

# 1,600 - 1,992 SF CITY CENTER



## FOR LEASE



## 25005 Van Dyke Ave

Centerline, Michigan 48015

### Property Highlights

- **Two New Proposed Outlots Available: Contact Leasing Agents for Prices**
- **Turnkey Restaurant Space Available!**
- **Recent Exterior Renovations including resurfaced parking lot, improved lighting and new landscaping.**
- The property is anchored by Ace Hardware, Dollar Castle, H&R Block and Metro PCS.
- Seven tenants have been at the site for over 10 years, including the restaurant China Villa which has been there since 1975.
- A free standing Fifth Third drive-thru ATM conveniently located
- A free standing Fifth Third drive-thru ATM conveniently located in City Center's lot provides an additional draw of traffic to the property.
- A growing population and investment from major companies like GM, provide City Center with strong demographics and ample customers.
- Dense neighborhoods surround the center making it a "go to" destination for the community.
- Many types of potential tenants could fit at this site.



Commercial Real Estate Services, Worldwide.

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,600 - 1,992 SF	Lease Rate:	Contact Listing Agent(s)

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Former Pet Store	Available	1,992 SF	NNN	Contact Listing Agent(s)
Former Dollar Town	Available	1,600 SF	NNN	Contact Listing Agent(s)
Former Quizno's	Available	1,846 SF	NNN	Contact Listing Agent(s)



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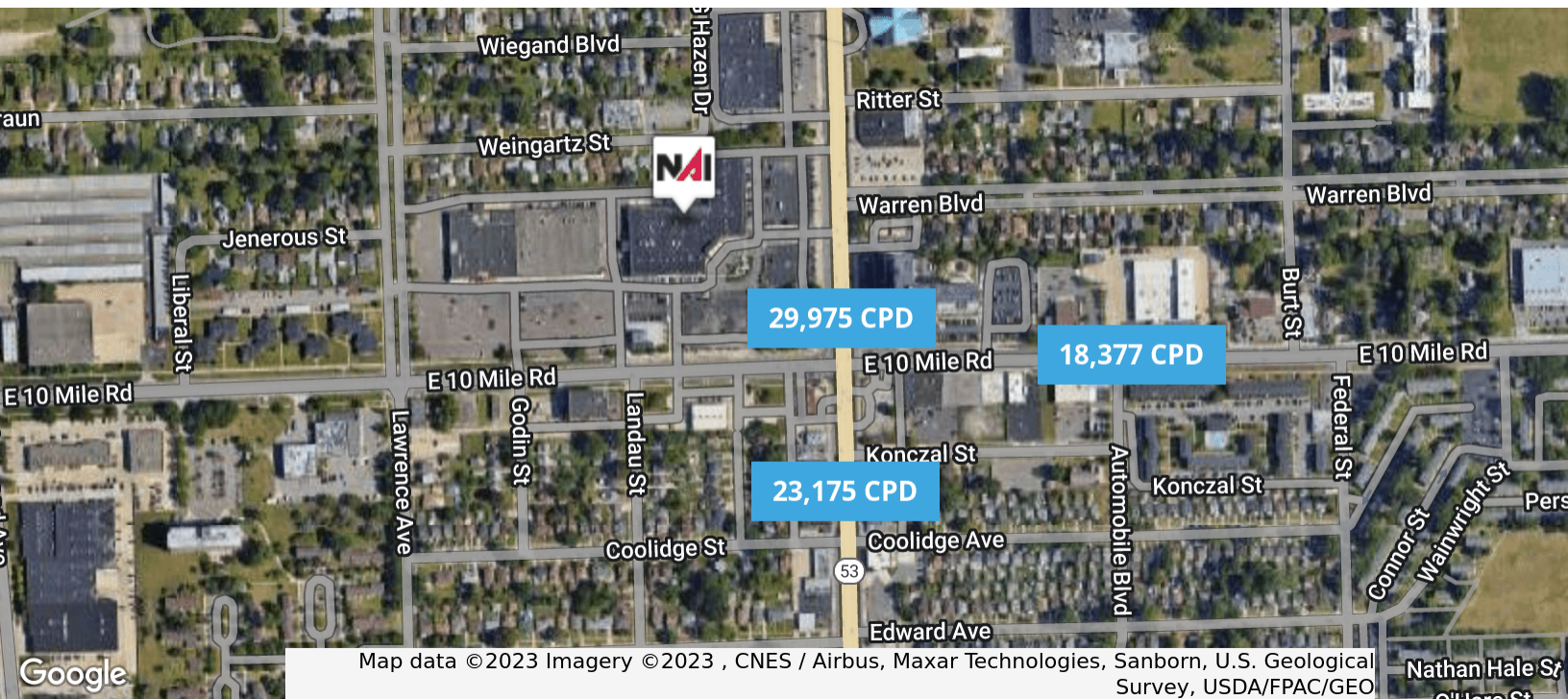
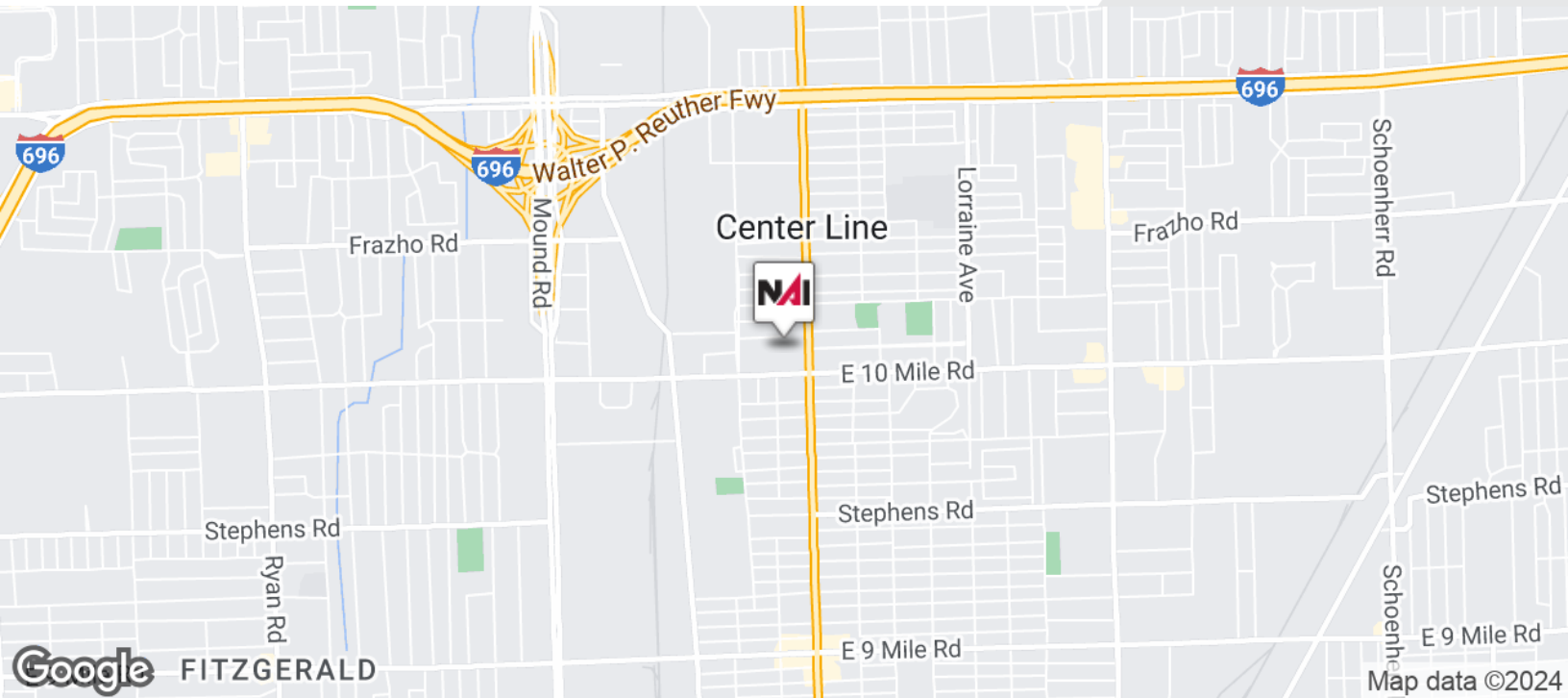
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Tenant Legend	
Great Lakes Ace Hardware	11,555 SF
H&R Block	1,600 SF
DWOL Exposed Barbershop	1,600 SF
Wayne's Waffle House	3,993 SF
America's Best	3,200 SF
Metro By T-Mobile	1,400 SF
Dollar Castle	21,500 SF
Wild Bill's Tobacco	1,900 SF
25021: VACANT	1,992 SF
Liam Nails & Spa	1,200 SF
Advance America, Cash Advance	1,745 SF
China Villa	4,000 SF
"The Door" Christian Fellowship Church	2,951 SF
25009: VACANT	1,846 SF
Premier Insurance	2,000 SF
25025: VACANT	1,600 SF
Best Buffalo Wings	2,470 SF
Silicone Alley Recyclers	5,391 SF



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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,187	110,309	353,150
Average Age	40.5	38.3	36.8
Average Age (Male)	39.2	36.8	35.1
Average Age (Female)	41.8	39.9	38.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,746	44,130	133,357
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$43,609	\$48,527	\$49,330
Average House Value	\$111,915	\$120,093	\$120,549

\* Demographic data derived from 2020 ACS - US Census



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