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Retail For Sale

Property Name:
Location: 37230 Twenty-Six Mile Road
City, State: Chesterfield Twp., MI
Cross Streets: I-94
County: Macomb
Zoning: M-1, Lt. Manufacturing
Year Built: N/A Proposed

Total Building Sq. Ft.:	15,000	**Property Type:**	Retail Pad
Available Sq. Ft.:	15,000	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	15,000	**Total Acreage:**	9.95
Max Cont. Sq. Ft.:	15,000	**Land Dimensions:**	N/A
Ceiling Height:	00	**Parking:**	Ample
Overhead Door(s) / Height:	0	**Curb Cuts:**	1
Exterior Construction:	N/A	**Power:**	N/A
Structural System:	Block/Steel	**Restrooms:**	Multiple
Heating:	HVAC	**Sprinklers:**	No
Air-Conditioning:	HVAC	**Signage:**	Yes
Basement:	No	**Roof:**	N/A
Number of Stories:	1	**Floors:**	N/A
Condition:	N/A	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**			
1 Mile:	861	**1 Mile:**	$69,226	**Yr:** 2024	**Count:** 23,473		26 Mile Rd. E. of I-94. 2-Way
3 Miles:	24,029	**3 Miles:**	$87,757	**Yr:** 2024	**Count:** 20,580		26 Mile Rd. W. of I-94. 2-Way
5 Miles:	53,924	**5 Miles:**	$86,409	**Yr:** 2024	**Count:** 30,593		I-94. N. of 26 Mile Rd. 2-Way
				Yr: 2024	**Count:** 37,158		I-94. S. of 26 Mile Rd. 2-Way

Current Tenant(s): N/A **Major Tenants:** N/A

Sale Price:	$2,950,000 ($196.67/sqft)	**Improvement Allowance:**	N/A
Sale Terms:	Cash	**Assessor #:**	N/A
Security Deposit:	N/A	**Date Available:**	Immediately
Options:	N/A		
Taxes:	$33,994.68 (2024)		
TD:	N/A		
Parcel #:	15-09-01-200-045		

Utilities		**Electric:**	Yes
Sanitary Sewer:	Yes	**Gas:**	Yes
Storm Sewer:	Yes	**Water:**	Yes

Tenant Responsibilities: N/A

Comments: Opportunity to own and develop the Twenty-Six Mile Road frontage with potential for medical/office and retail development. Many retail developments progressing in the corridor with strong traffic counts. Outstanding manufacturing facility on parcel with tenant in place. 65' clear span with a 10-Ton crane. Please contact brokers for more details.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Ben Wilkiemeyer, (248) 359-0624, bwilkiemeyer@signatureassociates.com
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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.