

SWC OF ECORSE & HANNAN ROAD

SWC OF ECORSE & HANNAN ROAD | VAN BUREN TOWNSHIP, MI 48184

Land For Sale/Lease



PROPERTY HIGHLIGHTS

- Excellent access to I-275
- Signalized hard corner site
- Build-to-suit options available
- Across from a high volume gas station/c-store with a Tim Horton's & Tubby's
- Approximately 50,000 daytime population within 5 miles
- Near Amazon's new 850,000 SF distribution center
- Coming in 2023: Our Next Energy (ONE) Battery Cell Plant, creating over 2,000 new jobs in the area



KEVIN JAPPAYA, CCIM

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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.

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OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	Contact Broker
Zoning:	C, Local Business
Land Size:	2 Acres

PROPERTY DESCRIPTION

2 +/- acre pad site at a signalized hard corner ready for development. Excellent location for a bank or restaurant. Online retail giant, Amazon, has opened a new 850,000 square foot distribution center nearby. Coming in 2023: Our Next Energy Battery Cell Plant, creating another 2,000 new jobs in the area.

LOCATION DESCRIPTION

Located on the SWC of Ecorse and Hannan Roads, within 1/2 mile of I-275.

SURROUNDING BUSINESSES

Shell Gas Station, Tim Horton's, Tubby's, 7-Eleven, Mobil, Visteon, GM, and numerous other organization and retailers.

TRAFFIC

Ecorse Road	15,214
Hannan Road	5,040
(2WAY/ADT/CoStar 2017)	



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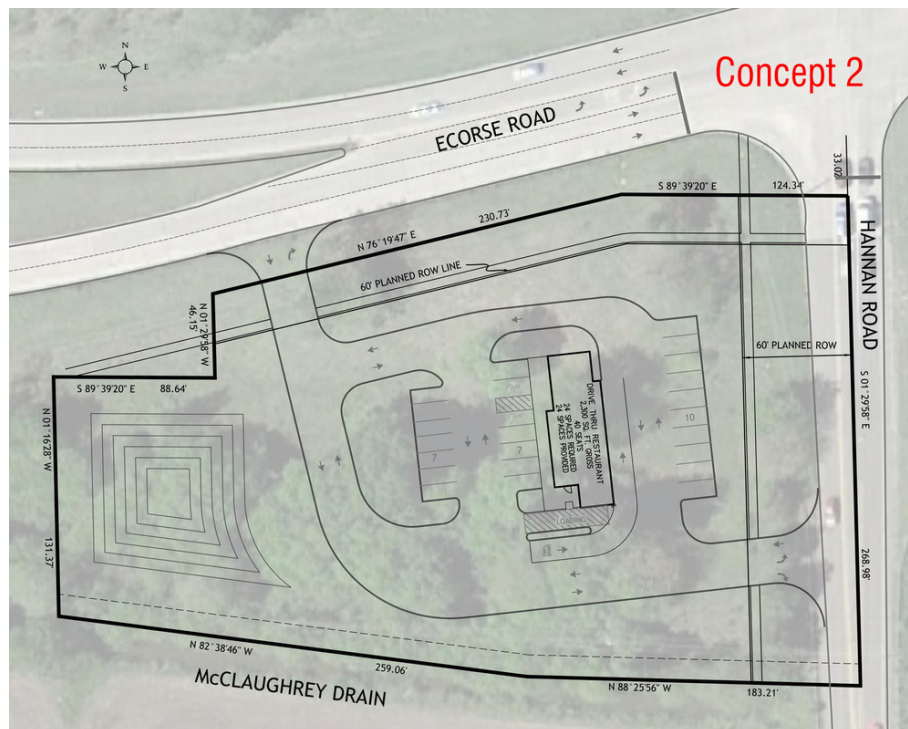
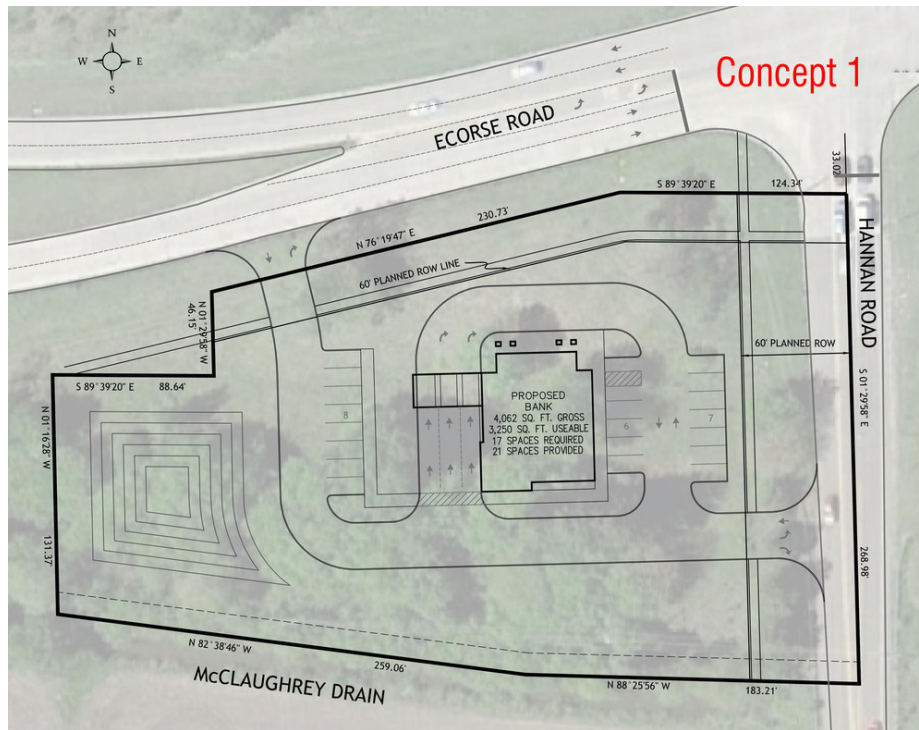
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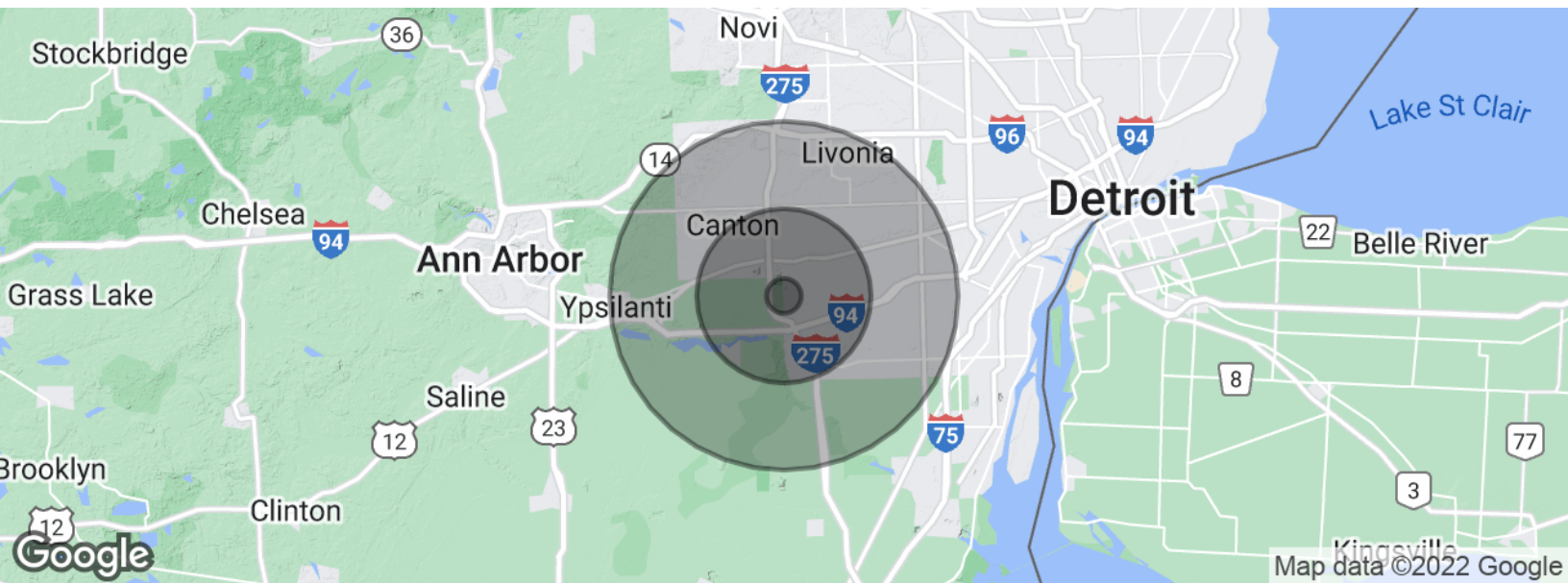
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,221	125,561	548,794
Median age	33.8	36.7	37.5
Median age (Male)	30.3	35.7	36.4
Median age (Female)	36.1	37.4	38.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,188	47,513	210,109
# of persons per HH	2.7	2.6	2.6
Average HH income	\$59,521	\$65,580	\$67,224
Average house value	\$134,426	\$154,626	\$189,018

* Demographic data derived from 2020 ACS - US Census



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