SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Lease

Location: 3575 Carpenter Road
Side of Street: East
City: Ypsilanti/Twp., MI
Cross Streets: Ellsworth Road
County: Washtenaw

Acreage:	0.96	**Improvements:**	N/A
Zoning:	ME	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

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

PRICING INFORMATION

Asking Price:		**Lease Rate:**	$90,000.00/year Absolute NNN
Per Acre:		**Parcel #:**	12-12-300-005
Per SqFt :		**Assessor Number:**	N/A
Terms:	10 Years	**Taxes:**	$2,464.69 (2024)

TRAFFIC INFORMATION

Yr: 2024	**Count:** 15,446	Packard Rd. E. of Carpenter Rd.
Yr: 2024	**Count:** 18,637	Packard Rd. W. of Carpenter Rd.
Yr: 2024	**Count:** 27,509	Carpenter Rd. N. of Packard Rd.
Yr: 2024	**Count:** 28,342	Carpenter Rd. S. of Packard Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	10,425	$81,245
3 Mile Radius	67,350	$83,083
5 Mile Radius	183,848	$82,104

Comments: Excellent Ground Lease/BTS opportunity situated at the SE corner of Carpenter Road & Center Valley Drive. Zoned ME allowing for a variety of commercial uses, Retail, Office, Medical and Financial Institution. 239' on Carpenter Road, surrounded by national retailers include Home Depot, Starbucks, ALDI, Target, Meijer, Kroger, Lowe's and more. Township will permit a drive-thru use, subject to compliance with the minimum staking requirements. Contact Broker for more information.

Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com

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