

0.98 ACRE BENSTEIN ROAD

0.98 ACRE BENSTEIN ROAD | COMMERCE TOWNSHIP, MI 48390

Land For Sale/Build-To-Suit



PROPERTY HIGHLIGHTS

- 0.98 acre site for sale/build-to-suit
- Zoned Industrial
- Concept plan show the site can accommodate an 8,000 SF building
- Main road frontage
- Site dimensions: 172' X 247'



30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

DAVID JAPPAYA

248.851.8900

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OFFERING SUMMARY

Sale Price:	\$450,000
Lease Price:	Contact Broker
Parcel:	17-33-226-016
Zoning:	I, Industrial
Land Size:	0.98 Acres

PROPERTY DESCRIPTION

0.98 acre site, zoned for industrial use. Concept plans show the site can accommodate an 8,000 SF building. Excellent visibility with main road frontage. Site dimensions: 172' X 247'. Available for sale or build-to-suit.

LOCATION DESCRIPTION

Located on the east side of Benstein Road north of Maple Road.

SURROUNDING BUSINESSES

7-Eleven, Dominos, Benstein Liquor, Dairy Twist, A' Fondant

TRAFFIC (VEHICLES PER DAY)

Benstein Road	12,884
(2WAY/ADT/CoStar 2024)	



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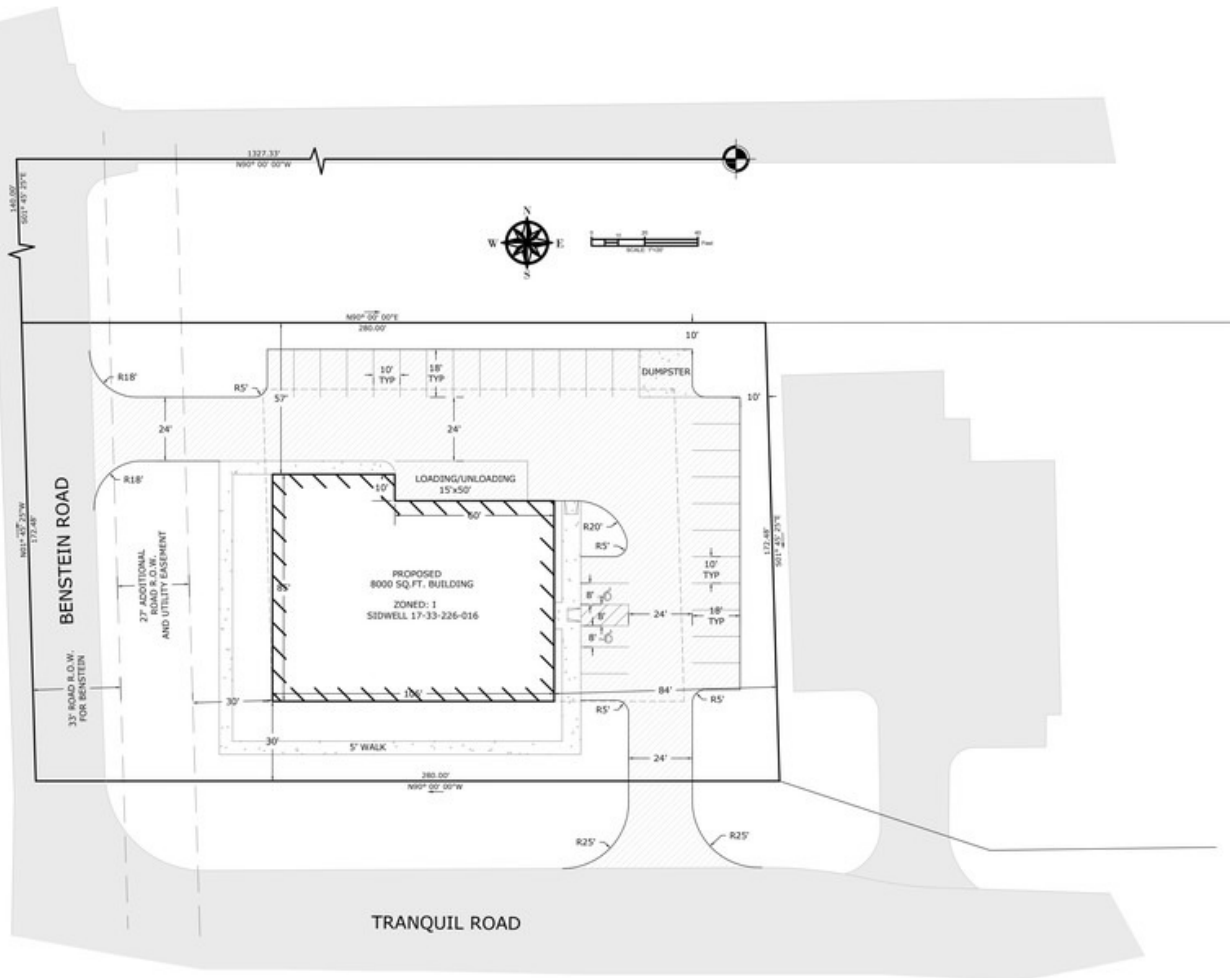


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CONCEPTUAL PLAN



PROPRIETOR:
BANCORP GROUP LLC
C/O MR. DANIEL HUNTER
730 LEON RD
WALLED LAKE, MI 48390
PHONE: 248-935-8209
EMAIL: DANIELPHUNTER@GMAIL.COM

NOT FOR CONSTRUCTION



**BENSTEIN INDUSTRIAL
CONCEPT PLAN**
BENSTEIN RD, COMMERCE TOWNSHIP, OAKLAND COUNTY

ISSUE DATES
CONCEPTUAL
REVISION

DESIGN	REV.
DESIGNED	REV.
APPROVED	REV.
P.E. FOR N.E.	REV.
SCALE	DATE

1
CONCEPTUAL



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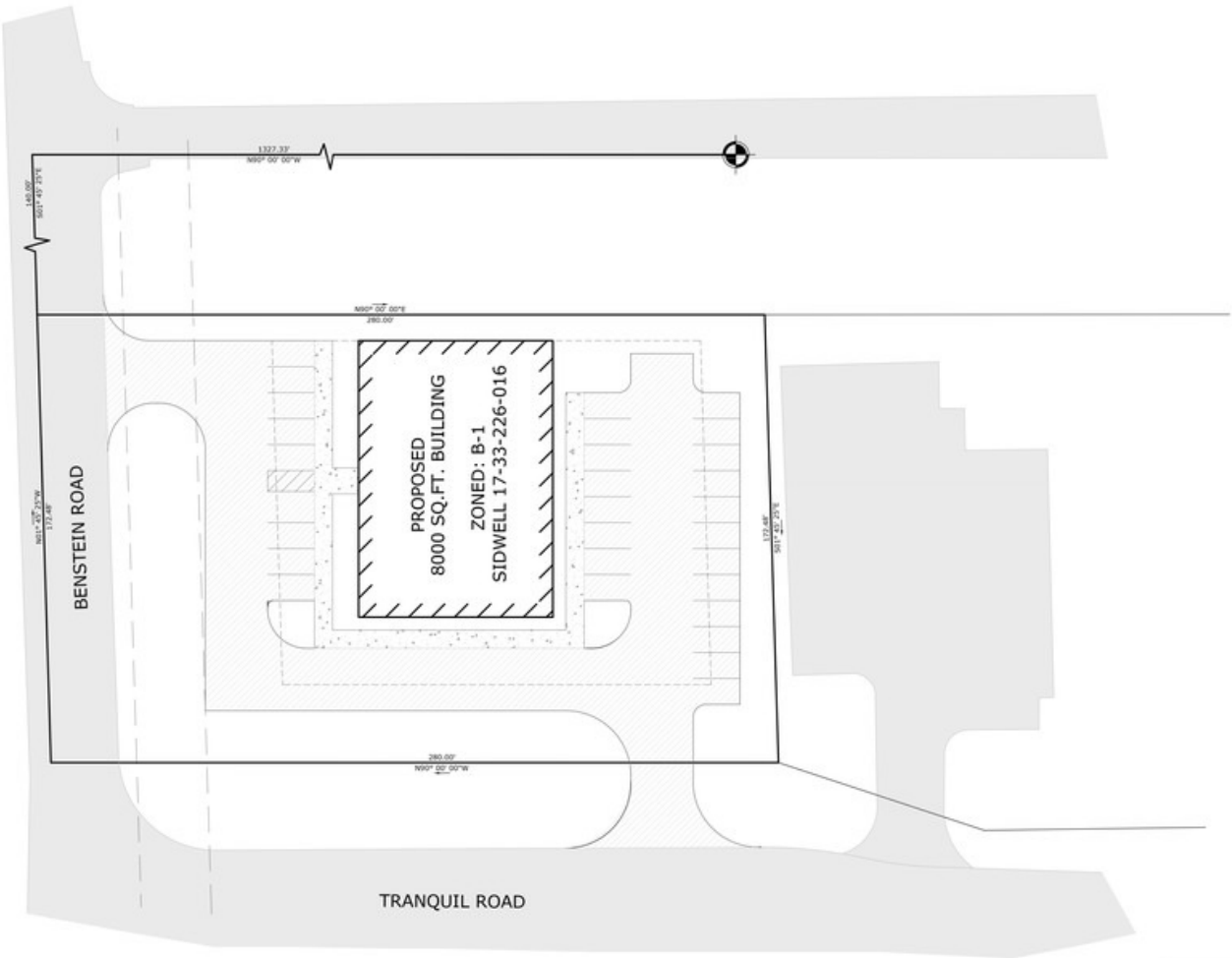


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CONCEPTUAL PLAN



PROPRIETOR:
BANCORP GROUP LLC
C/O MR. DANIEL MUNRO
730 LEON RD
WALLED LAKE, MI 48390
PHONE: 248-935-8209
EMAIL: DANIELMUNRO@BANCORP.COM

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Consulting Civil Engineers
"Engineering A Better Michigan"

Powell Engineering & Associates, LLC
10000 E. 14th Ave., Suite 100, Farmington Hills, MI 48334
P: 248-714-4400 F: 248-714-4401

**BEFORE YOU DIG
CALL MISS DIG
1-800-482-1711**

**BENSTEIN COMMERCIAL
CONCEPT PLAN**
BENSTEIN RD, COMMERCE TOWNSHIP, OAKLAND COUNTY
WEAVER ROAD, MILFORD TOWNSHIP

ISSUE DATES

CONCEPTUAL

DRAWN	ML
REVIEWED	ML
APPROVED	ML
P.L. JOB NO.	20-001
SCALE	AS SHOWN
1	CONCEPTUAL



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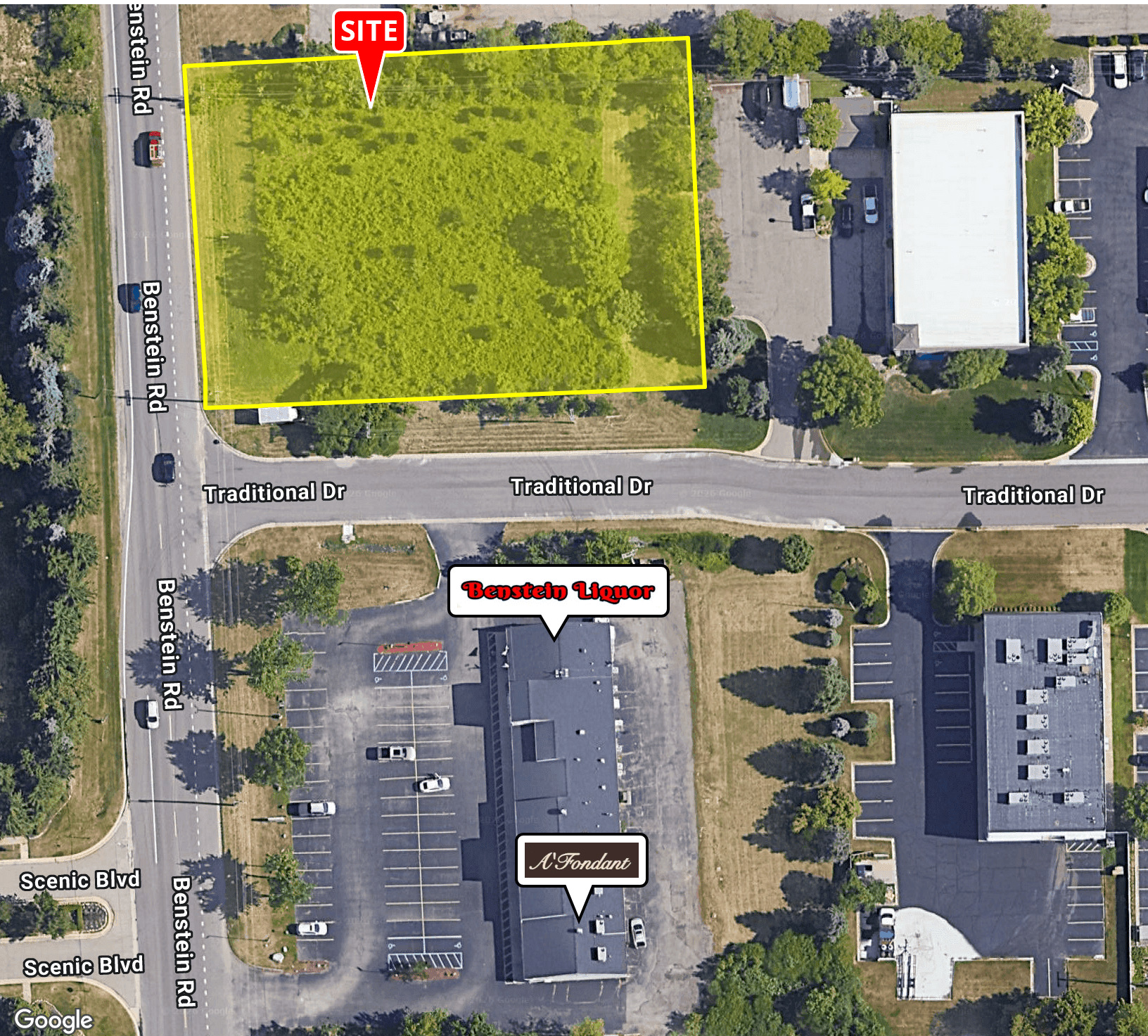
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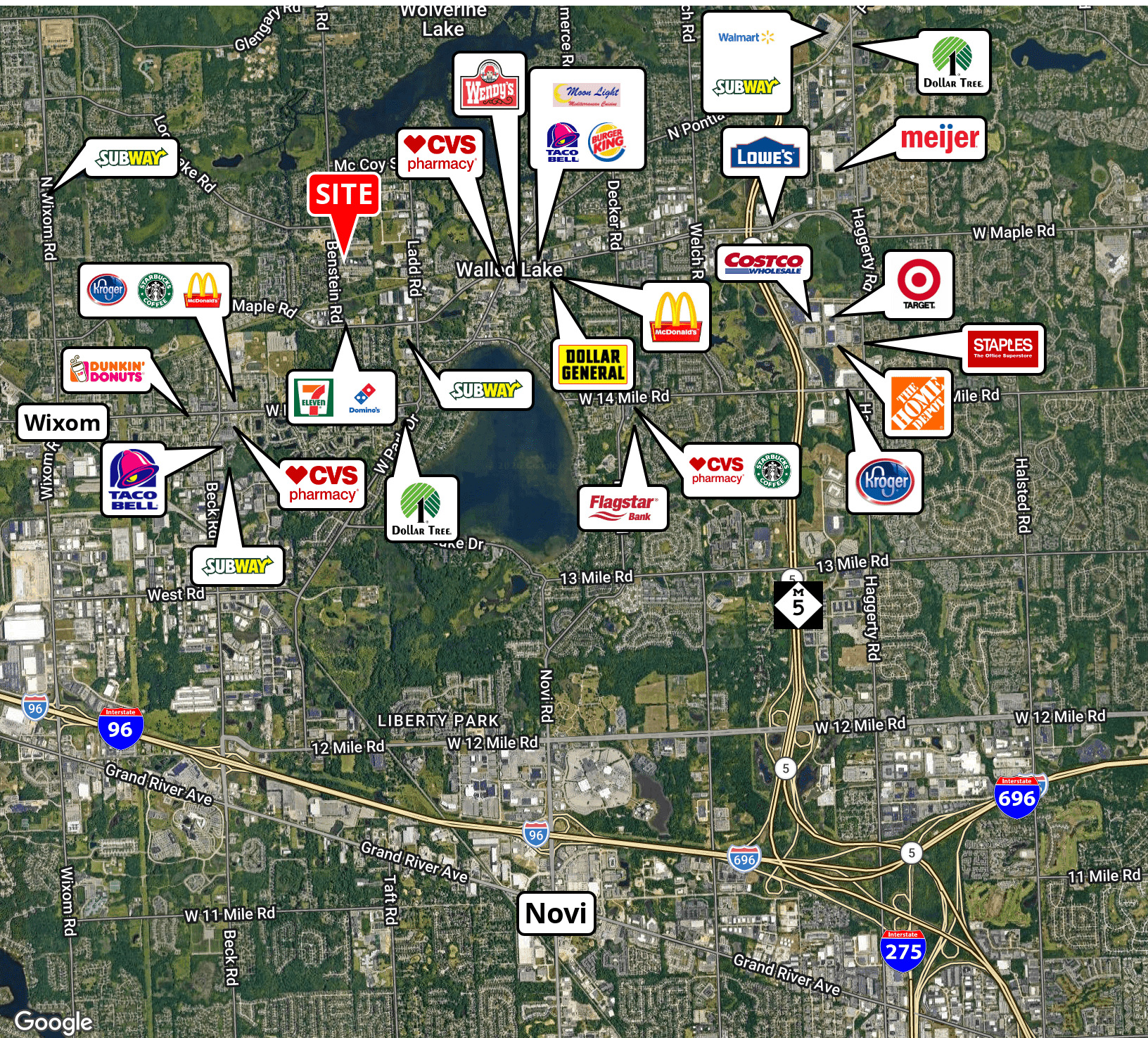
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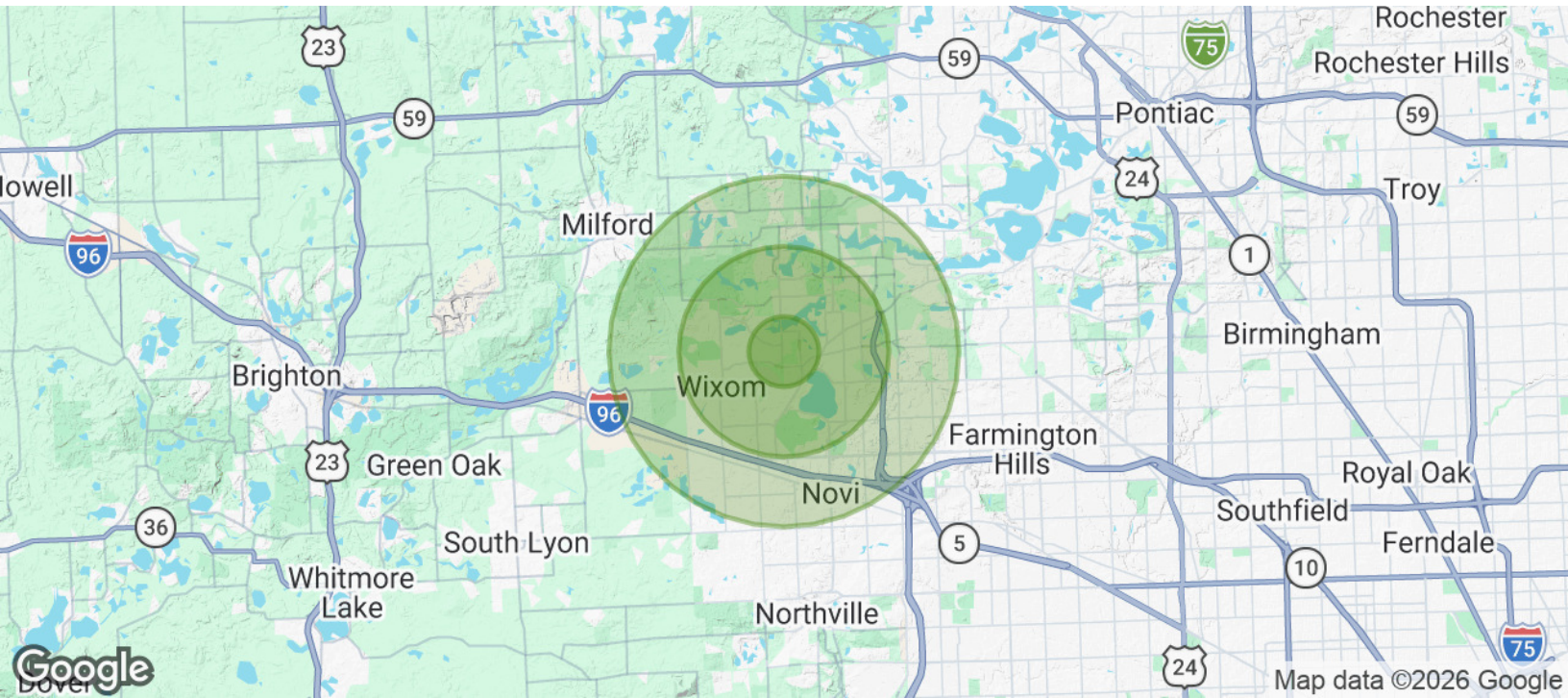
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,514	51,189	108,227
Average age	39.2	37.5	38.4
Average age (Male)	39.6	36.8	37.6
Average age (Female)	38.7	37.8	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,128	20,917	43,940
# of persons per HH	2.6	2.4	2.5
Average HH income	\$89,911	\$80,582	\$85,056
Average house value	\$248,441	\$236,659	\$246,564

* Demographic data derived from 2020 ACS - US Census



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