

0.65 ACRES VAN DYKE - FOR SALE

43260 VAN DYKE, STERLING HEIGHTS, MI 48314



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EXCLUSIVELY LISTED BY:

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 0.65 Acres Van Dyke | Sterling Heights, MI 48314



OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	0.65 Acres
Location Description:	Located on Van Dyke between Utica Road and Hall Road
APN:	10-03-351-012-000
Zoning:	C-3 General Business
Surrounding Businesses:	Speedy Auto Service, Tubby's, Speedway, Michelin Tire, KFC, Seven-11, Comerica, Walgreens

PROPERTY HIGHLIGHTS

- Excellent development opportunity
- Located between a KFC and Walgreens
- Good traffic counts

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	2,723	31,660	91,772
Total Population:	6,774	81,944	237,831
Average HH Income:	\$54,766	\$66,802	\$70,626

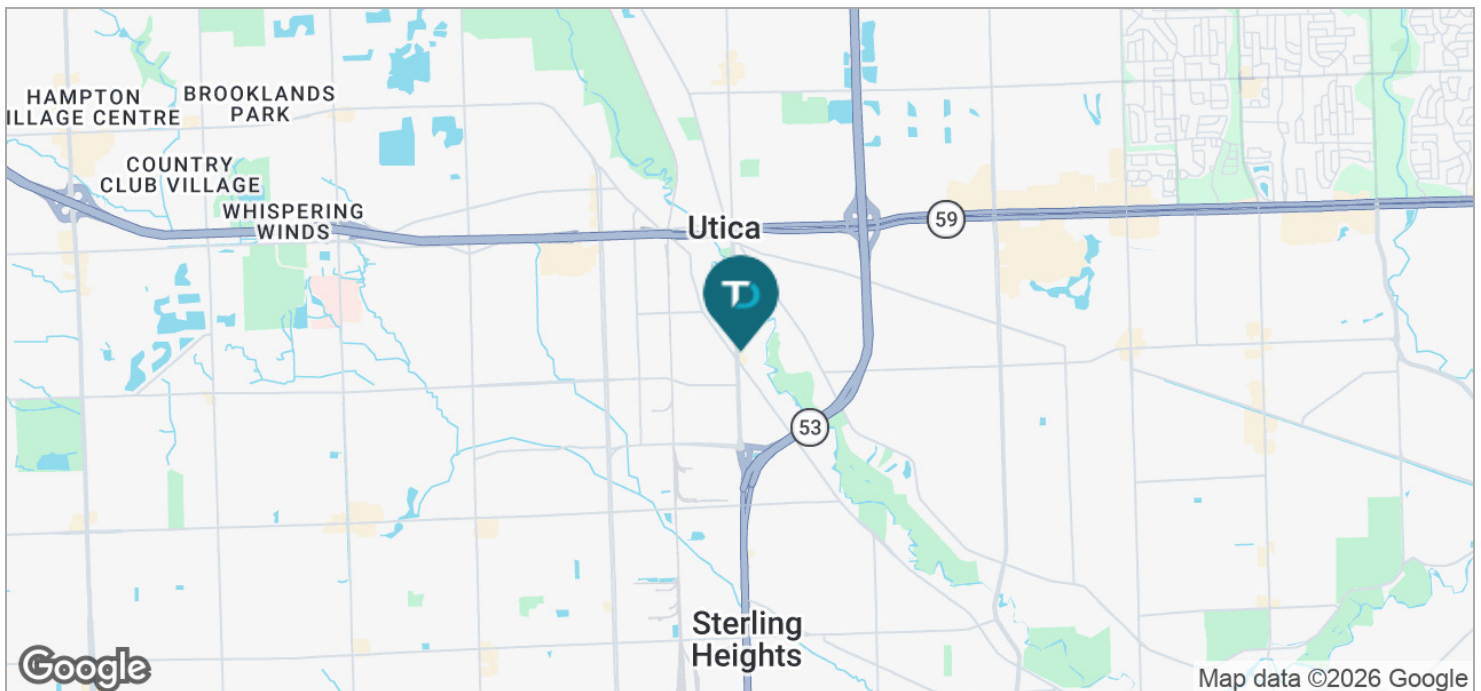
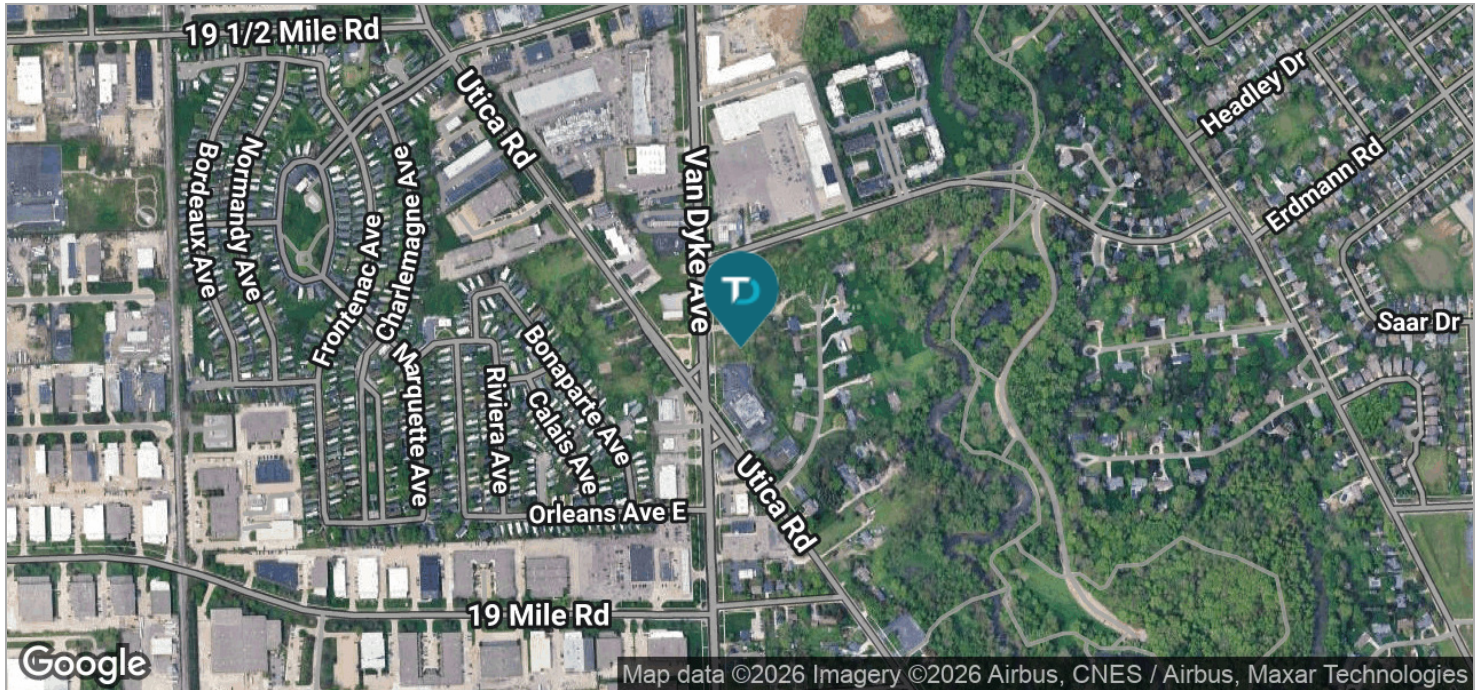
PROPERTY DETAILS: 0.65 Acres Van Dyke | Sterling Heights, MI 48314

PROPERTY NAME:	0.65 Acres Van Dyke
PROPERTY ADDRESS:	43260 Van Dyke Sterling Heights, MI 48314
APN:	10-03-351-012-000
ZONING:	C-3 General Business
TAXES:	Summer 2021 - \$2,234.35 Winter 2020 - \$602.51
SIZE:	0.65 Acres (141' x 200')
SURROUNDING BUSINESSES:	Speedy Auto Service, Tubby's, Speedway, Michelin Tire, KFC, Seven-11, Comerica, Walgreens
LAND LEGAL DESCRIPTION:	T2N R12E, SEC 3; COMM AT SW COR SEC 3; TH N02°32'50"E 849.56 FT; TH S87°27'10"E 60.00 FT TO POB; TH N02°32'50"E 141.07 FT; TH S87°27'10"E 200.00 FT; TH S02°32'50"W 141.07 FT; TH N87°27'10"W 200.00 FT TO POB. 0.6477 AC SPLIT FROM 1003351002 FOR 1989
TRAFFIC COUNT & STREETS:	Van Dyke: 38,031 Source-Costar, 24-hr, 2-way, 2012

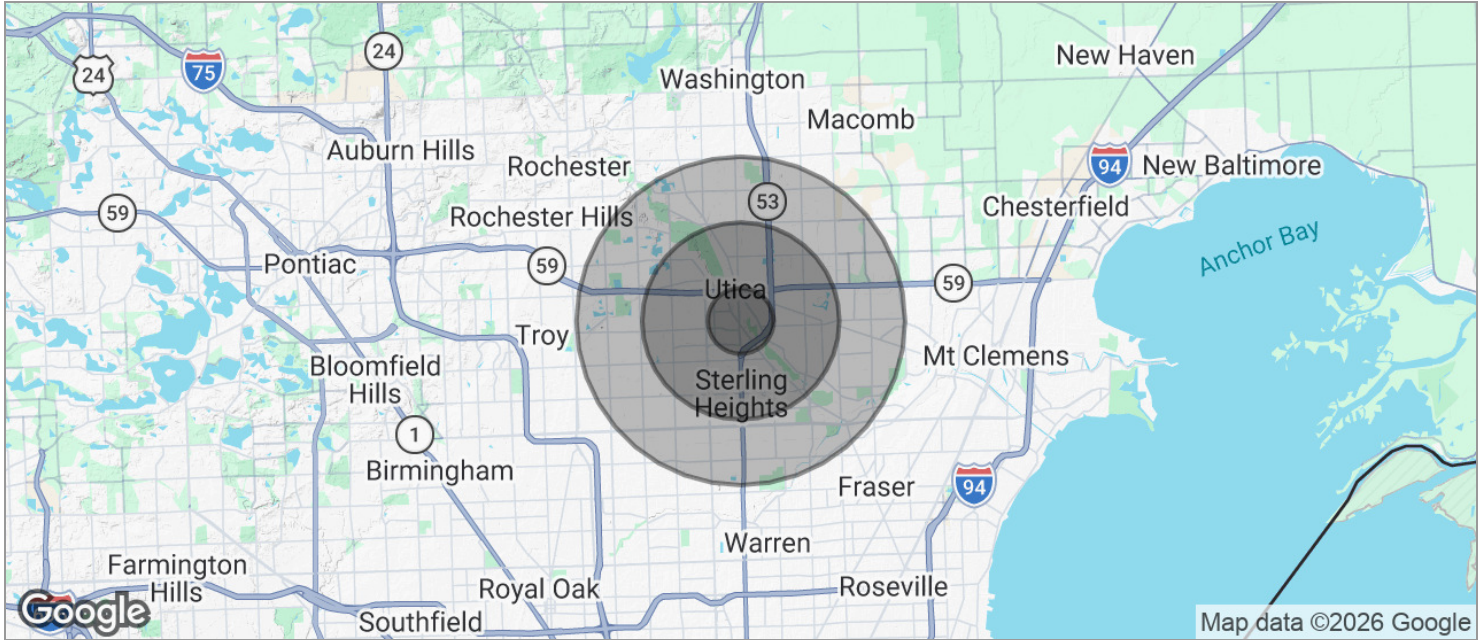
RETAILER MAP: 0.65 Acres Van Dyke | Sterling Heights, MI 48314



LOCATION MAPS: 0.65 Acres Van Dyke | Sterling Heights, MI 48314



DEMOGRAPHICS MAP: 0.65 Acres Van Dyke | Sterling Heights, MI 48314



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,774	81,944	237,831
MEDIAN AGE	36.9	37.9	39.6
MEDIAN AGE (MALE)	36.2	36.5	37.9
MEDIAN AGE (FEMALE)	38.0	39.5	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,723	31,660	91,772
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$54,766	\$66,802	\$70,626
AVERAGE HOUSE VALUE	\$156,708	\$186,891	\$194,943

* Demographic data derived from 2020 ACS - US Census