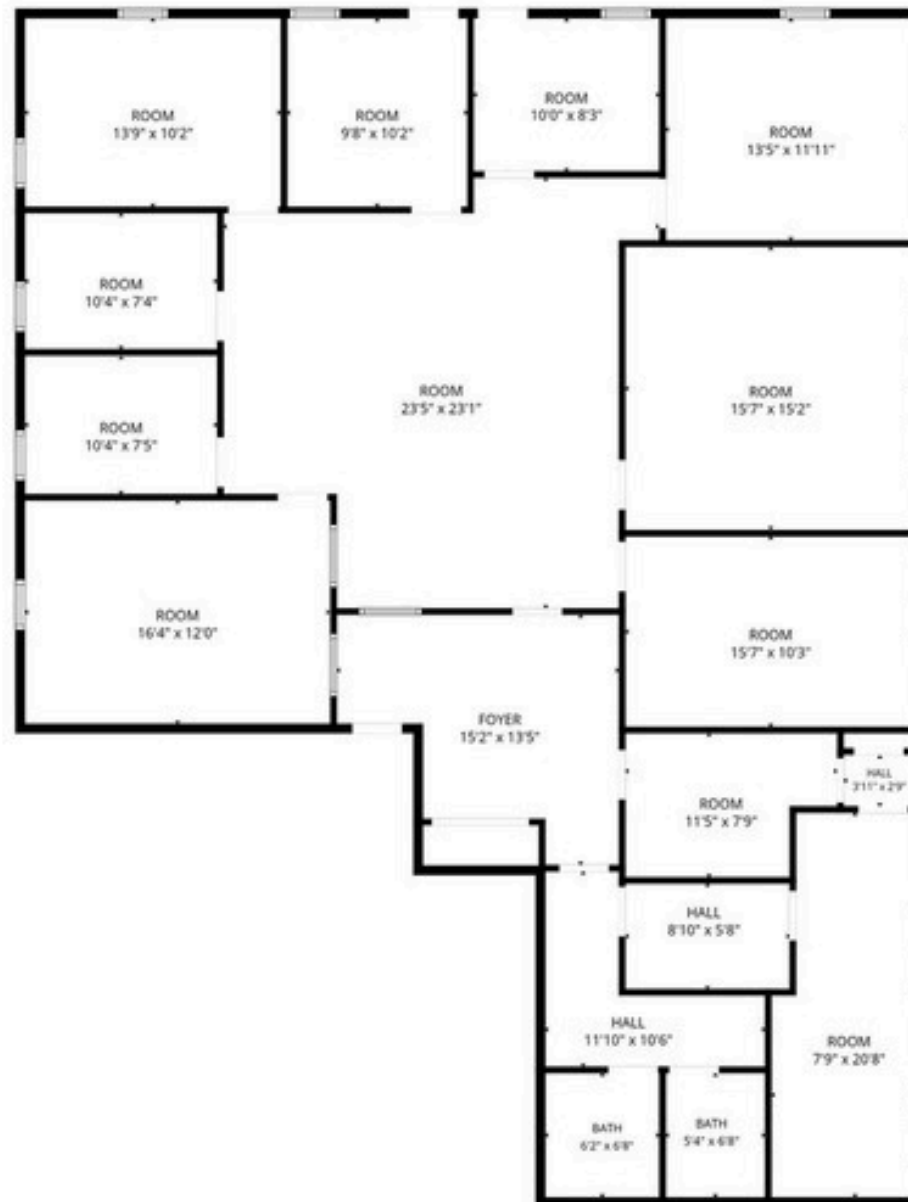
±0.58 acres on Van Dyke Avenue, just south of 22 Mile Road, with ±40 surface parking spaces.



48709 VAN DYKE - FLOOR PLAN



48701 VAN DYKE - FLOOR PLAN









Showings are by appointment only and are coordinated through the listing agent.
Contact Brock J Bean to schedule a walk-through of either suite.



Contact Us

BROCK J BEAN

586.930.4857 | BROCK@TDGCOMMERCIALRE.COM