

FOR SALE | \$1,575,000

Former Bank Branch For Sale

41122 RYAN RD. STERLING HEIGHTS, MI

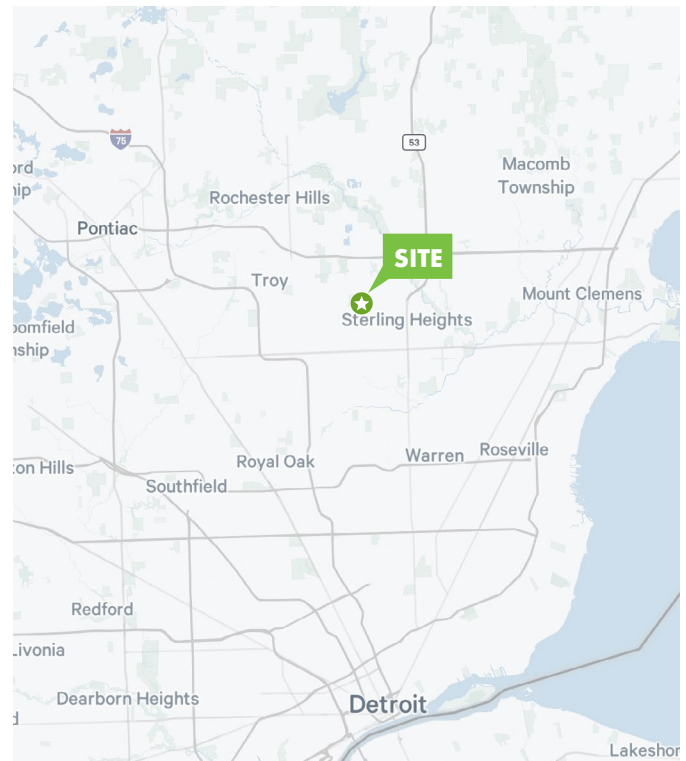
RETAIL

AVAILABLE SEPTEMBER 2026



PROPERTY INFO

- + 4,149 SF
- + Year Built – 2004
- + 0.916 acres
- + 2025 R. E. Taxes - \$18,187.00
- + Located at the northeast corner of Ryan and 18 Mile Rd
- + Signalized intersection
- + Free standing building with multiple shared access curb cuts
- + 39 parking spaces total; parking ratio of 9.4/1,000
- + Zoned C-1 Local Convenience Business District in Sterling Heights
- + Major commercial intersection of Sterling Heights
- + Traffic Counts: - Ryan Road – 27,922 VPD
- + - 18 Mile Rd – 17,468 VPD
- + Potential for either redevelopment or adaptive / reuse
- + DO NOT CONTACT BANK EMPLOYEES DURING BUSINESS OPERATIONS



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CBRE

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NOW AVAILABLE

PROPERTY INFO

- + Primary employment cluster of Sterling Heights
- + Newer construction with excellent street presence
- + Outstanding speed to market opportunity
- + Limited available, free-standing retail buildings in the market
- + Ideal opportunity for multiple types of uses
- + Highly sought after trade area
- + Diverse trade area population base

Exceptional Demographics in a 3-Mile Radius

Businesses	2,864
Employees	43,598
Population	96,165
Households	36,643
Avg. HH Income	\$114,538



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PROPERTY INFO

- + Speed to market opportunity is sought after Sterling Heights corridor
- + Major employment cluster of Macomb County
- + Newer construction, free standing building with excellent street visibility
- + Close proximity to major retail, health care and employment clusters
- + Excellent opportunity in a tight market with significant barriers to entry

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