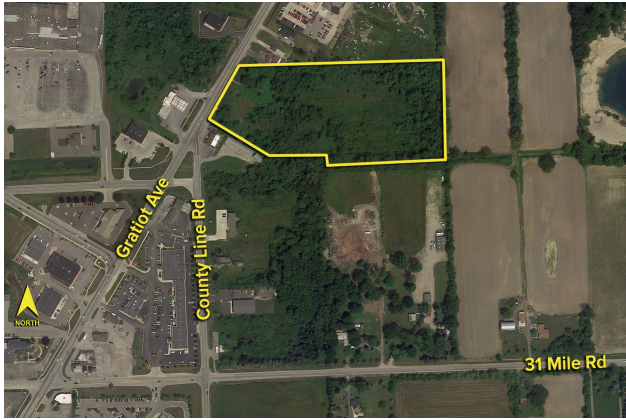




LAND For Sale

Location: 10963 Gratiot Avenue
Side of Street: East
City: Casco Twp., MI
Cross Streets: North of 31 Mile Road
County: St. Clair

Acreage: 10.80
Zoning: B-2

Improvements: N/A
Dimensions: Irregular

UTILITIES

Sanitary Sewer: Yes
Storm Sewer: Yes
Water: Yes

Gas: Yes
Outside Storage: No
Rail Siding: No

ADJACENT LAND

North: Commercial
South: Commercial

East: Commercial
West: Commercial

PRICING INFORMATION

Asking Price: \$595,000.00
Per Acre: \$55,092.59
Per SqFt : \$1.27
Terms: Cash

Parcel #: 74-12-006-4018-001
Assessor Number: N/A
Taxes: \$2,671.99 (2022)

TRAFFIC INFORMATION

Yr: 2025 Count: 13,480 Gratiot Ave./S. of 31 Mile Rd.
Yr: 2025 Count: 18,479 Gratiot Ave./N. of 31 Mile Rd.
Yr: 2025 Count: 15,415 Main St. & Gratiot Ave.
Yr: 2025 Count: 6,296 County Line Rd./30 & 31 Mile

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,738	\$50,486
3 Mile Radius	8,841	\$78,356
5 Mile Radius	15,812	\$79,177

Comments: Great commerical opportunity near Kroger, CVS and Tim Horton's. Priced to move!



Broker: SIGNATURE ASSOCIATES

Agent(s):

Joe Hamway, (248) 948-0113, jhamway@signatureassociates.com
Kris Pawlowski, (248) 359-3801, kpawlowski@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.