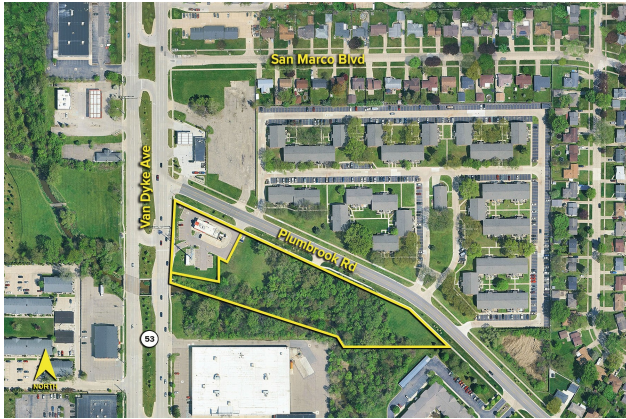




LAND For Sale or Ground Lease

Location: 39540 Van Dyke Avenue
Side of Street: East
City: Sterling Heights, MI
Cross Streets: Between 17 Mile Road & Plumbrook Road
County: Macomb

Acreage: 3.80

Improvements: N/A

Zoning: C-3

Dimensions:

UTILITIES

Sanitary Sewer: Yes

Gas: Yes

Storm Sewer: Yes

Outside Storage: No

Water: Yes

Rail Siding: No

ADJACENT LAND

North: Residential

East: Residential

South: Retail

West: Retail

PRICING INFORMATION

Asking Price: Contact Broker

Lease Rate: Contact Broker

Per Acre: Contact Broker

Parcel #:

Per SqFt : Contact Broker

Assessor Number: N/A

Terms:

Taxes: \$12,977.95 (2025)

TRAFFIC INFORMATION

Yr: 2025 Count: 54,121 Van Dyke Ave. N of 17 Mile Rd.
Yr: 2025 Count: 53,400 Van Dyke Ave. S of 17 Mile Rd.
Yr: 2025 Count: 15,046 17 Mile Rd. W of Van Dyke Ave.
Yr: 2025 Count: 6,733 17 Mile Rd. E of Van Dyke Ave.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	8,499	\$77,370
3 Mile Radius	99,199	\$85,046
5 Mile Radius	274,610	\$85,477

Comments: 3.80 Acres For Sale/Ground Lease. Rare opportunity to secure a freestanding drive-thru. Development Opportunity along heavily trafficked Van Dyke Avenue corridor in Sterling Heights.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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