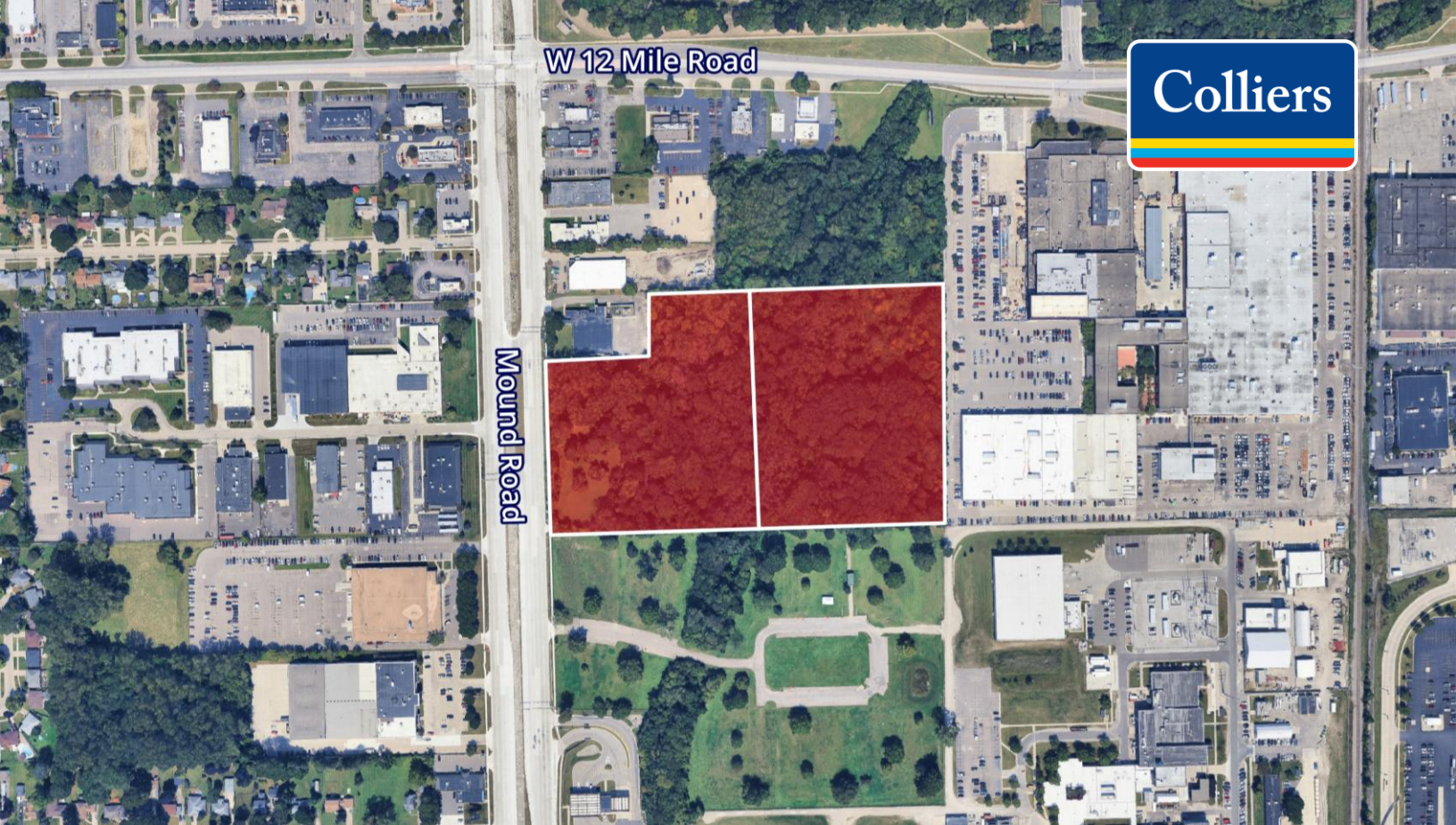




Colliers

Asking Price:
Inquire with
Broker

CONTACT US



Randall Book
248 330 8281
randall.book@colliers.com



Patrich Jett
734 660 0763
Patrich.jett@colliers.com

Colliers Detroit
400 W 4th Street, Suite 350
Royal Oak, MI 48067
colliers.com/detroit



FOR SALE

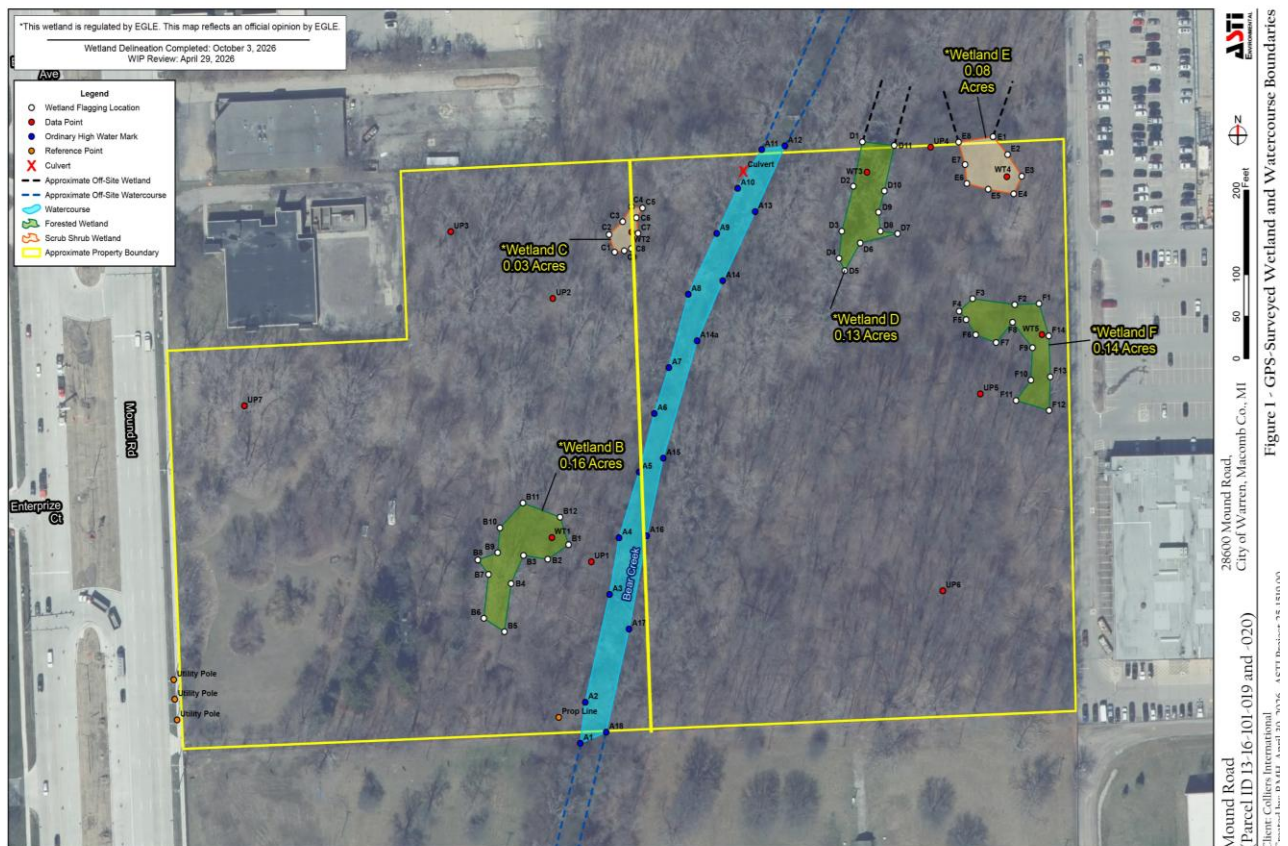
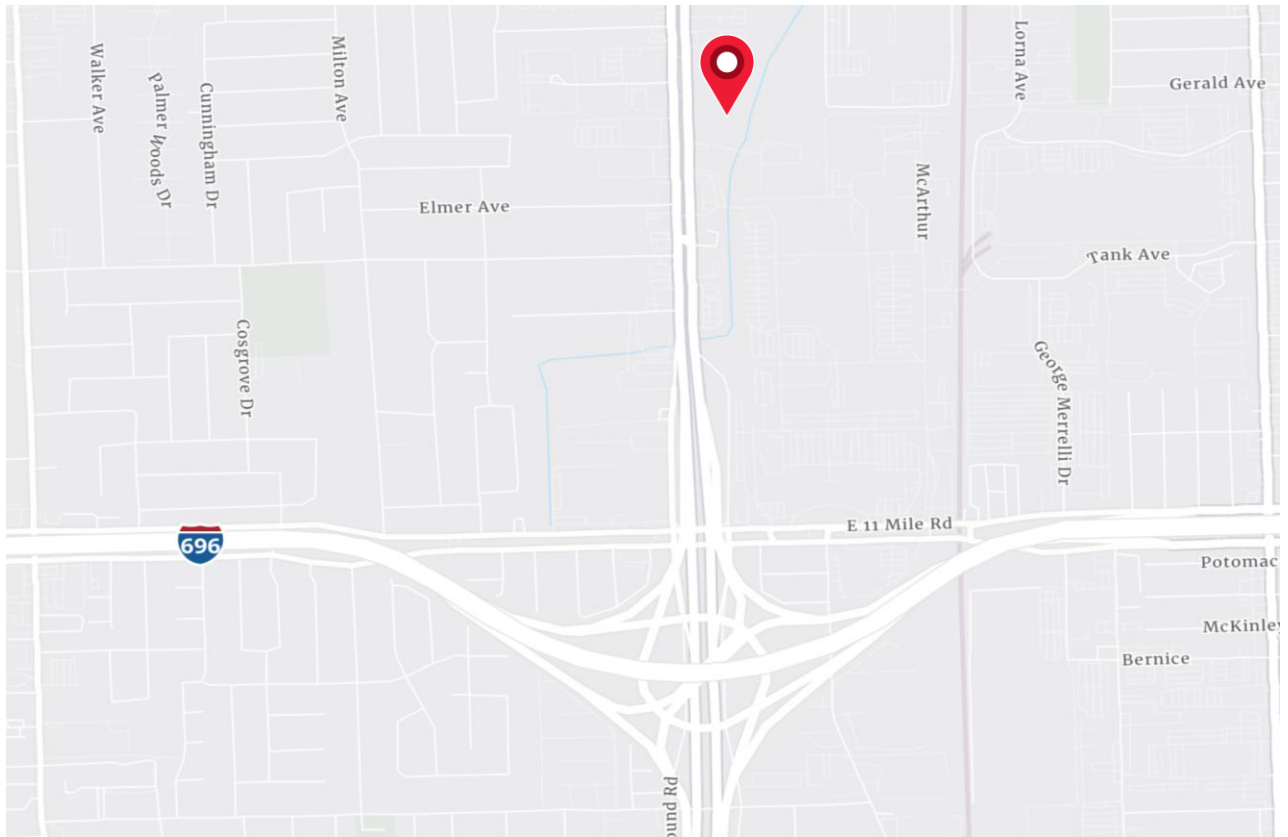
Rare Infill Development Opportunity

28600 Mound Road in Warren, MI

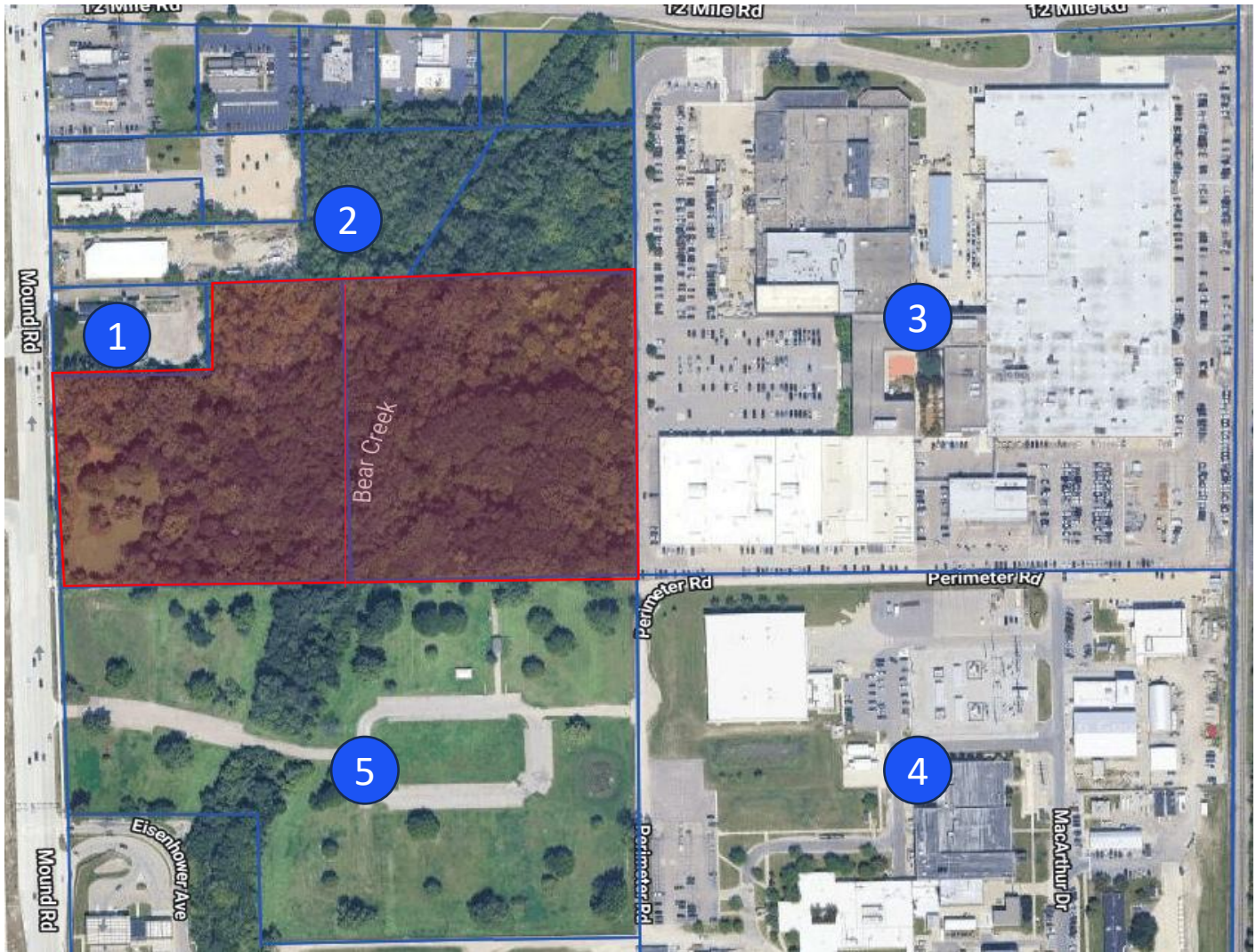
Property Highlights

- ±700,000 Total Square Feet
- ±16.26 Total Acres Across 2 Parcels
- Parcel ID's: 12-13-16-101-019 & 12-13-16-101-020
- Zoned: M-2
- Located within the Detroit Automotive and Defense Corridor
- Convenient Access to I-696 and Surrounding Regional Roadways
- Opportunity for Owner/User, Developer, or Investor

Location Map & Wetland Aerial

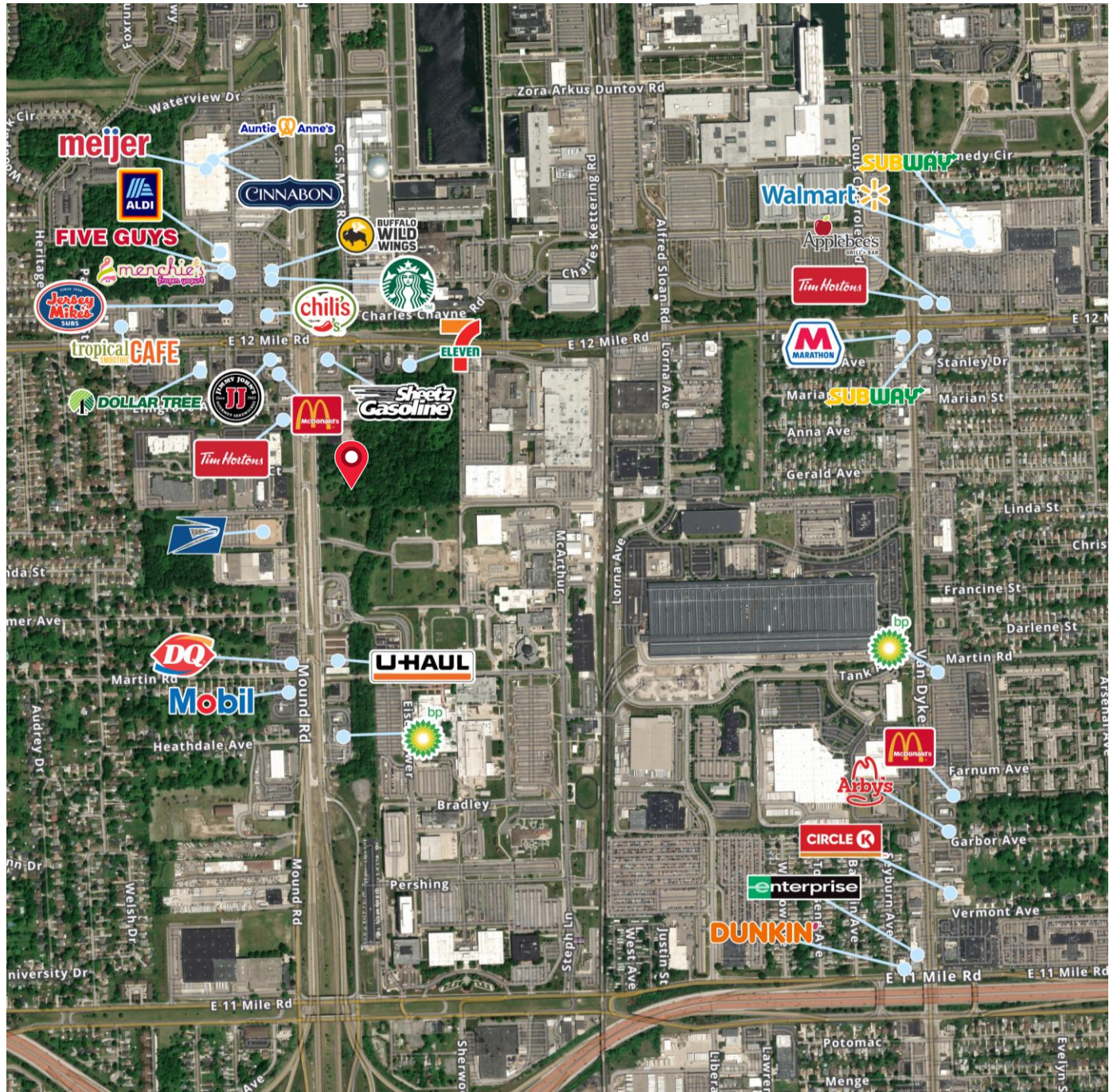


Surrounding Property Summary



	Address	Owner	Zoning	Size	Parcel ID
1.	28680 Mound Rd	MI Bell Telephone Co.	M-3	1.39 AC	12-13-16-101-014
2.	28740 Mound Rd	Clean Express Auto Wash LLC	M-2	3.75 AC	12-13-16-101-018
3.	6400 E 12 Mile Rd	General Motor LLC	M-3	33.13 AC	12-13-16-126-001
4.	N Frontage	USA DET Arsenal	M-3	35.96 AC	12-13-16-176-001
5.	28490 Mound Rd	Department of the Army	M-3	18.35 AC	12-13-16-151-001

Merchant Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	7,092	110,469	324,657
Total Households	3,070	46,149	137,824
Total Family Households	1,901	27,156	79,011
Average Household Size	-	-	-
Median Age	43.1	41.6	39.7
Population Age 25+	5,315	81,530	237,269
2010 – 2020 Population: Annual Growth Rate (CAGR)	-%	-%	-%
2020 – 2026 Population: Annual Growth Rate (CAGR)	-%	-%	-%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	+0.07%	-0.17%	-0.43%
Households	+1.69%	+1.27%	+1.31%
Families	+0.84%	+0.35%	+0.34%
Median Household Income	+16.14%	+16.49%	+15.33%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	50.1%	49.6%	49.8%
Female Population / % Female	49.9%	50.4%	50.2%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	\$86,378	\$69,967	\$70,066
Average Household Income	\$103,219	\$89,208	\$88,769
Per Capita Income	\$43,124	\$37,419	\$37,882
SUMMARY BUSINESS DATA			
Total Businesses	223	3,576	10,557
Total Daytime Population	4,181	70,946	156,774
Daytime Population: Workers	4,181	70,946	156,774
Daytime Population: Residents	7,092	110,469	324,657

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



Randall Book
248 330 8281
randall.book@colliers.com



Patrich Jett
734 660 0763
Patrich.jett@colliers.com