

SALE



LAND

1005 W MICHIGAN AVE



PROPERTY OVERVIEW

Prime commercial lot with high-traffic area with strong exposure for your business, perfect for development. Previously home to a national chain store, the structure has been removed, leaving a cleared site with utilities already stubbed in. The existing parking lot is in place and shared with the neighboring property, offering added convenience. Situated near numerous national brands, this location offers a fantastic business opportunity in a high-demand area.

PROPERTY HIGHLIGHTS

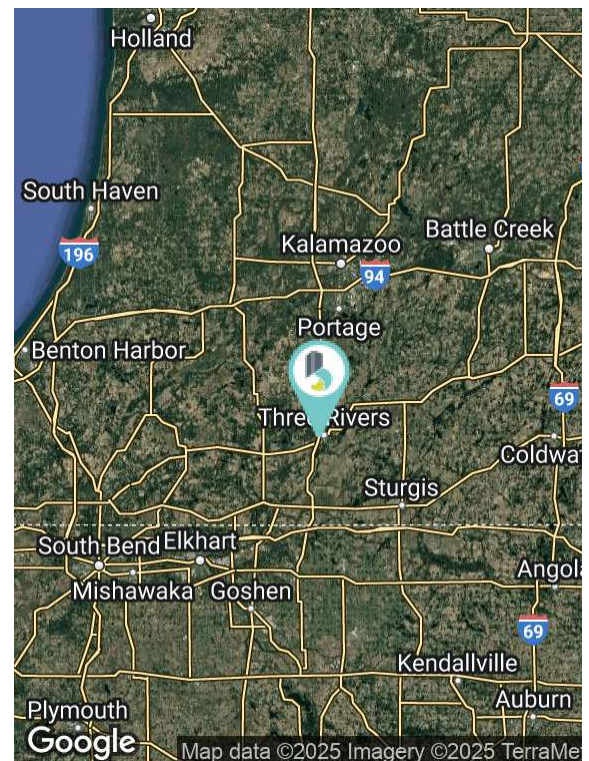
- Exceptional visibility and high traffic count. US 131 with a count of 19,749 (23), and W Michigan Ave 8,007 (23)
- Pre-paved drive-thru area, ready for immediate use
- Utilities are already in place, streamlining development
- Prime road frontage for easy access and exposure

SALE PRICE

\$89,900

Lot Size:

0.59 Acres



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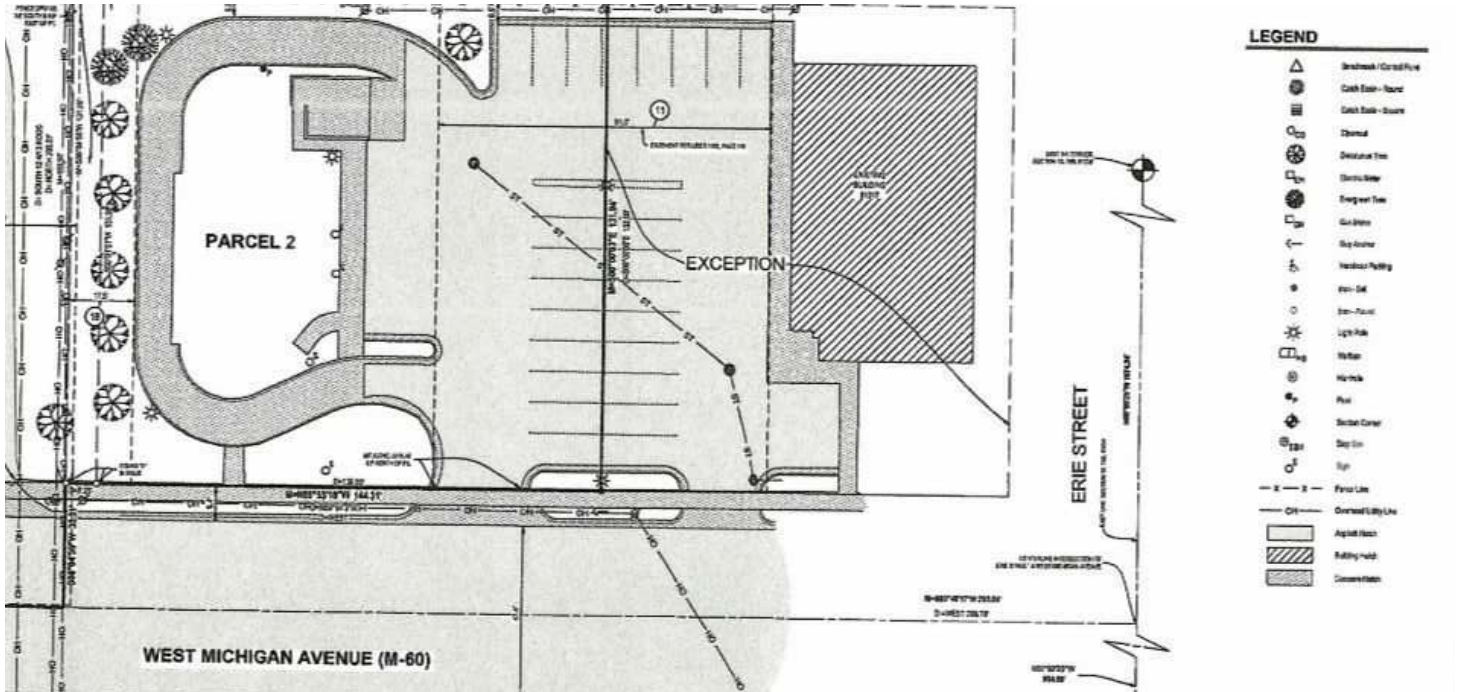


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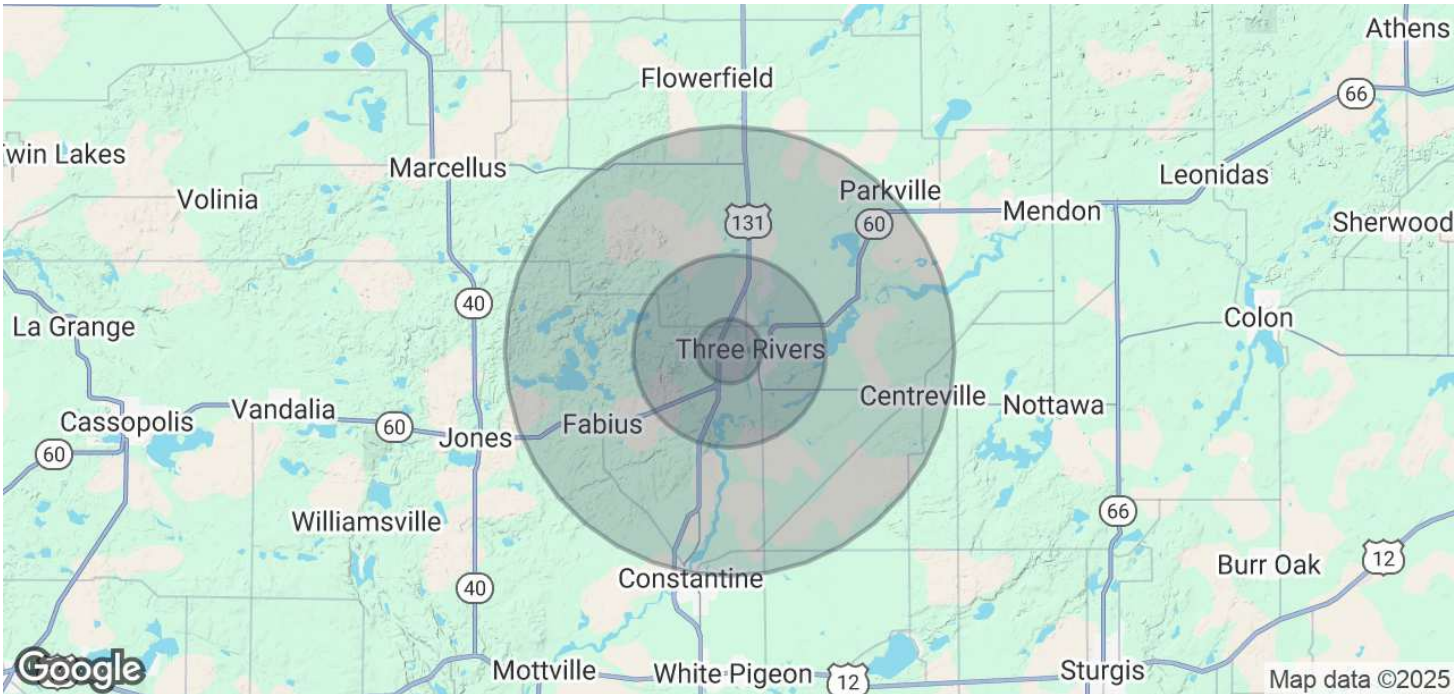
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POPULATION	1 MILE	3 MILES	7 MILES
Total Population	4,521	11,770	20,922
Average Age	39	39	41
Average Age (Male)	38	38	40
Average Age (Female)	41	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	7 MILES
Total Households	1,880	4,659	8,271
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$69,121	\$74,921	\$83,633
Average House Value	\$156,483	\$167,858	\$206,183

Demographics data derived from AlphaMap

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