

REZONED TO LIGHT INDUSTRIAL

PRICE REDUCED!



PILOT

PROPERTY GROUP

MAIN ROAD - MULTI-TENANT 13 MILE ROAD VACANT LAND, ROSEVILLE, MI 48066

PROPERTY OVERVIEW:

- For sale/build-to-suit.
- Retail, industrial, mixed use or special purpose.
- Proposed site plan for 15,200 SF multi-tenant building.
- Excellent visibility with 200' frontage on 13 Mile Road.
- Marijuana sales or growing facilities & used car sales are not permitted.
- Easy access to I-696 and I-94.
- All utilities available.

2025 TRADE AREA DEMOGRAPHICS			
DISTANCE	2 MILE	5 MILE	10 MILE
POPULATION	58,030	310,459	1,024,726
HOUSEHOLDS	25,146	129,573	414,307
AVG HH INCOME	\$80,422	\$84,101	\$88,265
2026 TRAFFIC / AVERAGE DAILY			
COLLECTION STREET	CROSS STREET	VOLUME	
East 13 Mile Rd	York St W	25,823	
East 13 Mile Rd	Fraser Dr E	22,158	

Property Type: Light Industrial/Commercial
Cross Streets: South side of 13 Mile, between Hayes Rd
and Groesbeck Hwy
Parcel Size: 1.33 Acres
Zoning: I-1
Property Taxes: 2024: \$4,347.00
Sale Price: **\$153,000.00**

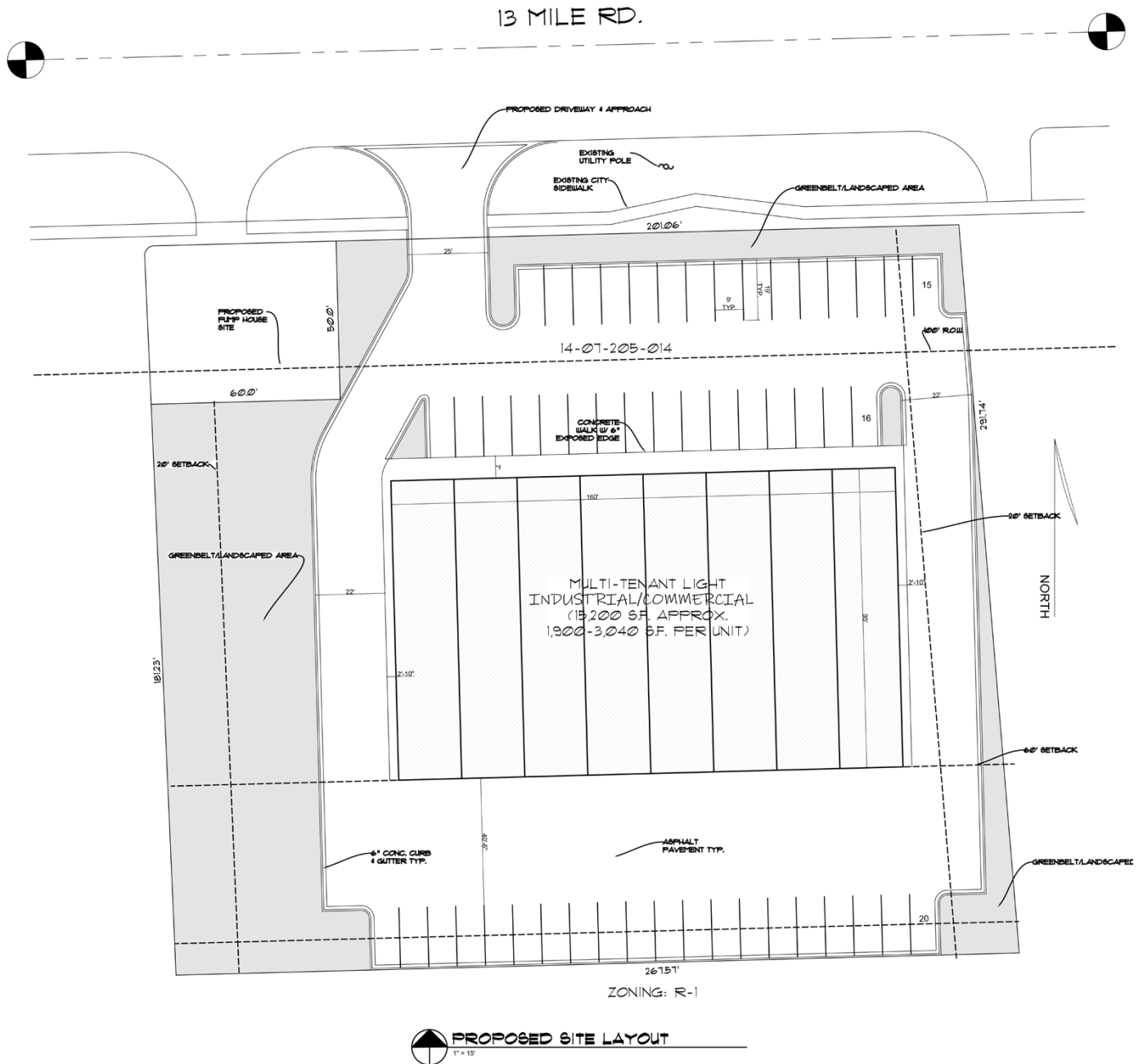
AGENT CONTACT INFO

TILL PACELLA O: 586.254.0900 x123 • C: 586.291.3582 • till@pilotpg.com

Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

PROPOSED SITE PLAN



Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com