

FORMER BANK

WITH NO DEED RESTRICTIONS

FREE-STANDING BUILDING W/DRIVE-THRU



40950 Van Dyke Ave
Sterling Heights, MI 48313



Retail Opportunity
2,250 ± SF

FOR SALE/LEASE

Available December 2026

PROPERTY HIGHLIGHTS



Description

Freestanding financial institution building with approximately 2,250 ± SF for sale or lease in Sterling Heights, MI. The property features an existing drive-thru, prominent building and monument signage, ample on-site parking, and excellent visibility along heavily traveled Van Dyke Avenue. The existing bank configuration offers an excellent opportunity for another financial institution or can be repositioned for a variety of retail, medical, office or service-oriented uses. Available December 2026.

Address

40950 Van Dyke Ave
Sterling Heights, MI 48313

Features

- No Financial Deed Restrictions
- Existing Drive-Thru
- Monument Sign Available
- Zoned C-3 - General Business District
- Ample Parking w/Great Traffic Counts & Visibility
- Multiple Curb Cuts

Asking Rent/Sale Price

Contact Broker

Traffic Counts

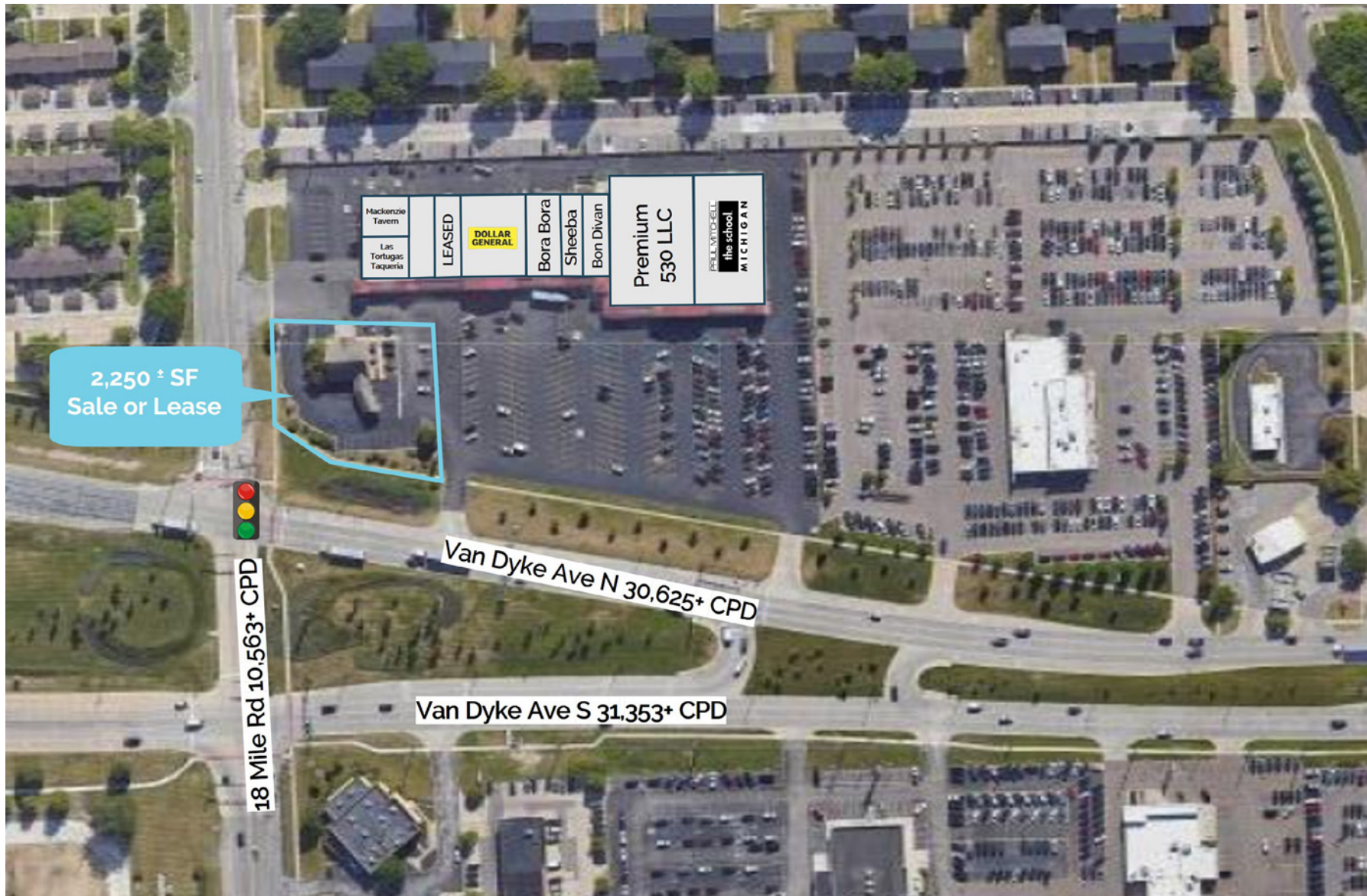
18 Mile Rd - 10,563+ cpd
Van Dyke Ave N - 30,625+ cpd
Van Dyke Ave S - 31,353+ cpd

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION:	8,228	98,161	274,643
HOUSEHOLDS:	3,573	39,073	113,204
AVG. HOUSEHOLD INCOME:	\$94,033	\$108,396	\$111,197
DAYTIME POPULATION:	7,509	71,977	195,383

The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

MICRO AERIAL



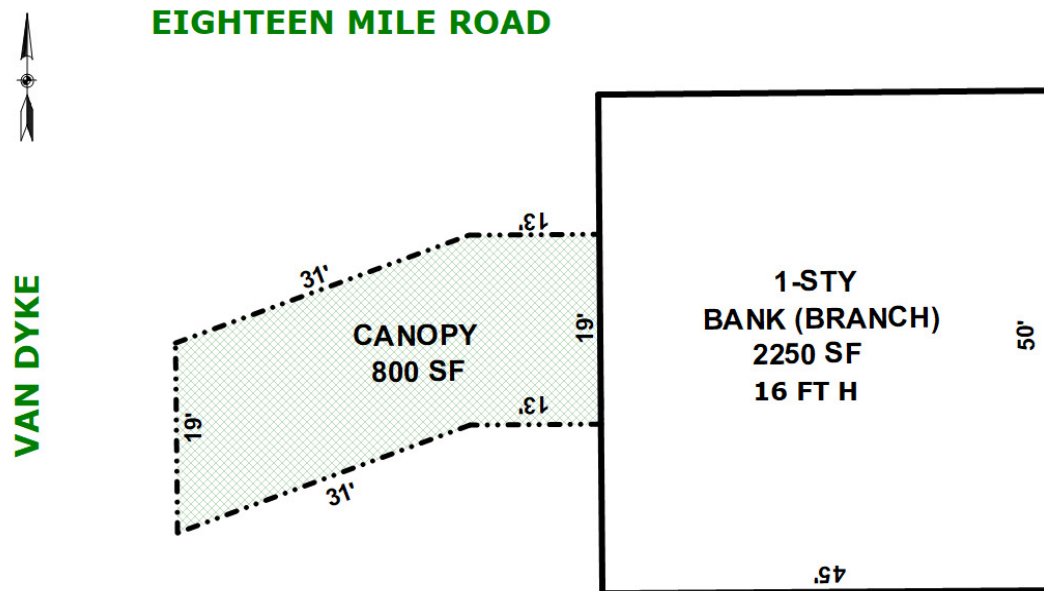
The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

MACRO AERIAL



The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

CONCEPTUAL SITE PLAN



PHOTOS



The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.



OnQ
COMMERCIAL
REAL ESTATE

JOE QONJA

Principal Broker

C: (248) 977-7799

O: (248) 712-3300

E: joe@onqcre.com

LEO ALLUS

Associate

C: (248) 321-3325

O: (248) 712-3300

E: leo@onqcre.com

100 W. Long Lake Rd. Suite 122 Bloomfield Hills, MI 48304

www.onqcre.com

The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.