

2406 N. TELEGRAPH ROAD  
FRENCHTOWN TOWNSHIP, MI 48162

VACANT LAND FOR SALE  
1.15 Acres Available



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ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

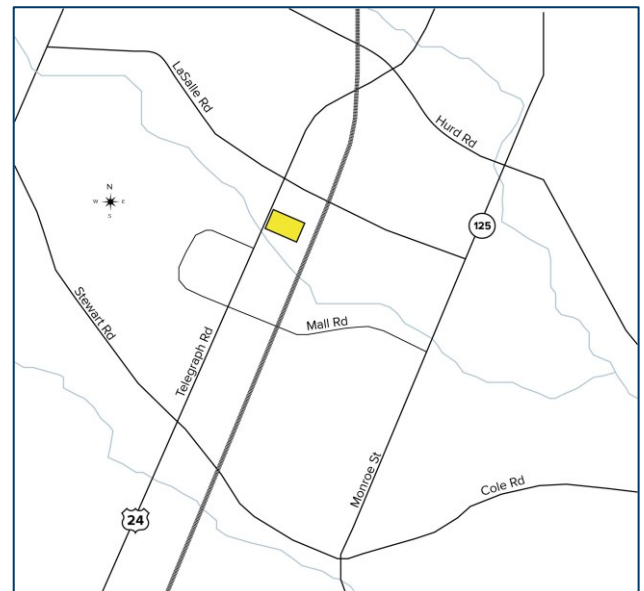
FULL-SERVICE COMMERCIAL REAL ESTATE

**DEVELOPMENT LAND**



## GENERAL INFORMATION

|                       |             |
|-----------------------|-------------|
| Sale Price:           | \$295,000   |
| Acreage:              | 1.15 Acres  |
| Dimensions:           | 95' x 526'  |
| Closest Cross Street: | LaSalle     |
| County:               | Monroe      |
| Zoning:               | C-2         |
| Easements:            | Unknown     |
| Curb Cuts:            | 1 (US-24)   |
| Topography:           | Flat, scrub |
| Survey:               | None        |



For more information, please contact:

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 2406 N. Telegraph Road, Frenchtown Twp., MI 48162

## Vacant Land For Sale

1.15  
Acres  
AVAILABLE

| PROPERTY DESCRIPTION  |          |
|-----------------------|----------|
| Environmental Report: | None     |
| Drainage:             | Unknown  |
| Improvements:         | Unknown  |
| Restrictions:         | Unknown  |
| Sign on Property:     | Yes      |
| Adjacent Land         |          |
| North:                | Retail   |
| South:                | Retail   |
| East:                 | Farmland |
| West:                 | US-24    |

| TRAFFIC COUNTS (TWO-WAY) |                   |
|--------------------------|-------------------|
| 14,432                   | N. Telegraph Road |
| 5,655                    | Mall Road         |

| UTILITIES |     |
|-----------|-----|
| Electric: | Yes |
| Gas:      | Yes |
| Water:    | Yes |
| Sewer:    | Yes |

| DEMOGRAPHICS |            |                |
|--------------|------------|----------------|
|              | POPULATION | MED. HH INCOME |
| 1 MILE       | 3,166      | \$80,667       |
| 3 MILE       | 26,542     | \$65,484       |
| 5 MILE       | 57,237     | \$69,593       |

| REAL ESTATE TAXES |               |
|-------------------|---------------|
| Parcel Number:    | 07-079-011-02 |

### Premier 1.15-Acre Retail Development Opportunity

This remarkable **1.15-acre property** is perfectly positioned just north of major retail powerhouses—including Walmart Supercenter, Meijer, and Aldi. It is an ideal canvas for a retail storefront, a restaurant, or a shopping center seeking a prominent spot in a thriving commercial area.

### Location & Strategic Retail Hub

It's not just about location; it's about being adjacent to Dollar Tree and surrounded by a plethora of national chain restaurants and big-box retailers. The convenience factor here is outstanding, placing your future business nestled directly in the heart of a bustling retail hub.

### Surrounding Neighbors & Traffic Drivers

Retail & Big-Box: Frenchtown Mall, Lowe's, Kohl's, TJ Maxx, Dunham's, Hobby Lobby, and adjacent Dollar Tree.

Dining & Services: Chick fil A, Culvers, Panera, Applebee's, Bob Evans, Jimmy John's, Belle Tire, Flagstar Bank, AT&T, and Verizon.

High-Exposure Traffic: Direct frontage on N. Telegraph Road featuring 14,432 vehicles per day (VPD), with nearby Mall Road bringing an additional 5,655 VPD.

The property's current zoning as C-2 opens doors to a wide array of possibilities. It's a versatile canvas, whether you're envisioning a retail storefront, a restaurant, or even a shopping center. All utilities are readily available, streamlining the development process and ensuring that your project has the necessary infrastructure in place.

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