

OFFICE PROPERTY FOR LEASE

2,526 SF Dental/Medical/Office Space
Immediately Available in Sterling Heights

42370 VAN DYKE AVE
STERLING HEIGHTS, MI 48314



Medical or office conversion possible

Ample parking - well-maintained and well-lit lot

Generous build-out allowance



P.A. COMMERCIAL
Corporate & Investment Real Estate

SALVATI PROFESSIONAL BUILDING

42370 VAN DYKE AVE, STERLING HEIGHTS, MI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,200 SF
Building Size:	14,009 SF
Lease Rate:	\$2,000 SF/yr (Gross + Utilities)
Zoning:	Commercial
Year Built:	1979
Year Renovated:	2020
Lot Size:	1.51 Acres
Market:	Detroit
Submarket:	Macomb West
Traffic Count:	30,000 on Van Dyke

PROPERTY OVERVIEW

This thoughtfully renovated 1,200 SF office/medical space offers a prime location with high traffic visibility, boasting a monument sign for maximum brand exposure. Under new ownership, this building was thoughtfully renovated throughout in 2020 and is professionally managed and maintained. Ownership will provide a generous built-out allowance to qualified tenants. Strategic proximity to Beaumont Troy and quick access to M-59 make this an ideal location.

LOCATION OVERVIEW

This attractive medical building is located on the east side of Van Dyke Ave, just south of 19 Mile Road in an area surrounded by single-family residential neighborhoods and apartment communities. Nearby places of interest include Beaumont Hospital of Troy, Henry Ford Macomb Hospital, Beaumont Urgent Care, The Mall at Partridge Creek, Lakeside Mall, several golf courses, and an abundance of retail, fast food and dining establishments on Hall Road/M-59.

PROPERTY HIGHLIGHTS

- Medical or office conversion possible
- Ample parking - well-maintained and well-lit lot
- Generous build-out allowance

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// AVAILABLE SPACES

LEASE TYPE | Gross + Utilities

TOTAL SPACE | 1,200 SF

LEASE TERM | Negotiable

LEASE RATE | \$2,000 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
42370 Van Dyke	Available	1,200 SF	Gross + Utilities	\$2,000.00 SF/yr

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// RETAILER MAP

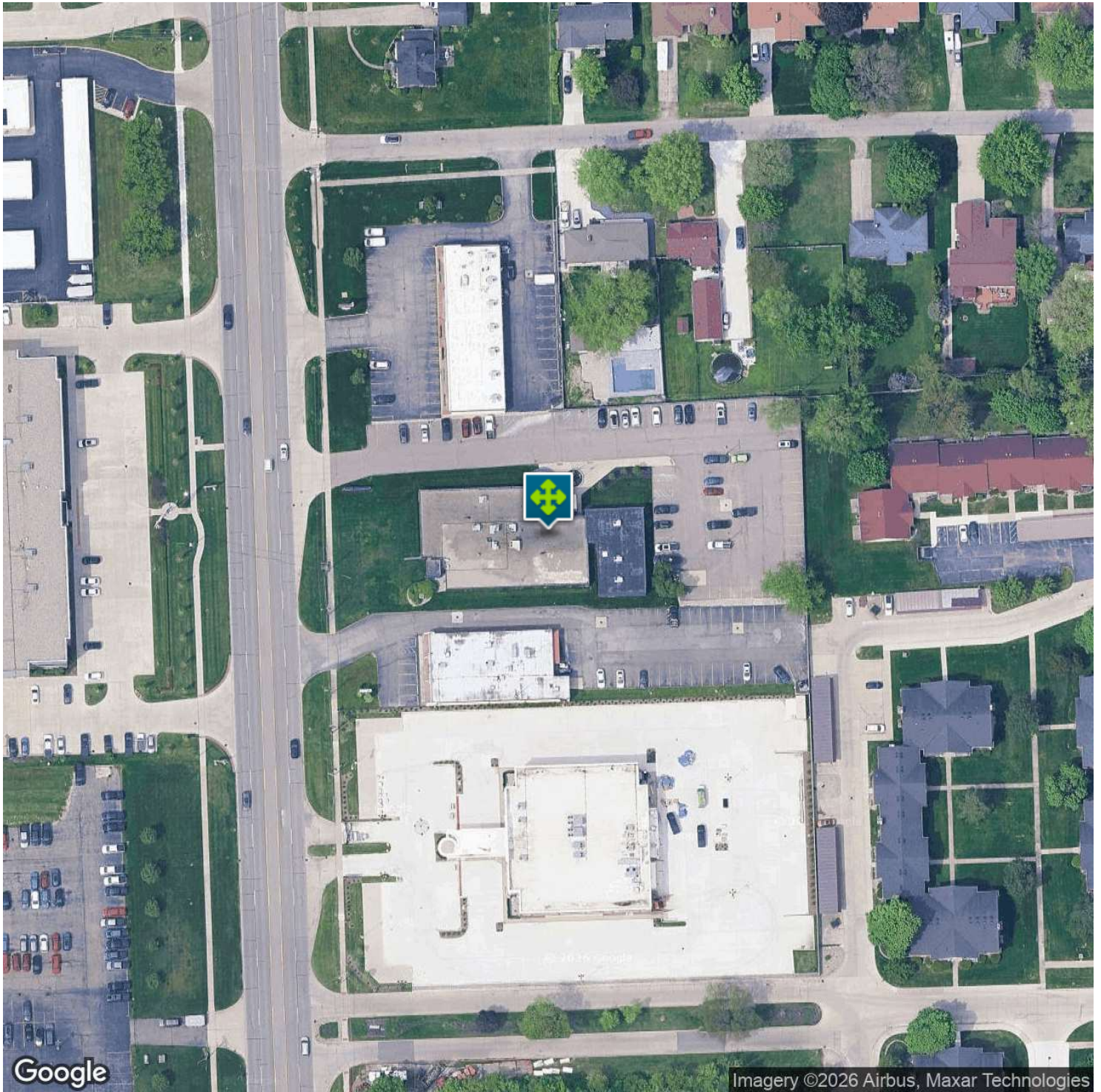


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// AERIAL MAP



 **P.A. COMMERCIAL**
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FOR MORE INFORMATION CONTACT:

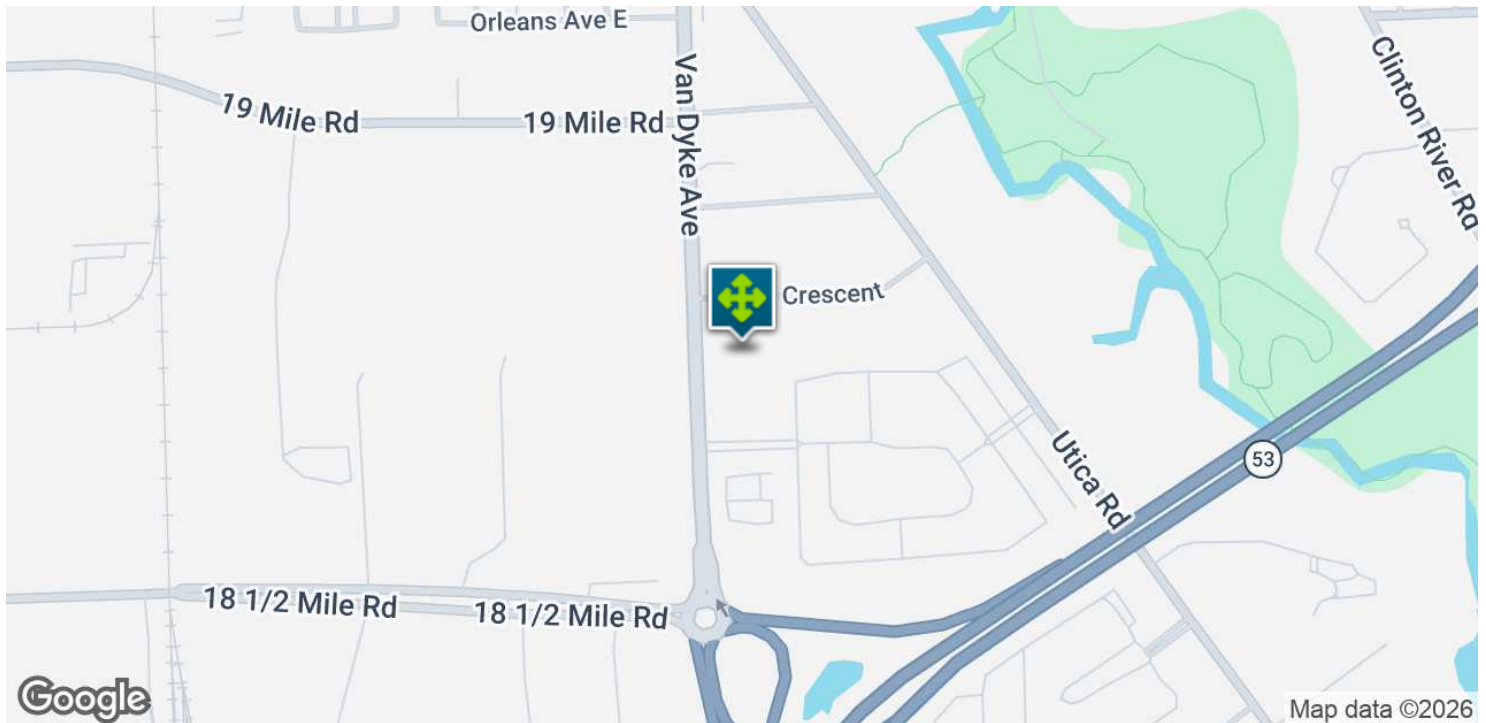
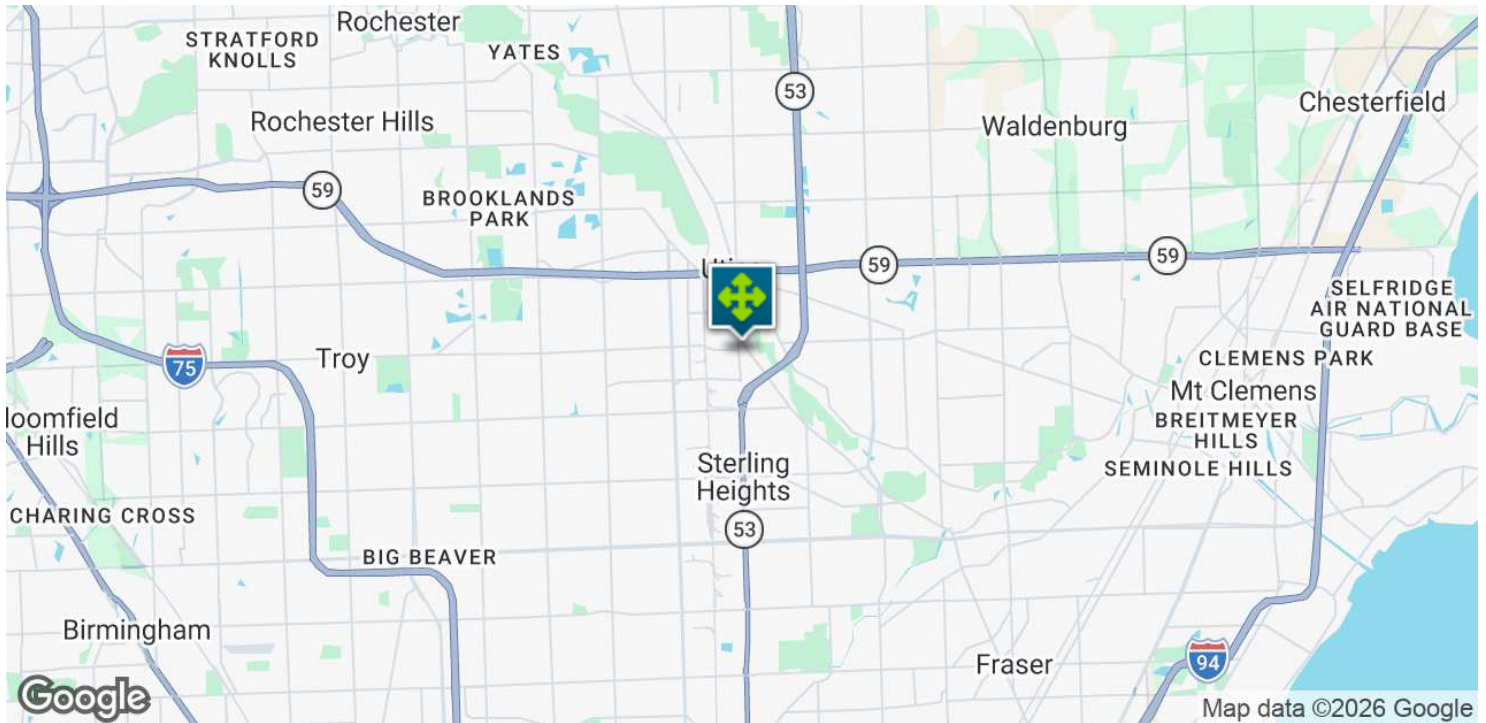
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// LOCATION MAP



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// DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,394	83,472	245,676
Average age	35.6	38.1	39.7
Average age (Male)	34.5	36.9	38.0
Average age (Female)	36.7	39.6	41.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,327	32,033	95,268
# of persons per HH	2.5	2.6	2.6
Average HH income	\$55,108	\$66,990	\$69,908
Average house value	\$149,207	\$184,285	\$192,998

* Demographic data derived from 2020 ACS - US Census