



LAND For Sale or Ground 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: Contact Broker

Lease Rate: Contact Broker

Per Acre:

Parcel #: 12-12-300-005

Per SqFt :

Assessor Number: N/A

Terms: 10 Years

Taxes: \$2,546.13 (2025)

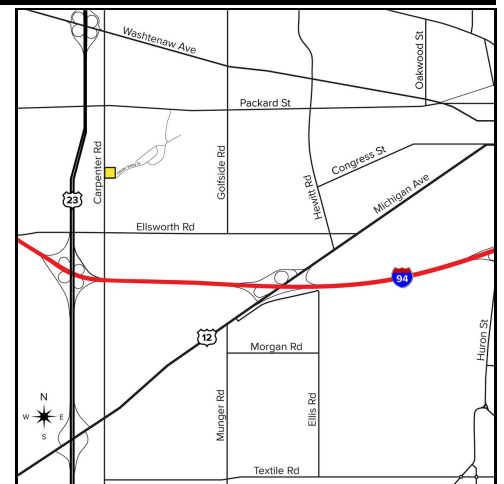
TRAFFIC INFORMATION

Yr: 2025 Count: 11,544 Packard Rd. E. of Carpenter Rd.
Yr: 2025 Count: 14,467 Packard Rd. W. of Carpenter Rd.
Yr: 2025 Count: 18,198 Carpenter Rd. N. of Packard Rd.
Yr: 2025 Count: 18,298 Carpenter Rd. S. of Packard Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	10,223	\$83,275
3 Mile Radius	68,578	\$109,509
5 Mile Radius	185,979	\$114,485

Comments: Excellent 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