

**RETAIL PROPERTY // FOR LEASE**

## **2,730 SF WITH AMPLE PARKING IDEAL FOR RESTAURANT, CONVENIENCE STORE**

50310 VAN DYKE AVE

SHELBY TOWNSHIP, MI 48317



- Pylon signage on the road
- Excellent traffic count: 25,000 cars per day
- Prime spot on Van Dyke Ave, just south of 23 Mile Rd
- Just North of M-59/Hall Rd
- C-1 Local Retail Business Zoning
- Lots of new improvements



**P.A. COMMERCIAL**  
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## EXECUTIVE SUMMARY



### Lease Rate

**\$12.00 SF/YR  
(NNN)**

### OFFERING SUMMARY

Building Size:	2,730 SF
Available SF:	2,730 SF
Lot Size:	0.26 Acres
Year Built:	1966
Renovated:	2024
Zoning:	C-1   Local Retail
Market:	Detroit
Submarket:	Macomb West

### PROPERTY OVERVIEW

Take advantage of one of Macomb County's busiest roadways with a newly remodeled 2,730 SF double unit with a 12-car front parking lot. Amazing visibility with 25,000 cars traffic count. Pylon signage near the road. New lighting, new restrooms, new floors, newly painted. Front parking is to be resurfaced, and new paving for additional parking in the back. Zoned C-1 Local Retail Business. Ideal for restaurants, carry-out, convenience stores, and general retail. Two restrooms. 40' x 69' approximate dimensions.

### LOCATION OVERVIEW

Located on east side of Van Dyke in busy retail corridor of Van Dyke/Macomb submarket. Fantastic location just south of 23 Mile that is close to M-59 and M-53.

### PROPERTY HIGHLIGHTS

- Pylon signage on the road
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## ADDITIONAL PHOTOS



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## A. INTENT

The C-1 Local Retail Business district is designated to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas. Protection of nearby residential districts is considered of importance; thus, businesses which tend to be a nuisance to immediately surrounding residential areas are excluded, even though the goods sold or services offered might fall within the convenience classification.

It is further the intent of this district to provide these goods and services in a physical setting that is compatible with surrounding residential neighborhoods and which are of a neighborhood size and character. Whenever possible, local retail business districts should be developed with consolidated site features to provide for a continuity of appearance and function and to minimize any negative impacts on nearby residential neighborhoods or the Township's thoroughfare system.



**User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

## B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to the standard in **Section 4.24**.

1. Convenience stores<sup>§</sup>, up to 3,000 sq. ft.
2. Outlet or on-site bakery for in-store sale and limited sales off-site, up to 2,400 sq. ft.
3. **Restaurants** (sit-down restaurants (without entertainment), restaurants with liquor service, and cocktail lounges), up to 5,000 sq. ft. §4.26
4. Specialty food<sup>§</sup>, up to 1,200 sq. ft.
5. **Fast-food/carry-out**, up to 1,500 sq. ft. §4.27
6. Wearing apparel/accessories, up to 1,500 sq. ft.
7. Home furnishings, up to 2,400 sq. ft.
8. Specialty home improvement, up to 2,400 sq. ft.
9. Hardware stores, up to 10,000 sq. ft.
10. Drug stores and grocery stores, up to 12,000 sq. ft.
11. Gift and specialty stores<sup>§</sup>, up to 1,600 sq. ft.
12. Stationary, up to 5,000 sq. ft.
13. Barber/beauty salons, up to 2,400 sq. ft.
14. Beauty schools, up to 5,000 sq. ft.
15. Dry cleaners/laundromats (pick-up stations with limited dry cleaning on site), 2,400 square feet
16. Tanning salons, up to 1,200 square feet
17. Video stores, up to 7,500 square feet
18. Repair, up to 1,000 square feet
19. **Personal services, other**<sup>§</sup>; up to 1,600 sq. ft. §4.29
20. Banks, credit unions and similar uses<sup>§</sup>
21. **Professional office buildings**<sup>§</sup> §4.19

## B. PRINCIPAL PERMITTED USES

22. **Public utility buildings, telephone exchange buildings, transformer stations and substations. No such use shall have a service yard or storage yard.** §4.9
23. Accessory buildings<sup>§</sup>
24. **Accessory uses**<sup>§</sup> §4.13
25. **Temporary buildings**<sup>§</sup> §4.25
26. **Churches** §4.4

## C. SPECIAL LAND USES

1. **Private schools** §4.4
2. **Gasoline self-service stations** §4.28
3. **Child care centers**<sup>§</sup>, **nursery**<sup>§</sup> and **similar uses** §4.12
4. **Planned unit development** §3.37
5. **Communication towers** §4.20
6. Other uses similar to those listed in this Section

## D. ACCESSORY LAND USES

1. **Propane sales** §4.21
2. **Massage therapy** §4.22





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## AERIAL MAP



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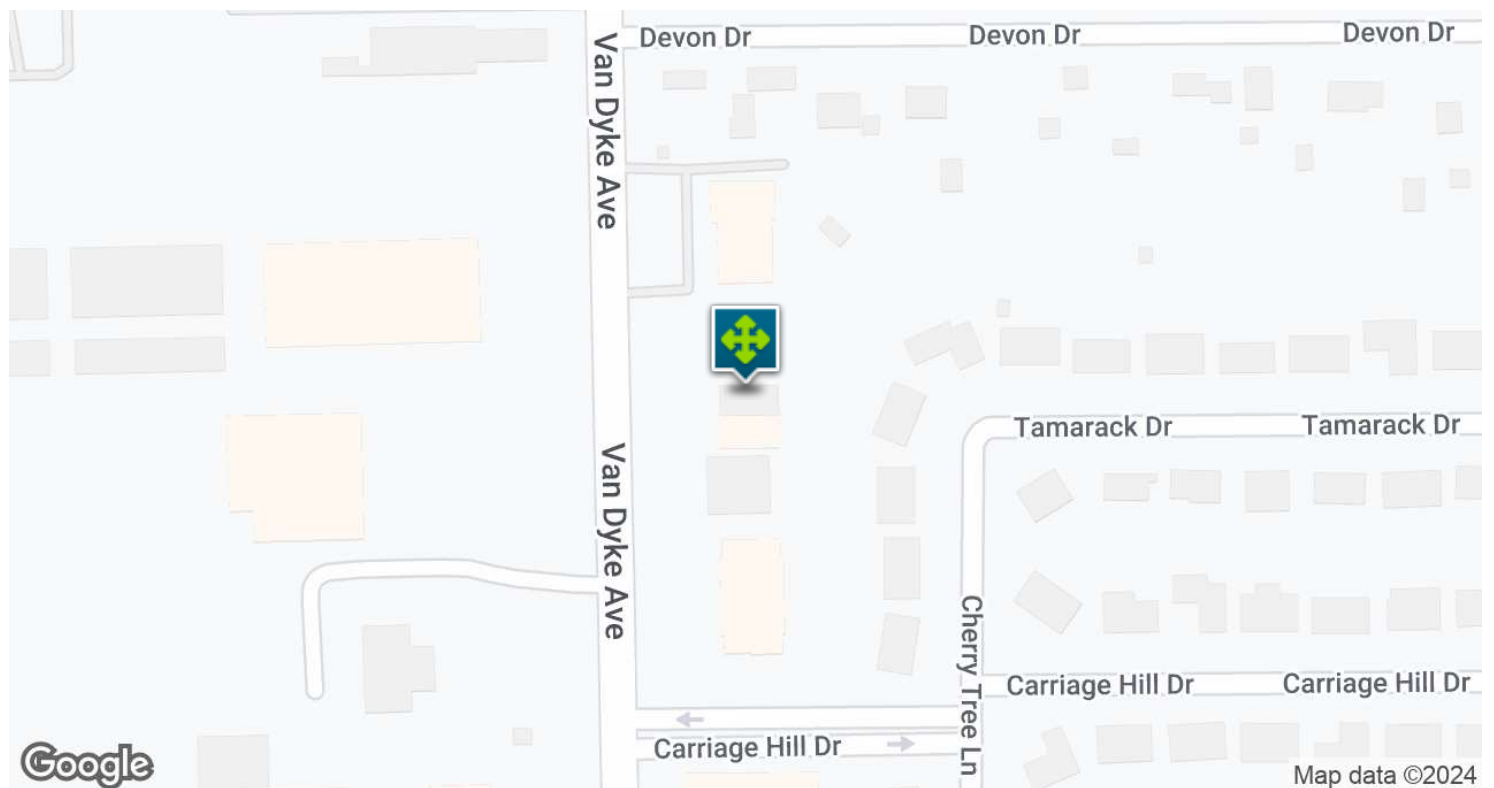
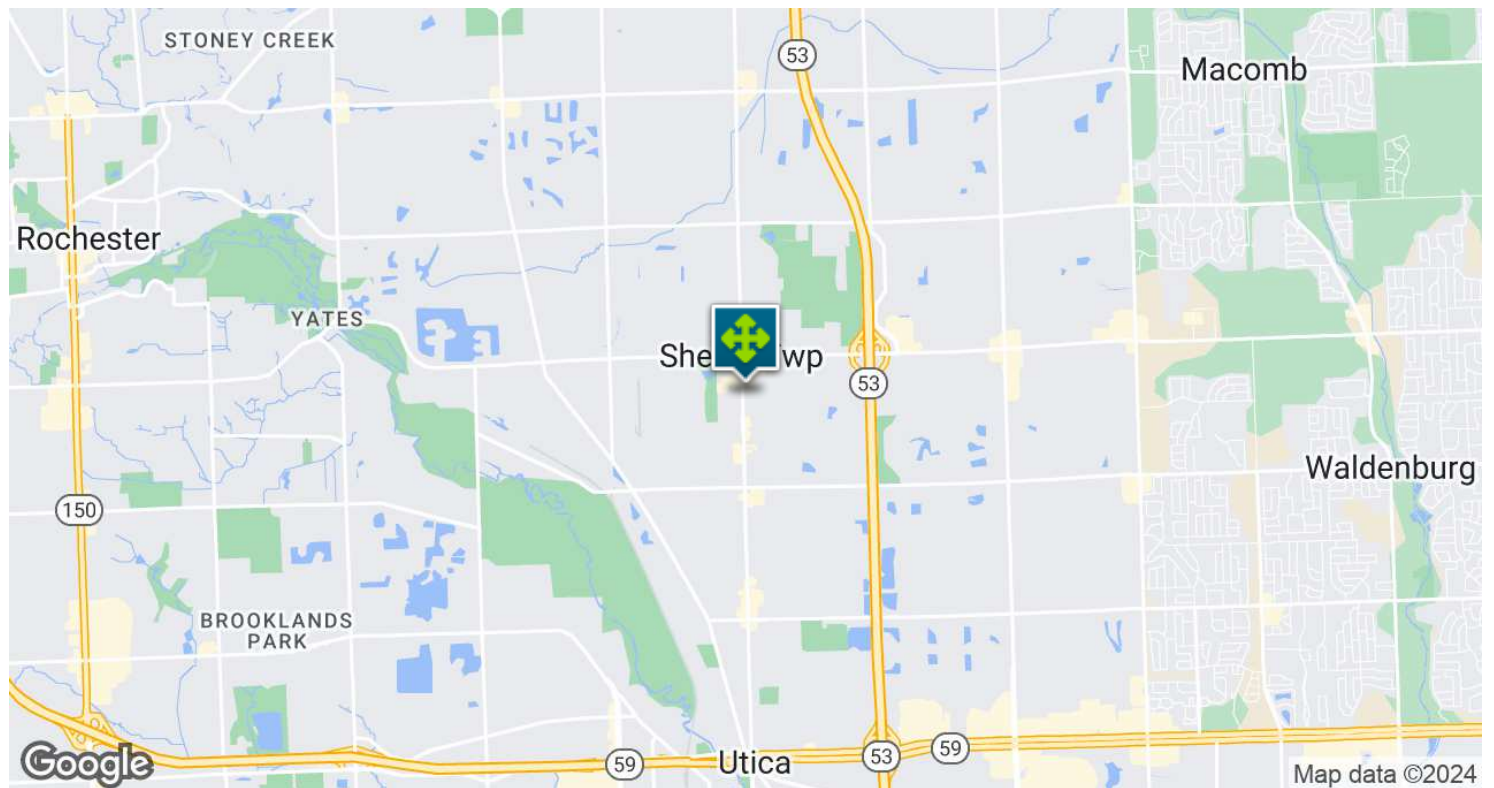
## RETAILER MAP





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## LOCATION MAP



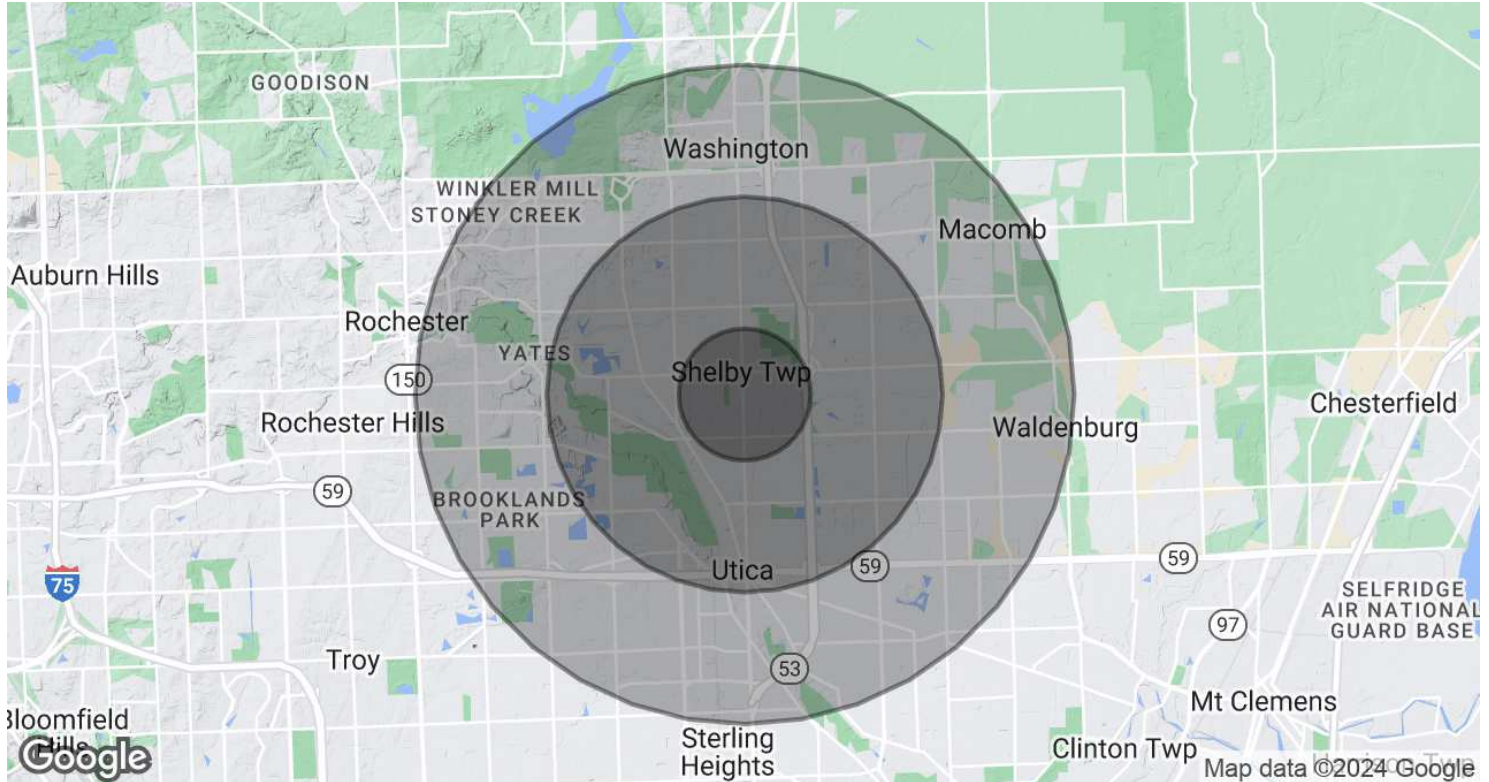
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,855	63,032	204,061
Average Age	40.5	44.9	43.4
Average Age (Male)	39.1	43.0	41.9
Average Age (Female)	42.3	46.0	44.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,509	25,927	85,438
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$109,016	\$94,192	\$94,956
Average House Value	\$260,884	\$240,789	\$245,108

\* Demographic data derived from 2020 ACS - US Census



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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