

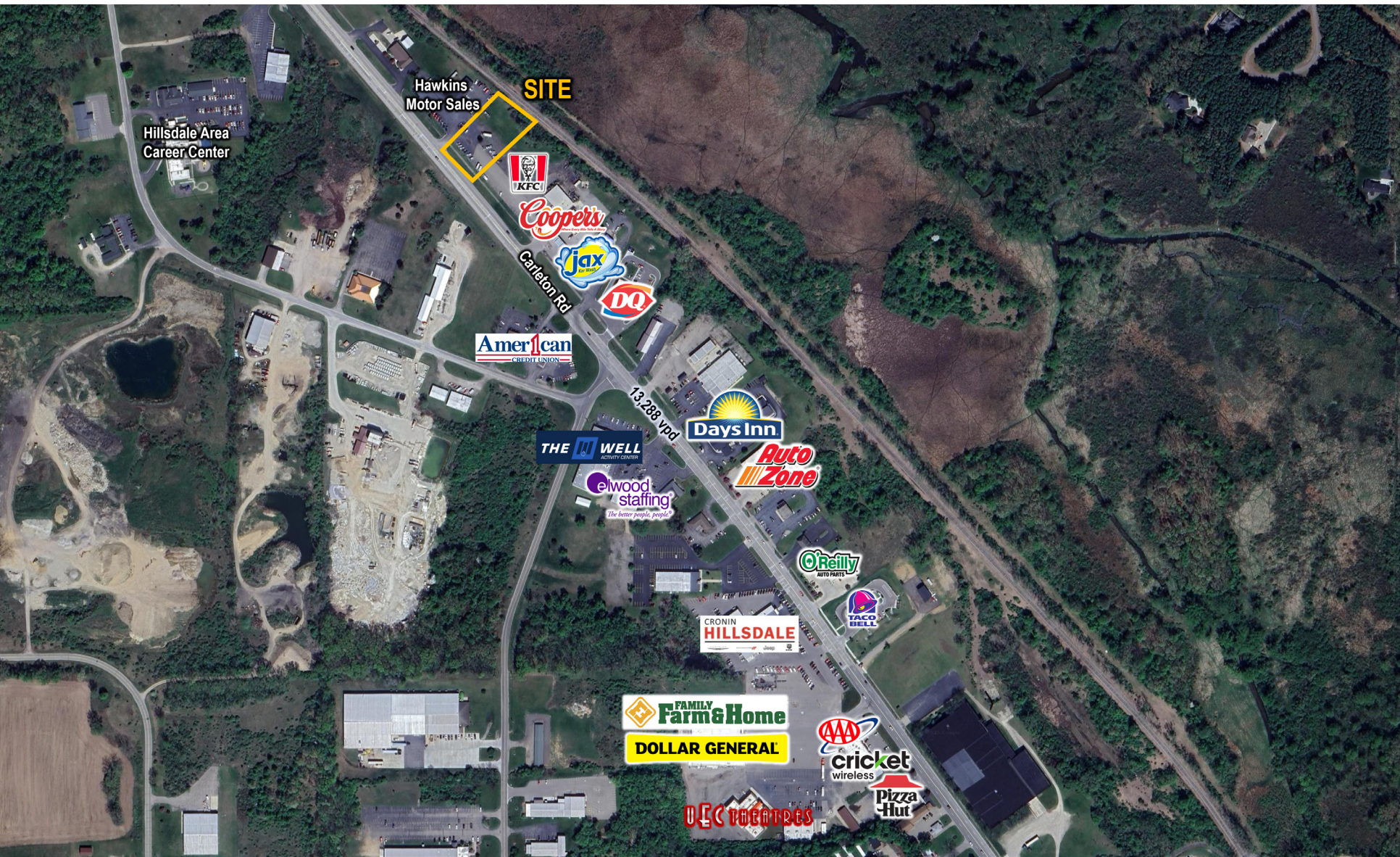
0.7 ACRE PARCEL

3341 W. Carleton Road / Hillsdale, MI



MID-AMERICA®
Real Estate-Michigan, Inc.

FOR SALE



RETAIL OPPORTUNITY

0.7 ACRE PARCEL

Address

3341 W. Carleton Road
Hillsdale, MI 49242

Availability

0.7 Acres

Area Tenants



Features

We are offering a high-visibility, 0.7-acre commercial parcel located directly on M-99, one of Hillsdale's busiest corridors. Situated just minutes from downtown Hillsdale and surrounded by established businesses, such as Meijer, Aldi, Jax Car Wash, Dairy Queen, and KFC; this property offers an ideal location for a wide range of commercial or retail uses.

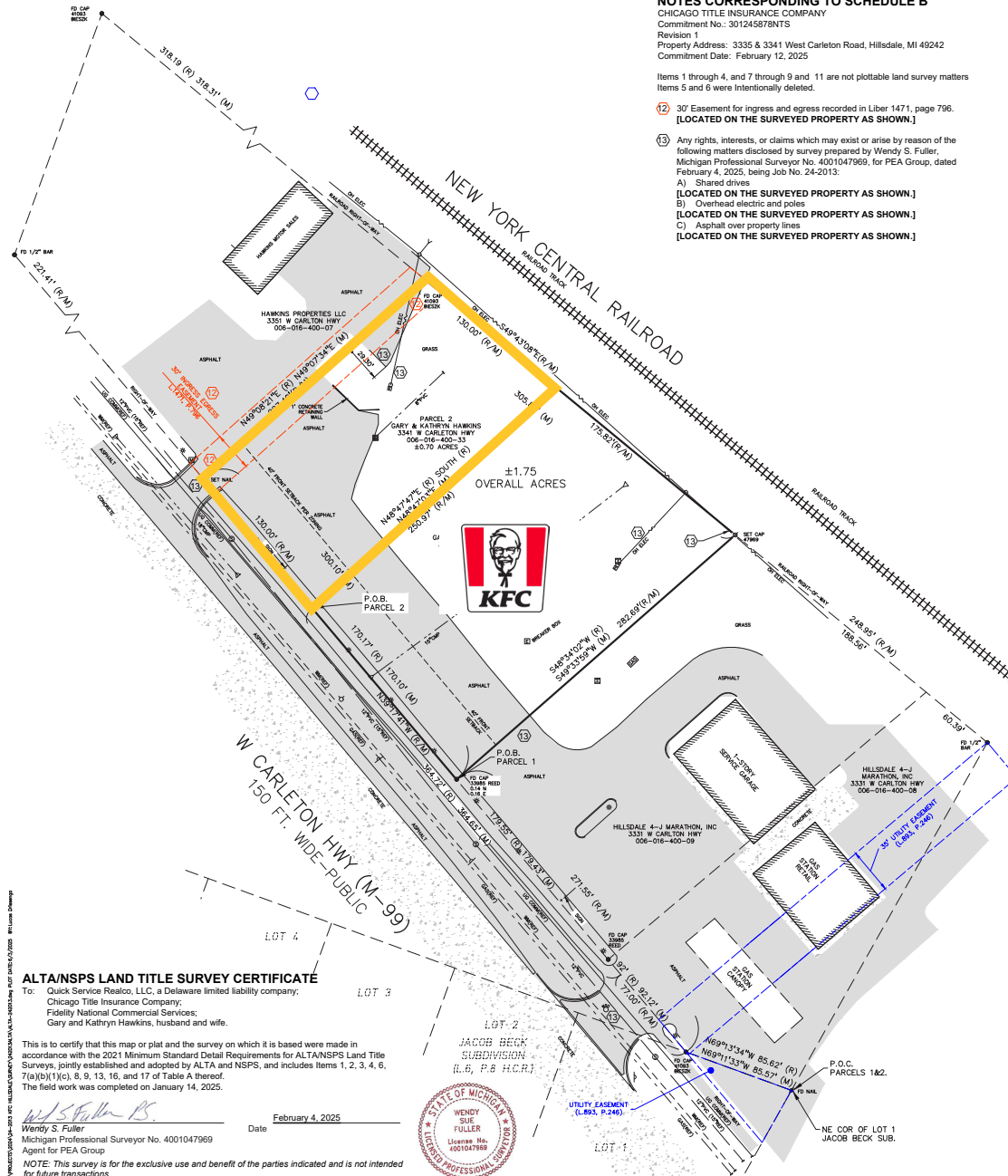
The site is located just 2 miles north of Hillsdale College which has an enrollment of just under 2,000 students. With easy access to US-12 and downtown, the site benefits from excellent traffic exposure and accessibility.

Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	370	11,750	15,890
HOUSEHOLDS	146	4,535	6,193
AVG HOUSEHOLD INCOME	\$66,350	\$65,144	\$71,167
DAYTIME POPULATION	2,242	15,672	18,782



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SITE PLAN

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