

5175 W. MICHIGAN AVENUE  
YPSILANTI, MICHIGAN

LAND FOR SALE OR LEASE  
1.50 Acres Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

**EXCELLENT OPPORTUNITY**



## PROPERTY FEATURES

- 1.50 acres available
- Excellent ground lease / build-to-suit opportunity
- Prime location along Michigan Avenue, just east of Carpenter Road, featuring approximately 454' feet of frontage and convenient access to US-23
- The site accommodates a wide range of commercial uses including retail, industrial, office, medical, financial institutions and automotive
- Nearby national retailers include Sam's Club, Home Depot, Starbucks, ALDI, Target, Meijer, Kroger, Lowe's and more
- Contact Broker for additional information



For more information, please contact:

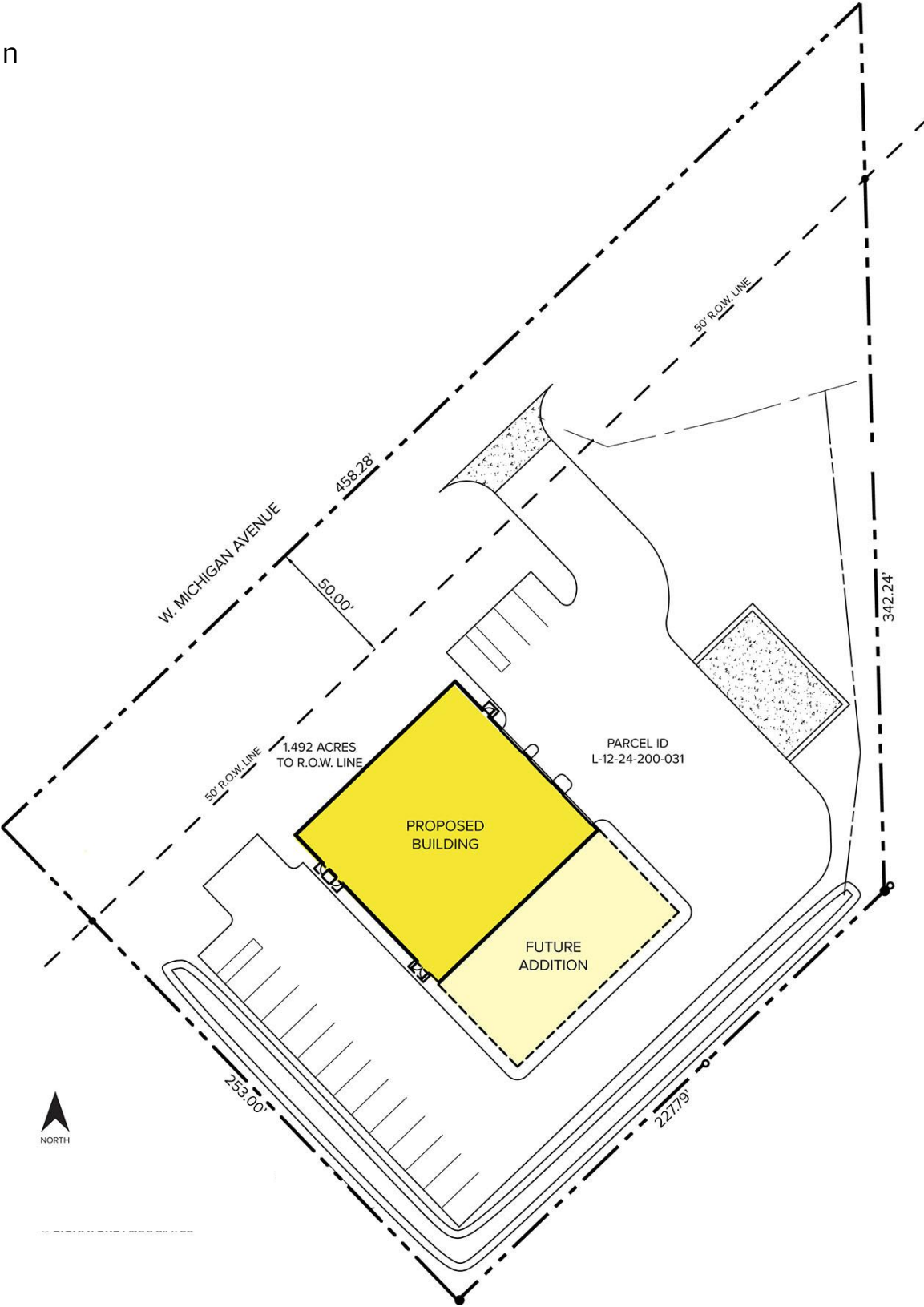
**MARVIN PETROUS**  
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**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

5175 W. Michigan Avenue – Ypsilanti Twp., Michigan  
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Site Plan



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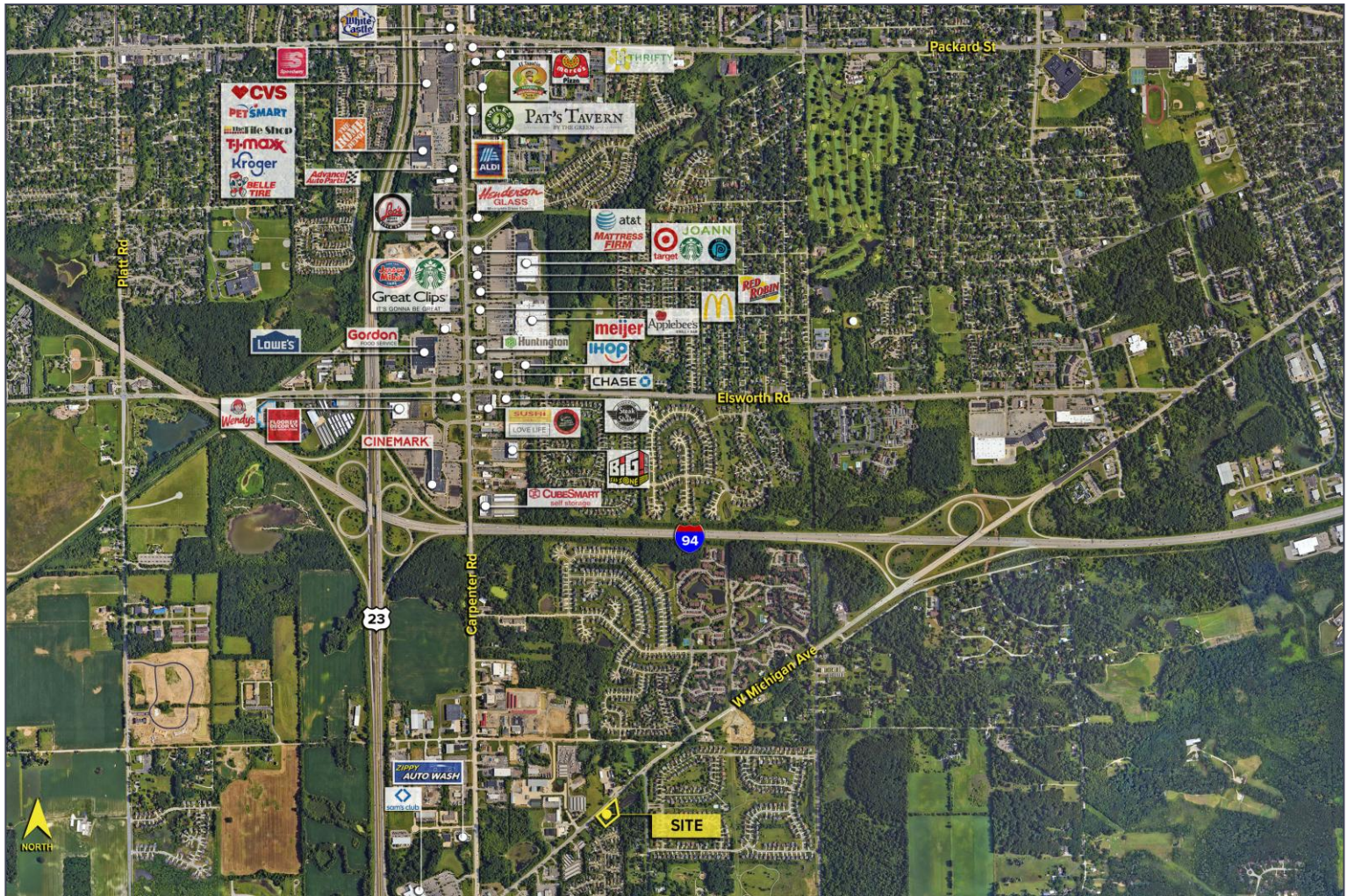
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### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,669	\$90,628
3 MILE	50,153	\$79,304
5 MILE	133,764	\$898,767

### TRAFFIC COUNTS (TWO-WAY)

23,497	Carpenter Rd. N of Michigan Ave.
21,897	Carpenter Rd. S of Michigan Ave.
21,428	Michigan Ave. E of Carpenter Rd.
25,426	Michigan Ave. W of Carpenter Rd.



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