



MENARD'S OUTLOT

PILOT

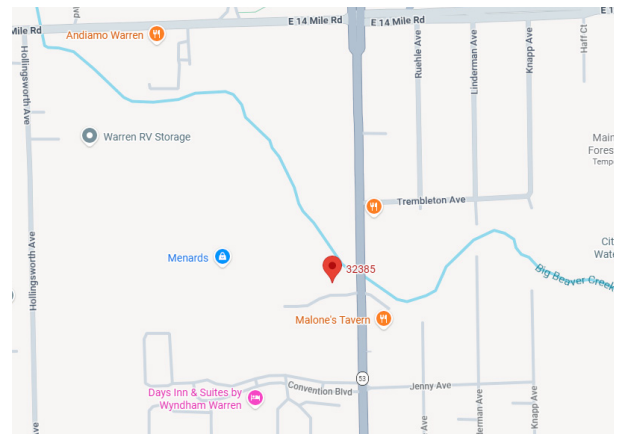
PROPERTY GROUP

32373-32701 VAN DYKE AVE, WARREN, MI 48093

PROPERTY OVERVIEW:

- Last Space available - join Skylar Laundromat and Consumer Cellular
- Great Visibility on Van Dyke Ave- Storefront and Monument Signage
- Ample Parking
- Professional Landlord

Property Type:	Retail
Cross Streets:	West side of Van Dyke, South of 14 Mile Road
Total Square Footage:	8,160
Building Name:	The Shoppes at Beaver Creek
Minimum Square Footage:	1,560
Maximum Square Footage:	1,560
Parcel Size:	1.1 Acres
Year Built:	2016
Parking Spaces:	Ample
Property Taxes:	2025: \$51,591.42 (\$6.32/SF)
Lease Rate:	\$20.00/SF
Lease Type:	NNN



AGENT CONTACT INFO

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DEMOGRAPHICS

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	39,620	297,480	1,215,407	2020 Households	15,941	119,917	497,600
2025 Population	39,331	297,255	1,233,383	2025 Households	15,857	120,352	505,439
2030 Population Projection	39,640	300,334	1,249,484	2030 Household Projection	15,995	121,783	512,523
Annual Growth 2020-2025	-0.1%	0%	0.3%	Annual Growth 2020-2025	0.2%	0.4%	0.5%
Annual Growth 2025-2030	0.2%	0.2%	0.3%	Annual Growth 2025-2030	0.2%	0.2%	0.3%
Median Age	42.4	41.8	40.2	Owner Occupied Households	11,585	84,554	338,339
Bachelor's Degree or Higher	25%	24%	29%	Renter Occupied Households	4,410	37,229	174,184
U.S. Armed Forces	4	79	844	Avg Household Size	2.4	2.4	2.4
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending	\$445.6M	\$3.4B	\$14.5B
Population By Race				Income			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
White	28,070	209,233	736,427	Avg Household Income	\$83,747	\$87,041	\$92,665
Black	4,860	36,952	315,824	Median Household Income	\$66,264	\$68,867	\$69,860
American Indian/Alaskan Native	87	663	2,558	< \$25,000	2,470	18,157	83,691
Asian	4,037	30,896	91,900	\$25,000 - 50,000	3,216	23,887	96,847
Hawaiian & Pacific Islander	2	105	545	\$50,000 - 75,000	3,465	23,992	90,630
Two or More Races	2,274	19,406	86,128	\$75,000 - 100,000	1,898	15,416	64,133
Hispanic Origin	883	7,966	35,936	\$100,000 - 125,000	2,077	14,490	53,833
				\$125,000 - 150,000	809	8,493	33,101
				\$150,000 - 200,000	1,133	9,399	41,614
				\$200,000+	788	6,516	41,588
Housing							
	2 miles	5 miles	10 miles				
Median Home Value	\$224,569	\$221,539	\$228,536				
Median Year Built	1968	1969	1964				

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Van Dyke Avenue	Van Dyke Avenue N	44,578	2026	0.15 mi
Van Dyke Avenue	Trembleton Ave S	45,673	2026	0.17 mi
Van Dyke Ave	E 14 Mile Rd N	47,277	2026	0.22 mi
East 14 Mile Road	East 14 Mile Road W	21,439	2026	0.28 mi
M-53 VAN DYKE	E 14 Mile Rd S	40,107	2026	0.29 mi
Van Dyke Avenue	Van Dyke Avenue S	47,828	2026	0.29 mi
	East 14 Mile Road NW	13,131	2026	0.32 mi
	-	1,536	2026	0.34 mi
Sterling Ponds Blvd	E 14 Mile Rd S	1,861	2026	0.40 mi
East 14 Mile Road	East 14 Mile Road E	16,375	2026	0.40 mi

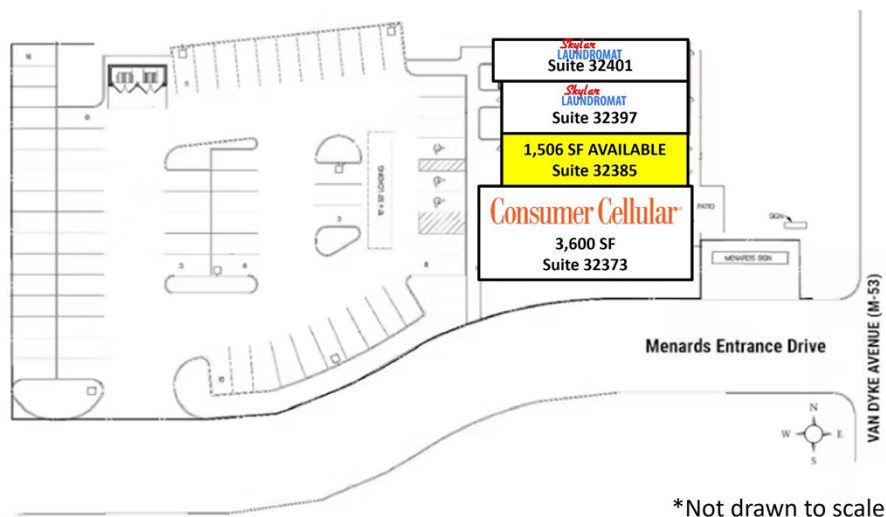
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TRADE AREA



SITE PLAN



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