



PREMIER PROPERTY PARTNERS

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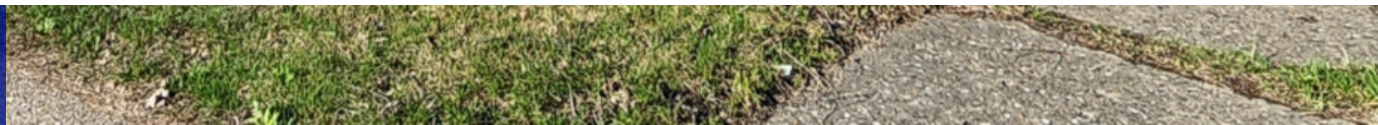


INDUSTRIAL PROPERTY FOR LEASE

17731 VAN DYKE - LEASE

DETROIT, MI 48234

LEASE: \$8.00 SF/yr (Absolute NNN)





PROPERTY HIGHLIGHTS

Medical and Recreational:

DETROIT MARIJUANA LICENSES APPROVED:

Cultivation -Unlimited

Processing - Unlimited

Provisioning Center - Unlimited / AU 75

Transport / Testing - Unlimited

DETROIT MARIJUANA ZONING

Cultivation - M1,M2,M3,M4,M5

Processing - B6,M1,M2,M3,M4,M5

Provisioning Center - B2,B4,B5,B6,M1,M2,M3,M4, SD2

BUFFER:

1000 FT Childcare, Outdoor Recreation, Schools, Library, Educational Institutions (Colleges), Public Housing, Youth Activity Center.

Can be used as a Caregiver

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (Absolute NNN)
Available SF:	1,152 SF
Lot Size:	3,622 SF
Building Size:	1,152 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,272	5,137	13,083
Total Population	2,018	9,347	24,865
Average HH Income	\$21,437	\$27,980	\$28,175

**PROPERTY DESCRIPTION**

M-2 Zoning

Approved Commercial Uses:

- (1) Animal-grooming shop
- (2) Arcade
- (3) Art gallery
- (4) Bake shop, retail
- (5) Barber or beauty shop
- (6) Customer service center
- (7) Employee recruitment center
- (8) Financial services center
- (9) Medical or dental clinic, physical therapy clinic, or massage therapy clinic
- (10) Motor vehicle services, minor
- (11) Nail salon
- (12) Office, business or professional
- (13) Printing or engraving shops
- (14) Recording studio or photo studio or video studio, no assembly hall
- (15) Retail sales and personal service in business and professional offices
- (16) Tattoo and/or piercing parlor
- (17) Veterinary clinic for small animals

For Full Zoning List, Please Visit:

<https://detroitmi.gov/Portals/0/docs/BSEE/ZONING%20ORD%208-11-16.pdf>

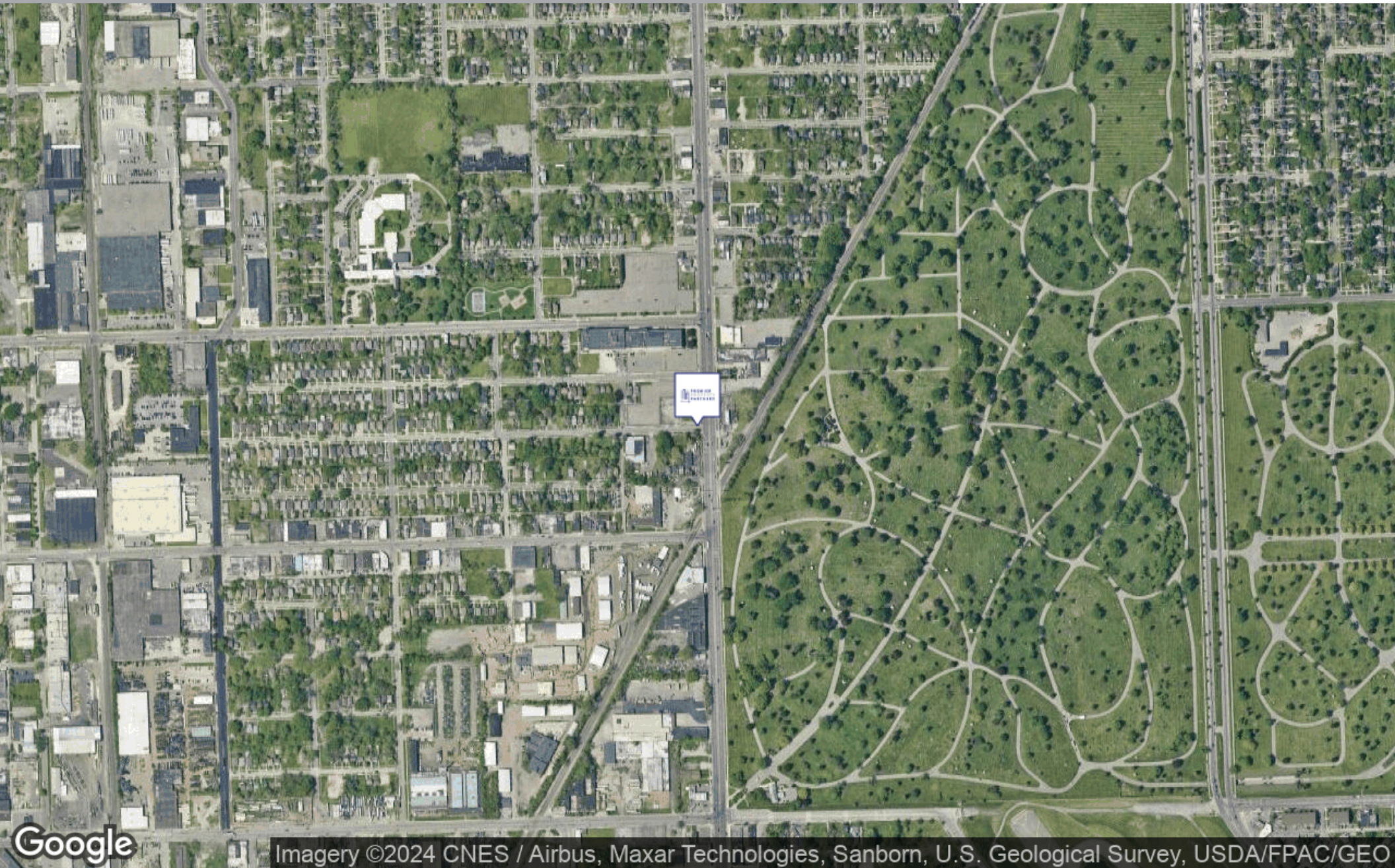
LOCATION DESCRIPTION

Located 20 minutes from DTW International Airport

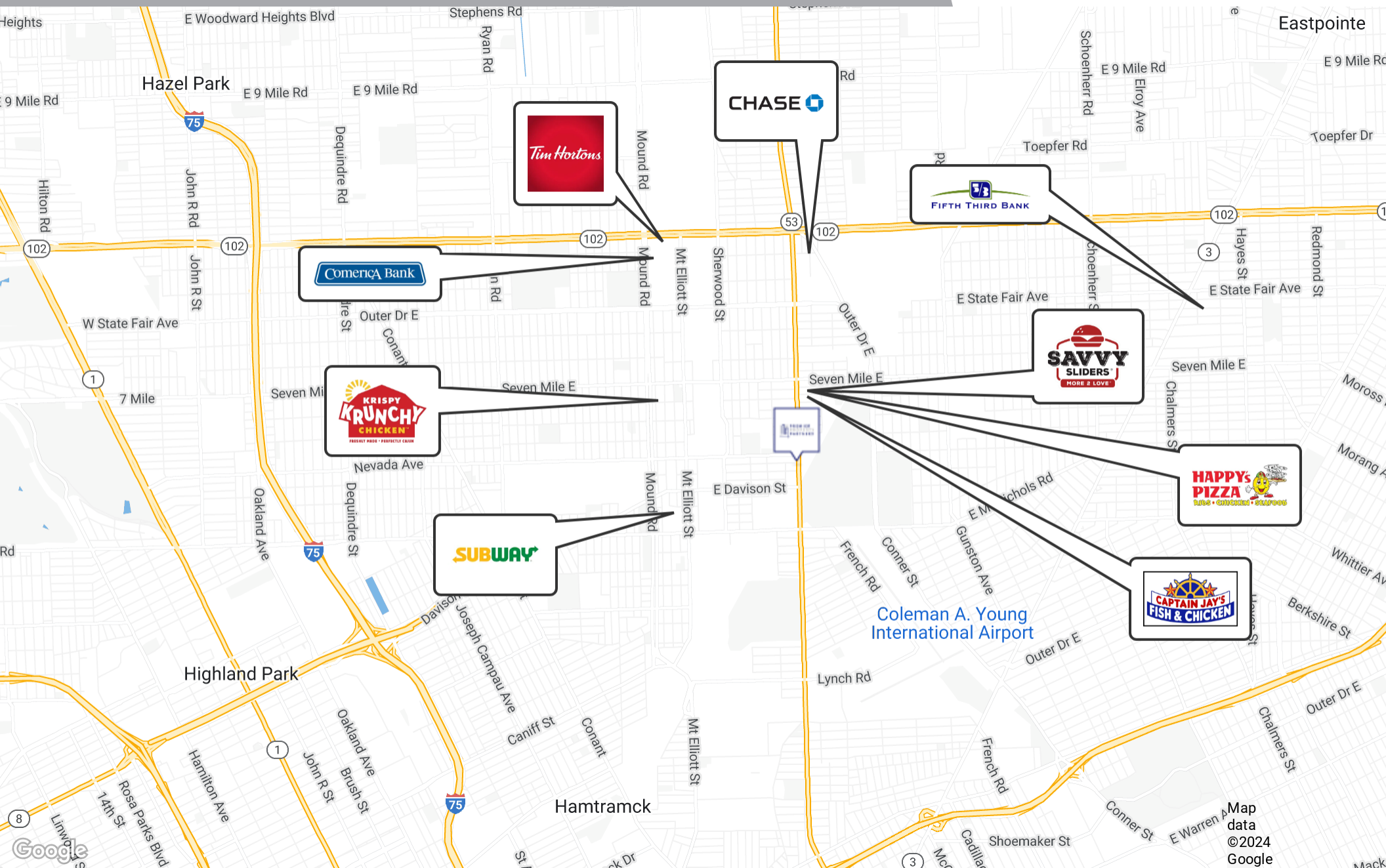
Less than 3 miles from I-94 and less than 5 miles from I-75







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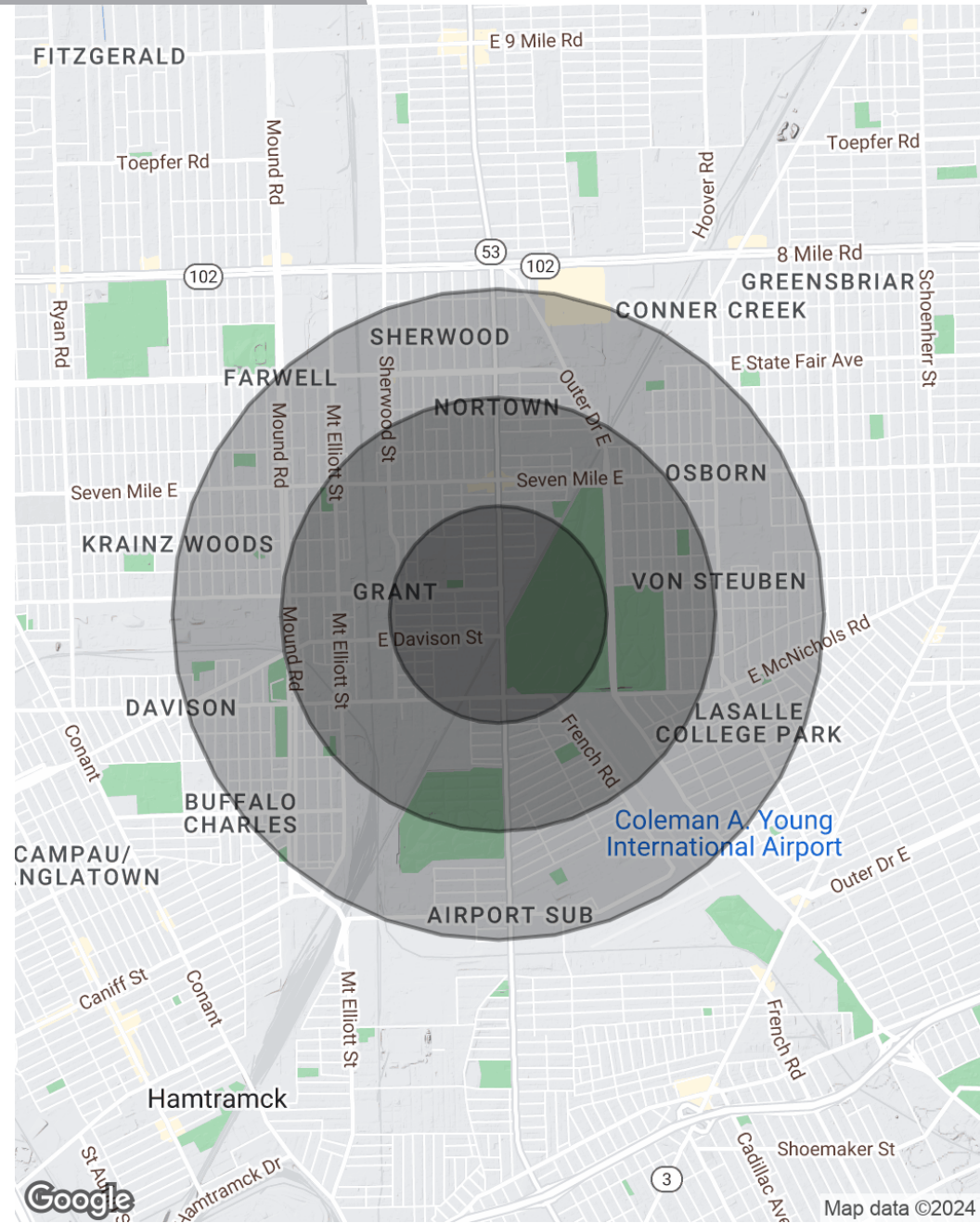
POPULATION

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,018	9,347	24,865
Average Age	34.2	33.6	31.8
Average Age (Male)	33.1	31.7	30.3
Average Age (Female)	37.8	36.8	35.9

HOUSEHOLDS & INCOME

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,272	5,137	13,083
# of Persons per HH	1.6	1.8	1.9
Average HH Income	\$21,437	\$27,980	\$28,175
Average House Value	\$57,346	\$51,282	\$50,946

* Demographic data derived from 2020 ACS - US Census



AFFILIATIONS

Broker may have interest in or compensation arrangements with various services involved in the real estate sales transaction. These may include but are not limited to, lenders appraisal companies, title insurance companies, escrow services, inspectors and banking entities.

You are never required to use any of the companies that are recommended to you.

The broker may have interest in real property, the selling entity or other competing property and or businesses. The broker may have control of marketed property through a purchase agreement, lease agreement, independent agreement with the seller, or fee simple.

DISCLOSURE

It is recommended that Buyers always do their own due diligence and retain independent representation, the broker will not act as a CPA or attorney.

Premier Property Partners has made every effort to ensure that properties qualify for its intended use as advertised. No information provided is guaranteed to be accurate and Buyers are responsible for completing all of their due diligence to confirm the provided information. All information provided has been sourced from third parties and is thought to be reliable but is never guaranteed