

SIGNATURE ASSOCIATES
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LAND For Sale

Location: Lotz Road
Side of Street: West
City: Canton, MI
Cross Streets: South of Michigan Avenue
County: Wayne

Acreage:	7.72	**Improvements:**	N/A
Zoning:	Lt. Industrial	**Dimensions:**	233.00 x 1,112.00

UTILITIES

Sanitary Sewer:	Yes	**Gas:**	Yes
Storm Sewer:	No	**Outside Storage:**	No
Water:	Yes	**Rail Siding:**	No

ADJACENT LAND

North:		**East:**	
South:		**West:**	

PRICING INFORMATION

Asking Price:	$245,000.00		
Per Acre:	$31,735.75	**Parcel #:**	71-143-99-0013-000
Per SqFt :	$0.73	**Assessor Number:**	N/A
Terms:	Cash	**Taxes:**	$2,927.65 (2022)

TRAFFIC INFORMATION

Yr:	2022	**Count:**	36,468	Michigan Ave. E. of I-275
Yr:	2022	**Count:**	44,442	Michigan Ave. W. of I-275
Yr:	2022	**Count:**	89,090	I-275 S. of Michigan Ave.
Yr:	2022	**Count:**	120,599	I-275 N. of Michigan Ave.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	4,645	$66,728
3 Mile Radius	64,268	$79,456
5 Mile Radius	190,737	$78,079

Comments: Frontage along I-275 Expressway. Just North of Van Born Road. Access to I-275 Expressway via Michigan Avenue interchange. Must Sell!



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.