



LAND For Sale

Location: 9692 - 9694 E. M-36
Side of Street: South
City: Whitmore Lake, MI
Cross Streets: Whitmore Lake Road
County: Livingston

Acreage: 0.83 **Improvements:** N/A
Zoning: CM **Dimensions:**

UTILITIES

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

ADJACENT LAND

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

PRICING INFORMATION

Asking Price: \$675,000.00 **Parcel #:** 16-32-100-072
Per Acre: \$813,253.01 **Assessor Number:** N/A
Per SqFt : \$18.67 **Taxes:**

TRAFFIC INFORMATION

Yr: 2025 Count: 10,130 M-36 W. of US-23 2-Way
Yr: 2025 Count: 69,726 US-23 S. of M-36 2-Way
Yr: 2025 Count: 66,615 US-23 N. of M-36 2-Way
Yr: 2025 Count: 11,515 9 Mile Rd. E. of US-23

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,800	\$107,547
3 Mile Radius	17,163	\$103,662
5 Mile Radius	39,792	\$115,362

Comments:

Investment or development opportunity for restaurant, retail, medical, office, and more. Tremendous US-23 commuter traffic counts and growing demographics. Multiple new commercial and residential developments underway along M-36. Neighboring businesses include Arby's, McDonalds, KFC, First National Bank, and Gas Stations.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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