

FOR LEASE

Sterling Ponds

33377 Van Dyke Avenue
Sterling Heights, MI 48312

31,800 SF
AVAILABLE

\$12.00
SF/YR NNN

Gallo Companies
6303 26 Mile Road, 2nd Floor
Washington Twp., MI 48094

PROPERTY OVERVIEW



586.786.7600

info@gallocompanies.com

31,800 AVAILABLE SF	\$12 SF NNN ASKING RATE /YR	NEW ROOF INSTALLED IN 2024	ANCHORED BY WALMART SUPERCENTER	85,000-110,000 vehicles per day TRAFFIC COUNT (VPD)
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EXECUTIVE SUMMARY

Sterling Ponds is positioned as a daily-needs retail hub, attracting steady consumer traffic from the surrounding Sterling Heights community. Located at one of Macomb County's busiest retail intersections, 14 Mile and Van Dyke Avenue, a primary north-south route serving Sterling Heights and Warren and connecting to several other communities.

Originally built in 1996, with a new roof installed in 2024, the center has been well maintained and offers modern building systems, ample utilities, and functional retail layouts.

Signalized intersection access and prominent pylon signage along Van Dyke and 14 Mile Road help ensure strong brand visibility for tenants at Sterling Ponds.

Co-tenancy with established national brands, including Super Walmart, provides built-in customer traffic for all tenants in the center.

33377 VAN DYKE

31,800 SF former furniture showroom available immediately. Space offers exceptional flexibility with the ability to divide into approximately 24,200 SF and 7,600 SF. Features include two separate customer entrances, wide-open floor plan, tall ceilings, and a rear truck well, making it ideal for retail, showroom, or large-format users.



1	Walmart	204,000 SF
2	Lovely Flawless Eyebrow Threading & Spa	3,450 SF
3	Available	4,800 SF
4	Sally Beauty Supply	2,050 SF
5	Fire Cloud Smoke Shop	2,400 SF
6	Istanbul Fashion	4,803 SF
7	Available	2,733 SF
8	Available	24,200 SF
9	Available	7,600 SF
10	Saf Gard Shoes	2,718 SF
11	XFINITY/Comcast	4,200 SF
12	Hibachi Buffet	3,100 SF
13	Hibachi Buffet	7,300 SF
14	Independent Ink Tattoo	1,550 SF
15	Check 'N' Go	1,600 SF
16	First Edition Finds	1,873 SF
17	Vacant Land	-
18	Grand Pointe Marina	28,400 SF
19	Grace Christian Church	111,000 SF
20	Former Joe's Crab Shack	7,952 SF
21	Former IHOP	4,997 SF
22	DMC Orthopedics & Sports Medicine	7,098 SF
23	Leo's Coney Island	6,200 SF
24	Alie's Lebanese Cuisine	6,576 SF
25	Former McDonalds	3,600 SF

SALLY BEAUTY

GRAND POINTE MARINA
BOAT SHOWROOM



Walmart

Saf-Gard
SAFETY SHOE COMPANY.



Check 'n' Go

comcast
xfinity

DMC Orthopaedics & Sports Medicine

SPACE PHOTOS



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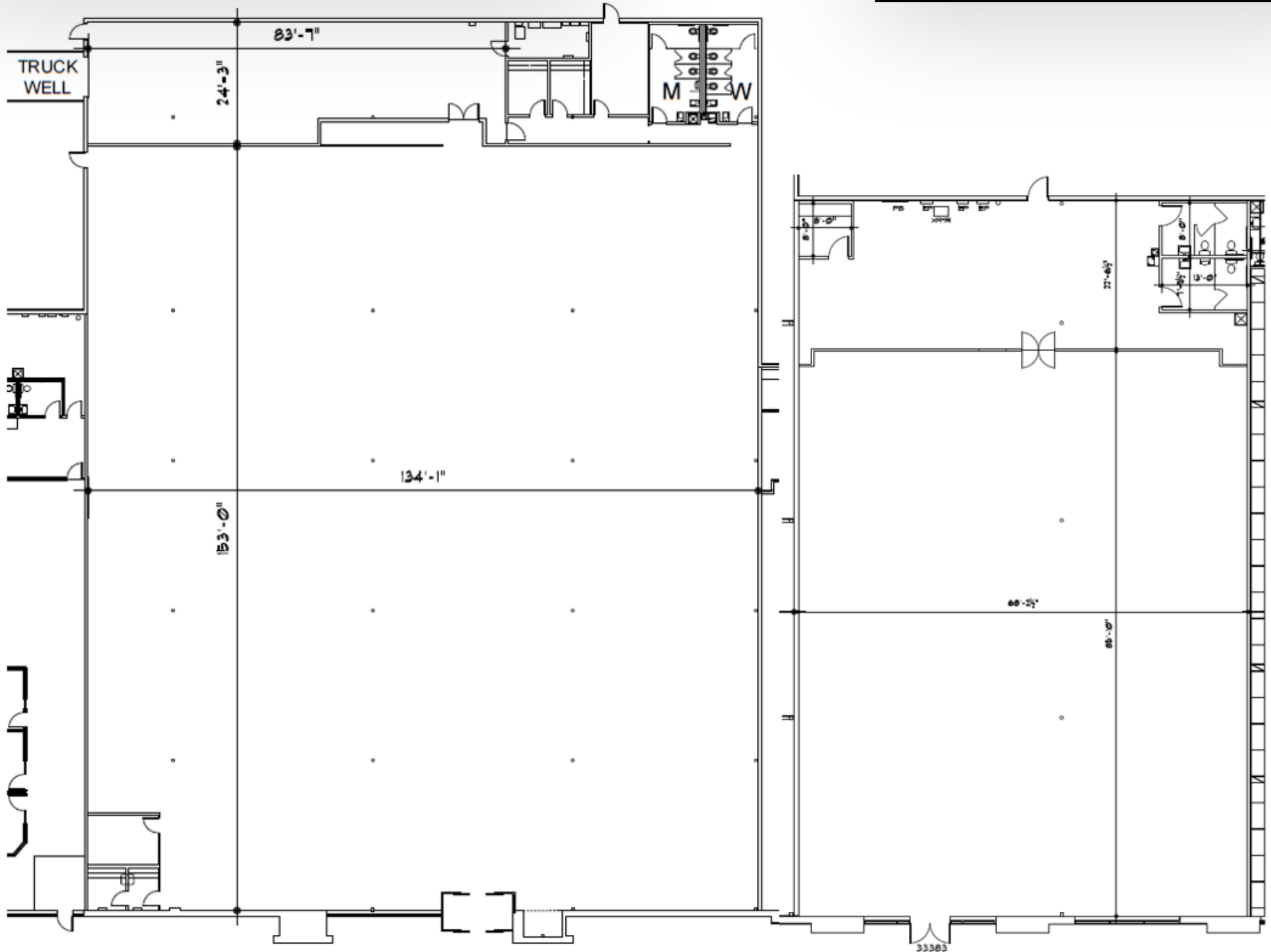


FLOORPLAN



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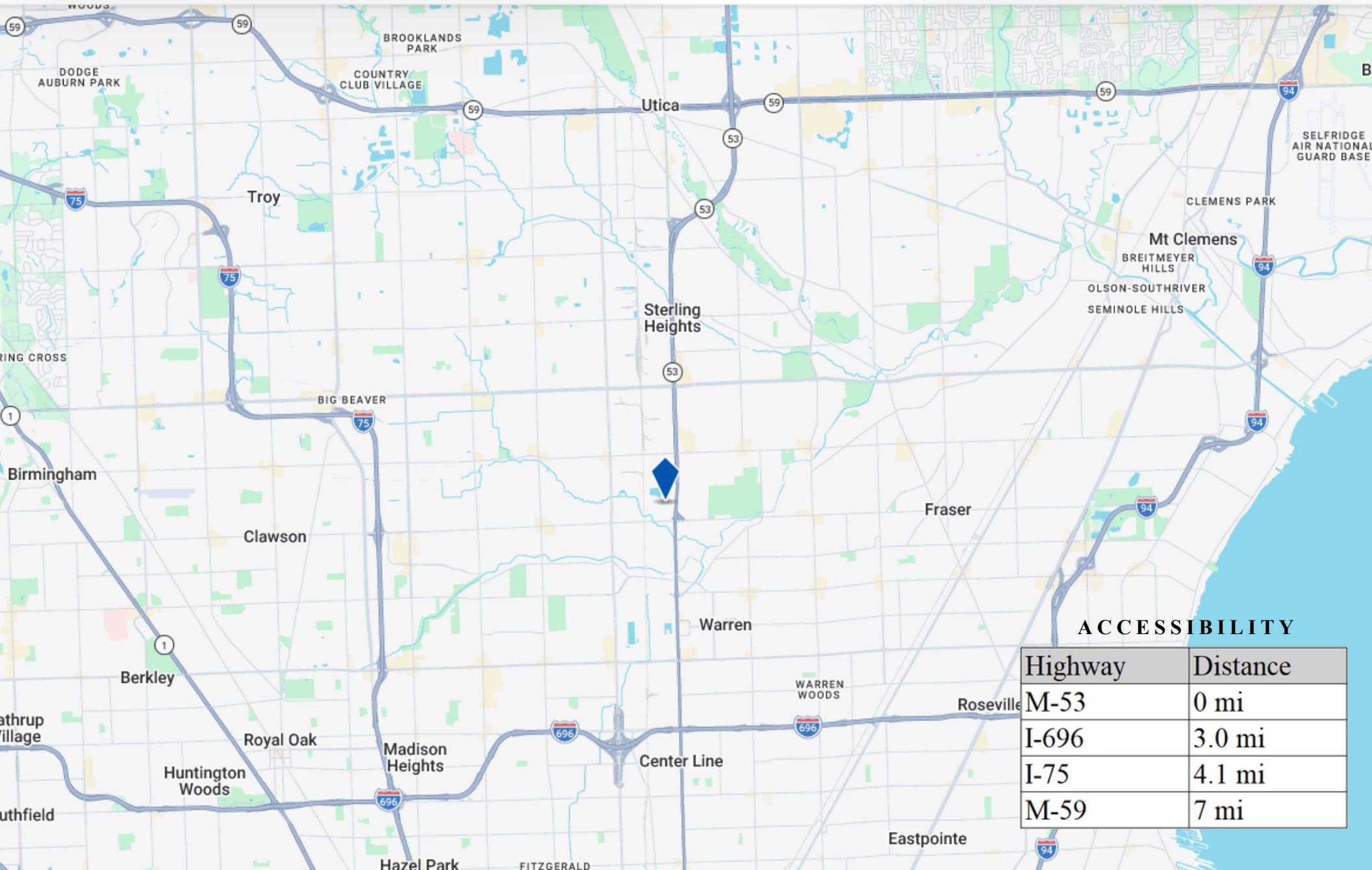


MAP & ACCESSIBILITY



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ACCESSIBILITY

Highway	Distance
M-53	0 mi
I-696	3.0 mi
I-75	4.1 mi
M-59	7 mi