



## LAND For Sale

**Location:** Northline Road  
**Side of Street:** South  
**Lot Number:** 0002  
**City:** Southgate, MI  
**Cross Streets:** I-75  
**County:** Wayne

|                      |                              |
|----------------------|------------------------------|
| <b>Acreage:</b> 0.66 | <b>Improvements:</b> Paved   |
| <b>Zoning:</b> C-2   | <b>Dimensions:</b> Irregular |

### UTILITIES

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

### ADJACENT LAND

|                              |                            |
|------------------------------|----------------------------|
| <b>North:</b> Retail         | <b>East:</b> YMCA & Office |
| <b>South:</b> Senior Housing | <b>West:</b> Retail        |

### PRICING INFORMATION

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| <b>Asking Price:</b> \$625,000.00 | <b>Parcel #:</b> 53-014-99-0002-000 |
| <b>Per Acre:</b>                  | <b>Assessor Number:</b> N/A         |
| <b>Per SqFt :</b>                 | <b>Taxes:</b>                       |
| <b>Terms:</b> Cash                |                                     |

### TRAFFIC INFORMATION

|                 |                      |                          |
|-----------------|----------------------|--------------------------|
| <b>Yr: 2025</b> | <b>Count:</b> 84,791 | I-75 N .of Northline Rd. |
| <b>Yr: 2025</b> | <b>Count:</b> 83,897 | I-75 S. of Northline Rd. |
| <b>Yr: 2025</b> | <b>Count:</b> 29,852 | Northline Rd. E. of I-75 |
| <b>Yr: 2025</b> | <b>Count:</b> 30,714 | Northline Rd. W. of I-75 |

### DEMOGRAPHICS

|                      | Population | Median HH Income |
|----------------------|------------|------------------|
| <b>1 Mile Radius</b> | 9,000      | \$75,461         |
| <b>3 Mile Radius</b> | 115,616    | \$70,015         |
| <b>5 Mile Radius</b> | 241,647    | \$66,905         |

**Comments:** Land for sale directly off of I-75 freeway exit at Northline Road, across from Sam's Club. Excellent opportunity for numerous retail uses including coffee, restaurant, etc. Drive-thru use subject to City approval.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Bruce D. Baja, (248) 799-3177, bbaja@signatureassociates.com  
 Justin Gaffrey, (248) 799-3143, jgaffrey@signatureassociates.com

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