

## LAND For Lease

**Location:** 232-268 S. Hickory Ridge Road  
**Side of Street:** West  
**City:** Highland Twp., MI  
**Cross Streets:** S. of M-59  
**County:** Oakland

<b>Acreage:</b> 3.83	<b>Improvements:</b> Secured, gated, and lit
<b>Zoning:</b> C-2	<b>Dimensions:</b>

### UTILITIES

<b>Sanitary Sewer:</b> No	<b>Gas:</b> No
<b>Storm Sewer:</b> Yes	<b>Outside Storage:</b> No
<b>Water:</b> No	<b>Rail Siding:</b> No

### ADJACENT LAND

<b>North:</b> Commercial	<b>East:</b>
<b>South:</b>	<b>West:</b>

### PRICING INFORMATION

<b>Asking Price:</b>	<b>Lease Rate:</b> \$12,000.00/Month
<b>Per Acre:</b>	<b>Parcel #:</b> 11-30-200-008, -009
<b>Per SqFt :</b>	<b>Assessor Number:</b> N/A
<b>Terms:</b>	<b>Taxes:</b> \$2,851.16 (2025)

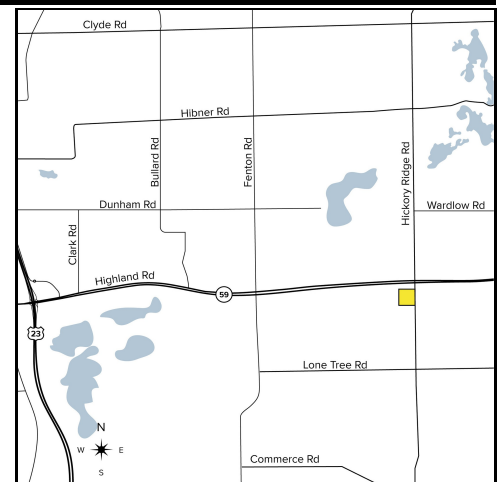
### TRAFFIC INFORMATION

<b>Yr: 2025</b>	<b>Count:</b> 8,679	Hickory Rd. N. of Highland Rd.
<b>Yr: 2025</b>	<b>Count:</b> 11,863	Hickory Rd. S. of Highland Rd.
<b>Yr: 2025</b>	<b>Count:</b> 36,352	Highland Rd. W. of Hickory Rd.
<b>Yr: 2025</b>	<b>Count:</b> 33,871	Highland Rd. E. of Hickory Rd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	1,035	\$121,988
<b>3 Mile Radius</b>	14,888	\$125,291
<b>5 Mile Radius</b>	37,788	\$132,298

**Comments:** 3.83-acre parcel for lease. Property has been fenced, gated, secured, and lit. Surfaced with crushed concrete. Property previously used for vehicle parking.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Chris D'Angelo, (248) 948-0109, cdangelo@signatureassociates.com  
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.