

+/-1,500 - 6,900 RSF FOR LEASE

GALAXY PLAZA

30800 VAN DYKE
WARREN, MI

**PRIME RETAIL
TURN-KEY OFFICE SPACE**



**CUSHMAN &
WAKEFIELD**





About the SPACE

Building Size: 44,500 SF

Site Area: 2.16 AC

Zoning: UN - Urban Neighborhood

Parking: 170 Spaces

Year built/ Renovated: 1986/2020

Tenancy: Multiple

Occupancy: 72%

Building Class: B

Lease Rate: Fourth floor office:

\$19.50 RSF Modified Gross - Build out required

Street level retail:

\$20.50 RSF NNN - White box



PROPERTY HIGHLIGHTS

- +/- 1,500 - 5,325 RSF ground floor retail - delivered as white box
- First floor has expansive window line along Van Dyke and ability to have Drive thru/pick up window
- Last remaining office space located on 4th floor, 6,900 +/- RSF to be built to tenants specs
- Full building renovation compleased in 2020 with updated parking lot in 2025
- Monument and building signage available
- Modern finishes throughout
- Ample parking

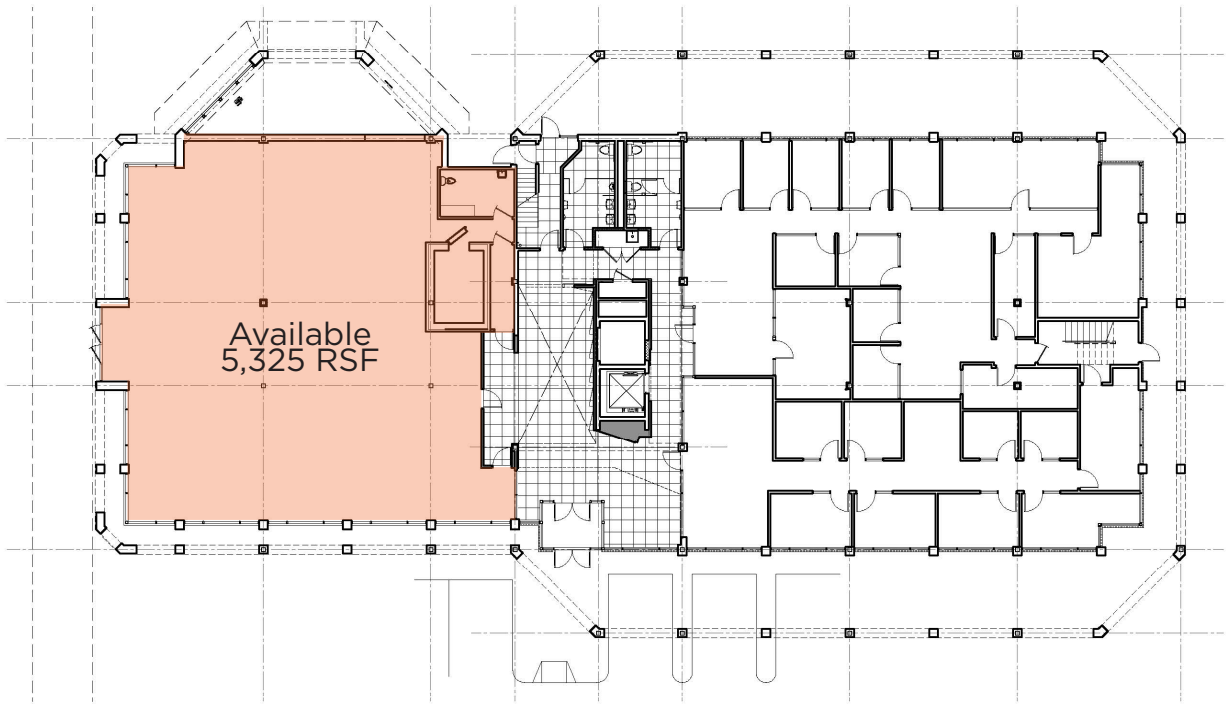
Photos of the SPACE



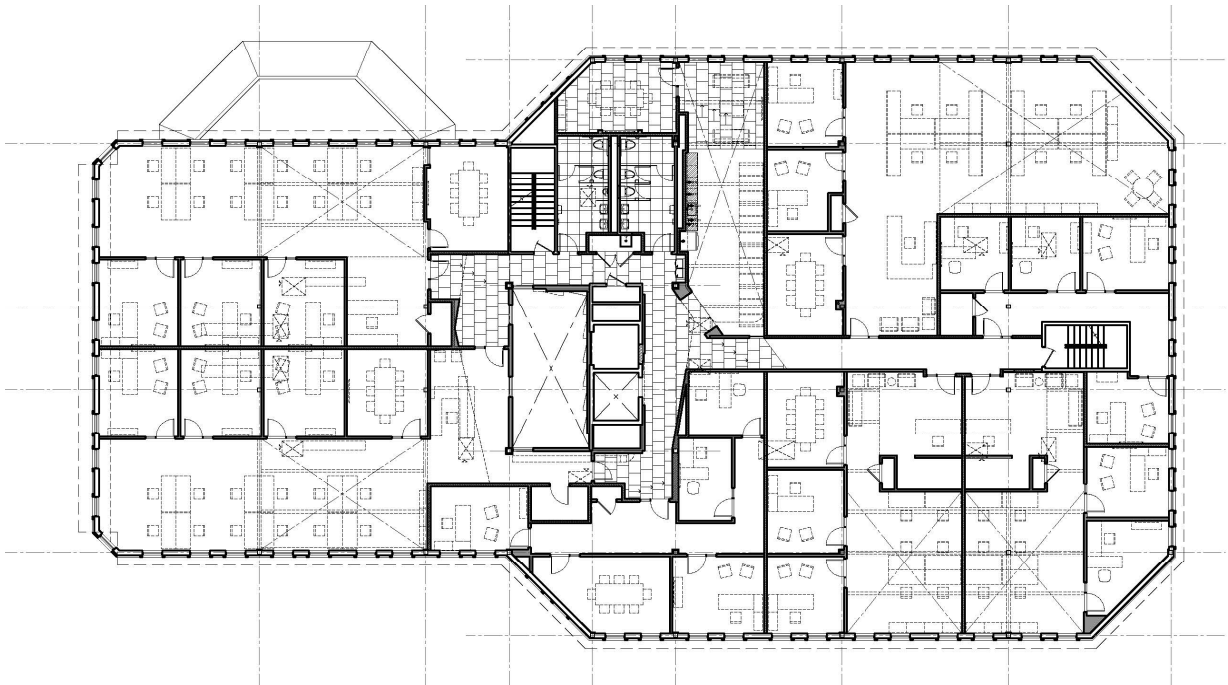
Photos of the SPACE



Floorplans

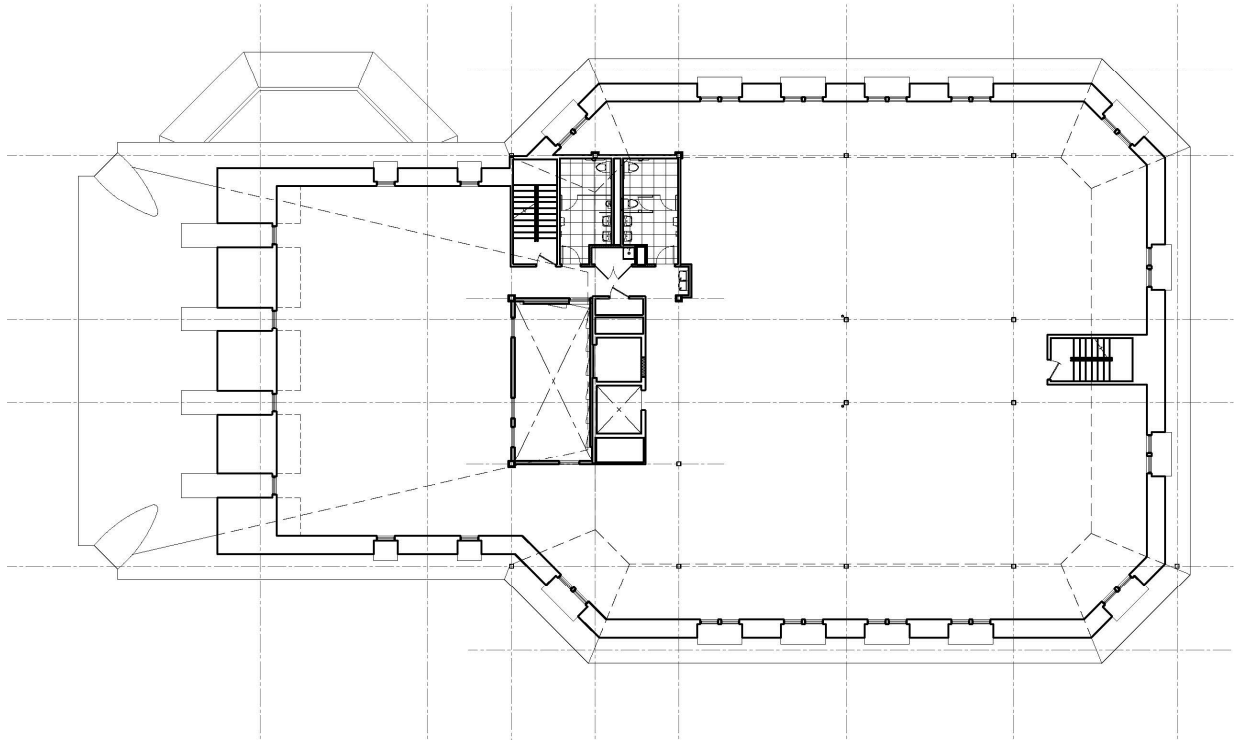


GROUND FLOOR 5,325 RSF
FANTASTIC VAN DYKE ROAD FRONTAGE

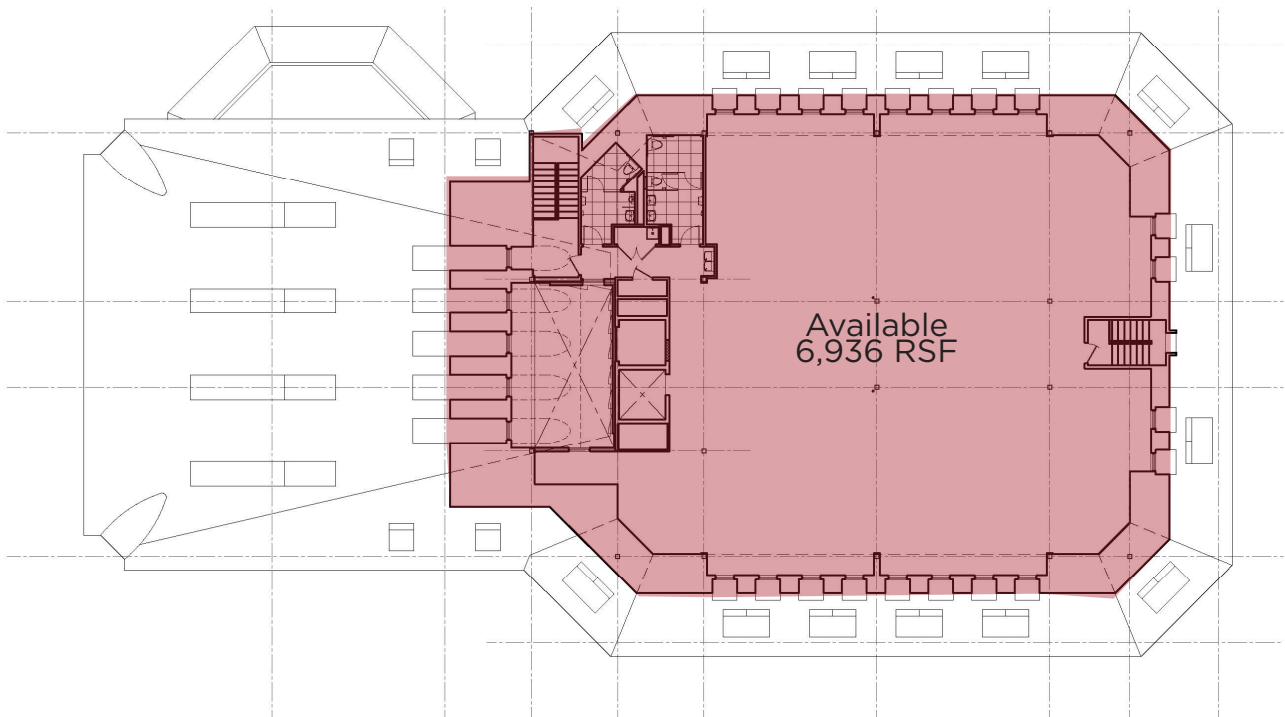


SECOND FLOOR
CURRENTLY LEASED

Floorplans



THIRD FLOOR
CURRENTLY LEASED



FOURTH FLOOR
ENTIRE FLOOR AVAILABLE FOR LEASE

Location



HARLOW CURTICE ROAD

VAN DYKE ROAD



LOUIS CHEVROLET ROAD



30800 VAN DYKE





E 13 MILE ROAD



**1 MILE:
POPULATION 6,939**



**1 MILE:
AVG. HOUSEHOLD
INCOME \$72,561**



**1 MILE: AVG. HOUSE
VALUE \$153,738**



**48,824 TRAFFIC COUNT
ON VAN DYKE ROAD**



18 MILES TO DETROIT



12 MILES TO TROY



**7.7 MILES TO DETROIT
CITY AIRPORT**



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