

OWNER/USER OR REDEVELOPMENT OPPORTUNITY
RETAIL/OFFICE/AUTOMOTIVE SALES

FOR SALE



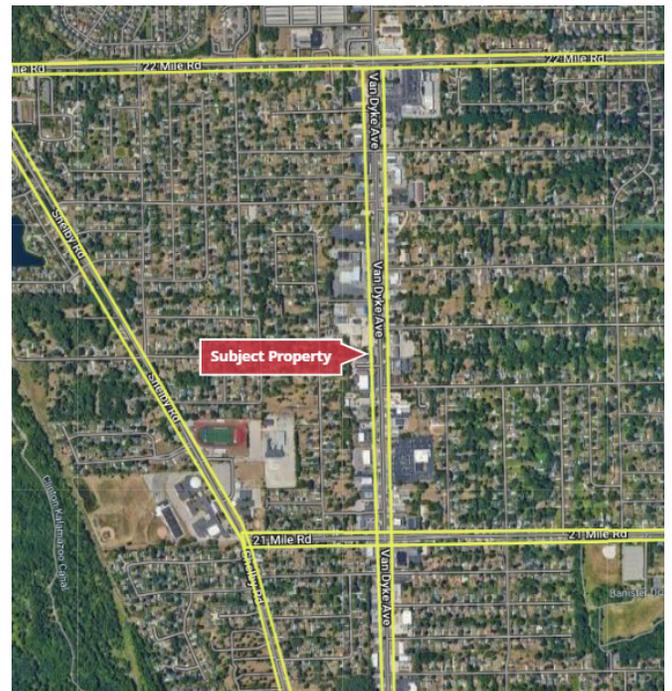
IDEAL SITE FOR DRIVE-THRU, AUTO DEALERSHIP, AND VARIOUS RETAIL/OFFICE

47801 Van Dyke Ave

Shelby Township, Michigan 48317

Property Highlights

- 6,210 SF Fantastic Retail Building For Sale
- Prime frontage with 100' on Van Dyke and large monument sign
- .68-acre lot provides room for expansion / development
- Zoned C-2
- Smooth ingress / egress with two curb cuts
- 14 existing parking spaces with ample room to expand
- Extremely clean building and flexible floorplan
- Residential home attached with four bedrooms and two baths
- Extremely clean and well maintained property
- High traffic counts on Van Dyke Ave - 28,084 CPD



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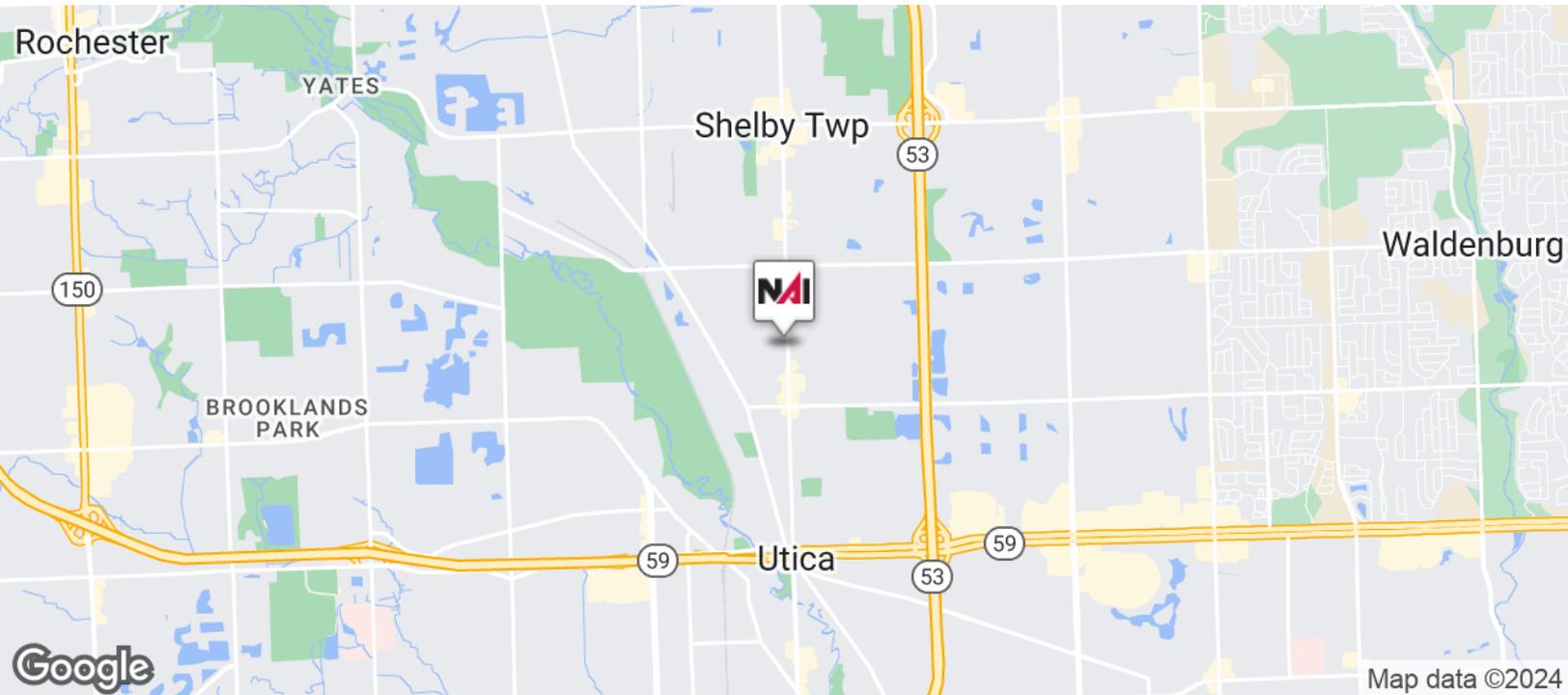
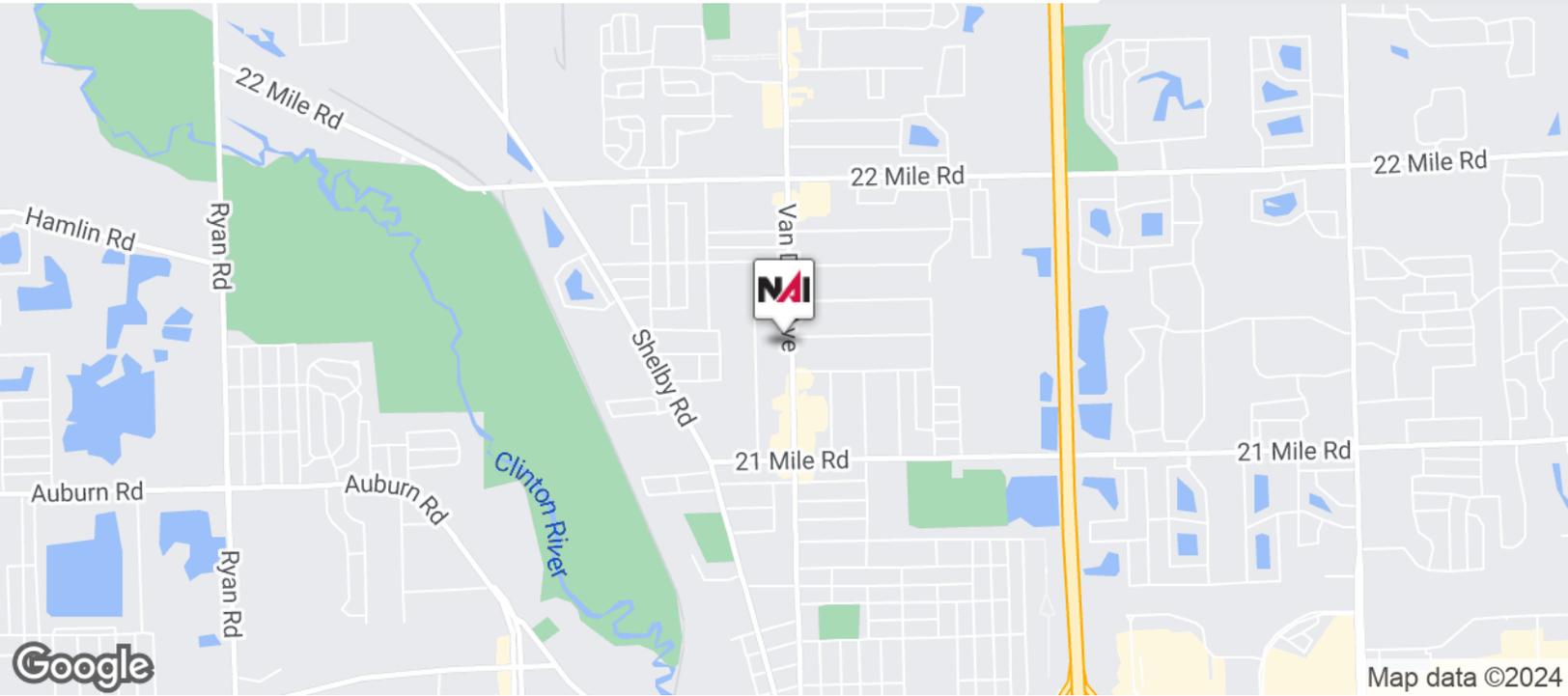
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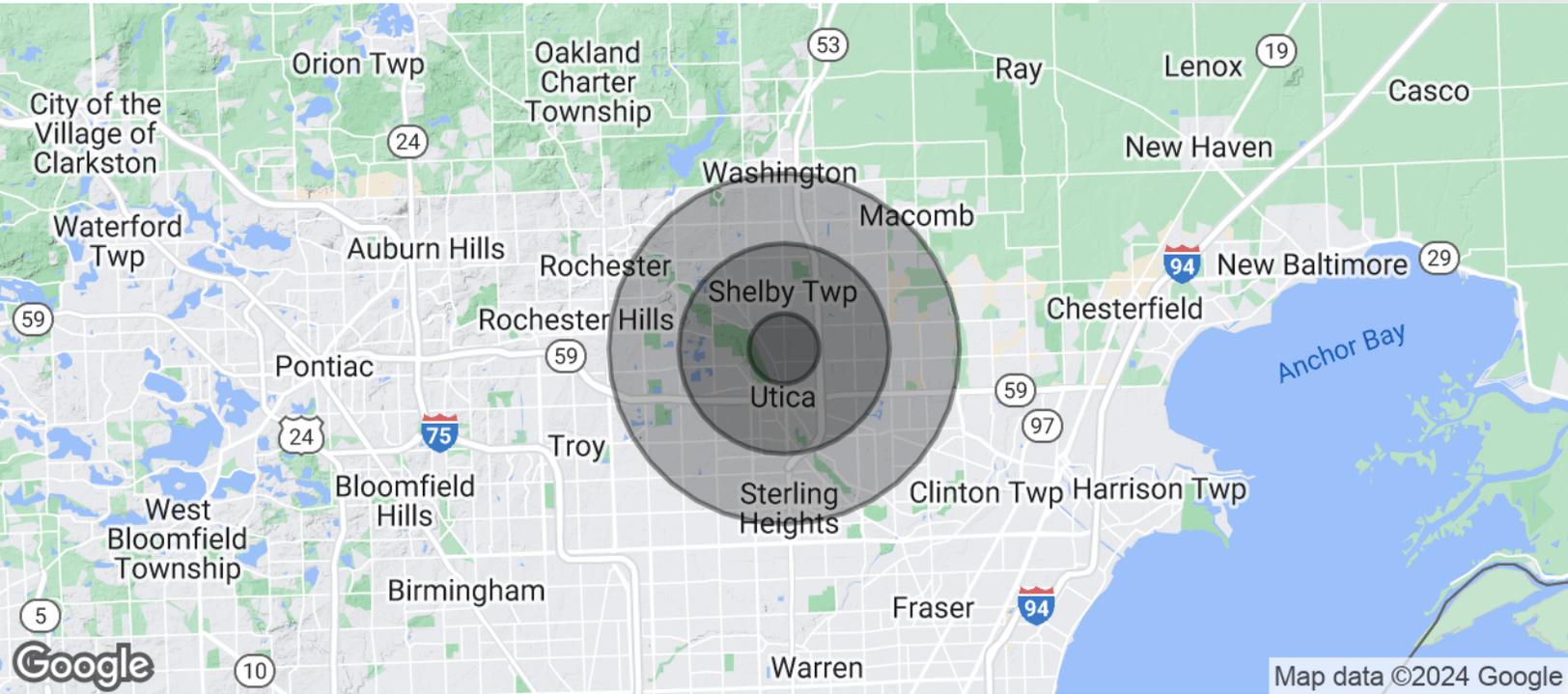
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,788	68,019	227,267
Average Age	43.2	44.1	43.3
Average Age (Male)	39.5	42.2	41.7
Average Age (Female)	46.4	45.1	44.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,897	30,300	94,652
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$79,770	\$80,451	\$91,754
Average House Value	\$208,591	\$207,771	\$232,637

* Demographic data derived from 2020 ACS - US Census



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