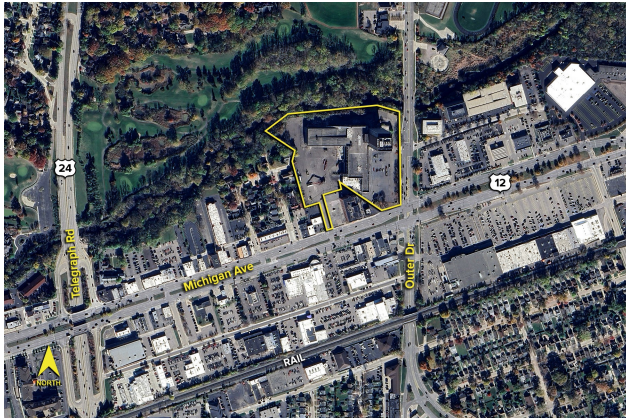




LAND For Sale

Location: 23400 Michigan Avenue
Side of Street: North
City: Dearborn, MI
Cross Streets: Outer Drive W
County: Wayne

Acreage: 10.50

Zoning: BB

Improvements: N/A

Dimensions: Irregular

UTILITIES

Sanitary Sewer: Yes

Storm Sewer: Yes

Water: Yes

Gas: Yes

Outside Storage: Yes

Rail Siding: Yes

ADJACENT LAND

North: Residential

South: Commercial

East: Commercial

West: Commercial

PRICING INFORMATION

Asking Price: \$15,000,000.00

Per Acre: \$1,428,571.43

Per SqFt : \$32.80

Terms:

Parcel #: See Comments

Assessor #: N/A

Taxes: \$49,083.00 (2025/26)

TRAFFIC INFORMATION

Yr: 2026 Count: 44,811 Michigan Ave. W. of Outer Dr W.

Yr: 2026 Count: 42,342 Michigan Ave. E. of Outer Dr W.

Yr: 2026 Count: 15,676 Outer Dr W. N. of Michigan Ave.

Yr: 2026 Count: 23,593 Outer Dr W. S. of Michigan Ave.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius:	15,244	\$90,926
3 Mile Radius:	120,282	\$68,092
5 Mile Radius:	339,289	\$63,015

Comments: VILLAGE PLAZA REDEVELOPMENT OPPORTUNITY. Iconic West Dearborn site offering approximately 10.50 acres for a premier mixed-use redevelopment

- Corner of Michigan Ave & Outer Dr with exceptional frontage & visibility
- Surrounded by national retailers and established neighborhoods
- Strong daytime population, demographics, & household incomes
- Excellent access to I-94, M-39, and Telegraph Road
- Minutes from Downtown Dearborn, Ford, UofM Dearborn, & Corewell Health
- Flexible for retail, residential, medical, educational, hospitality, office, & commercial

Parcels #: 82-09-213-01-053 / 32-09-213-01-047 / 82-09-213-01-113

Broker: SIGNATURE ASSOCIATES

Agent(s):

Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com

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