

# 15601 NORTHLINE ROAD

15601 NORTHLINE ROAD | SOUTHGATE, MI 48195

Former School For Sale/Lease/Build-To-Suit



## PROPERTY HIGHLIGHTS

- Approximately 125,000 SF building for sale / lease / build-to-suit
- Flexible zoning - contact Broker
- Located just east of I-75 on Northline Road
- Over 23,860 VPD
- Former Aquinas Center property
- Concept plans available that include: 2 outlots on Northline, Multi-family, & self-storage - contact broker for redevelopment information



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Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



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## OFFERING SUMMARY

Sale Price:	\$3,000,000
Lease Rate:	Contact Broker
Parcel:	53-013-99-0001-703
Zoning:	Current: RO-1, Restricted Office \ Proposed: PUD
Land Size:	38.5 Acres
Building Size:	≈ 125,000 SF

## TAXES

2024	\$11,195.30
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## PROPERTY DESCRIPTION

Approximately 125,000 SF building for sale / lease / build-to-suit. Flexible zoning - contact Broker. Located just east of I-75 on Northline Road. Over 23,860 VPD. Former Aquinas Center property. Concept plans available that include: 2 outlots on Northline, Multi-family, & self-storage - contact broker for redevelopment information.

## LOCATION DESCRIPTION

Located on the south side of Northline Road, just east of I-75 in Southgate, MI.

## SURROUNDING BUSINESSES

Sam's, Dunkin, CVS, Walmart, TJ Maxx, Dollar Tree, Tim Hortons, Aldi, Hungry Howies, Biggby, Big Lots, Michaels, Meijer, Holiday Inn Express & Suites, Hampton Inn & Suites, and more.

## TRAFFIC (VEHICLES PER DAY)

Northline Road	23,860
I-75	85,636

(2WAY/ADT/CoStar 2022)



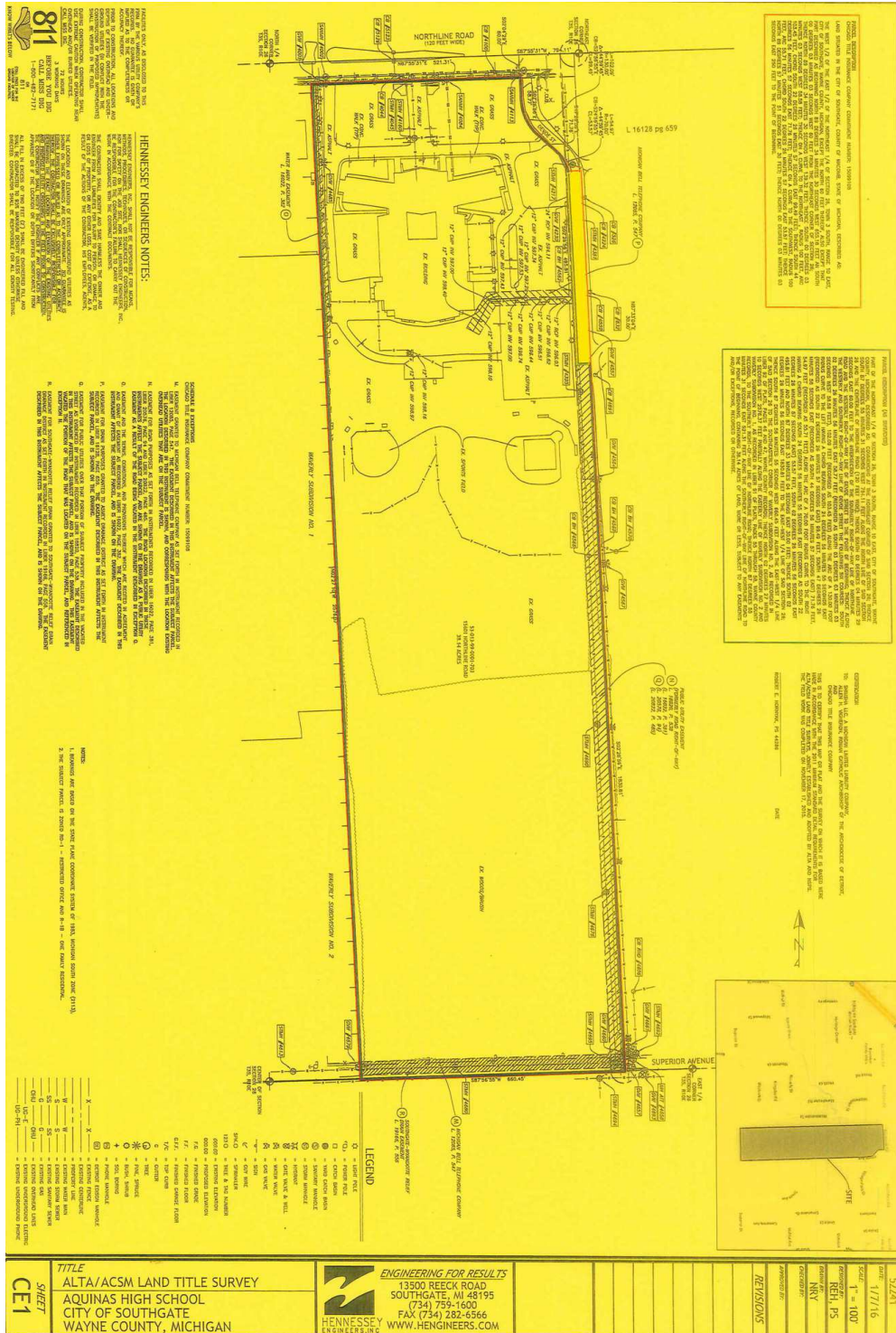
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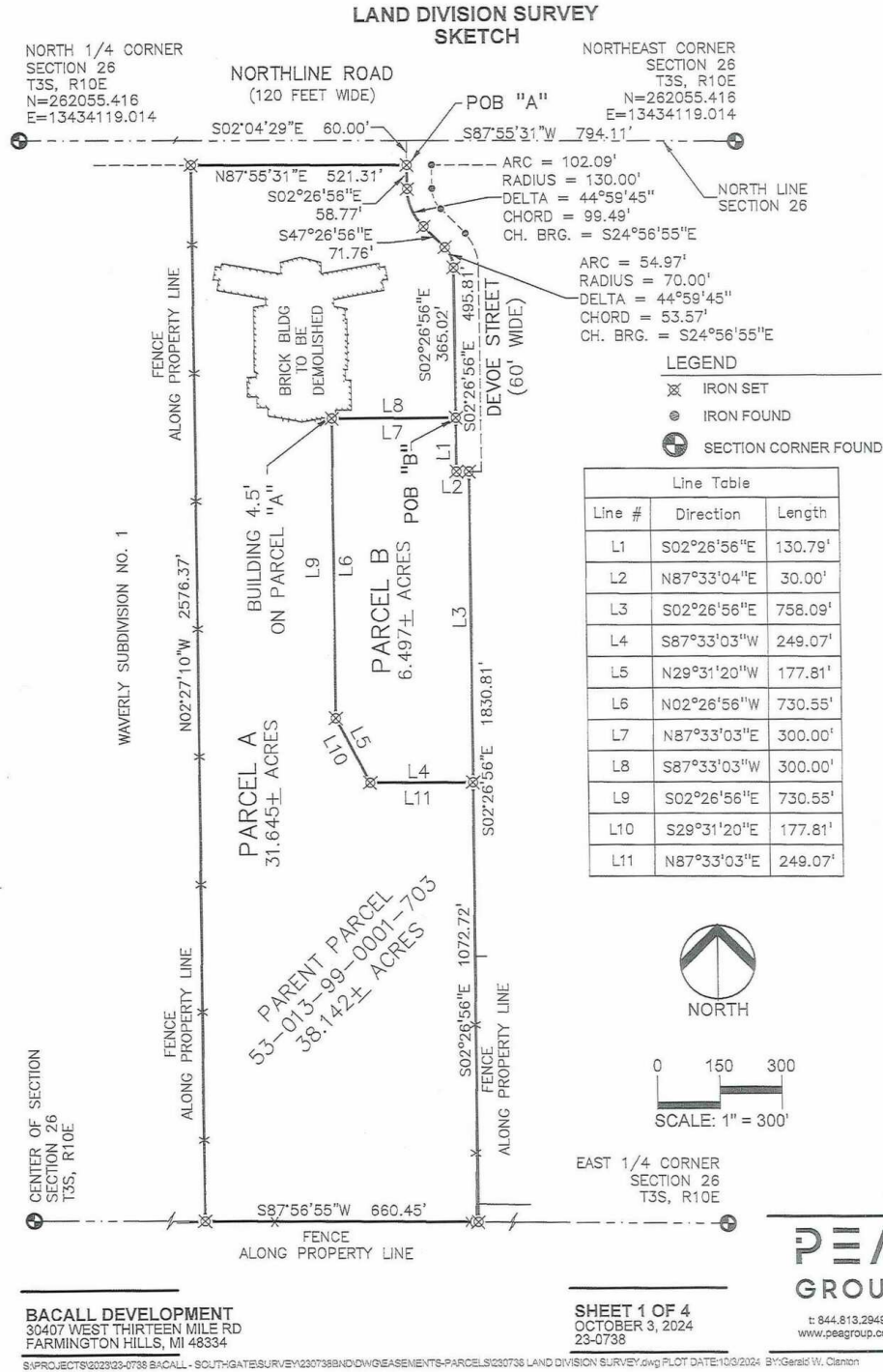
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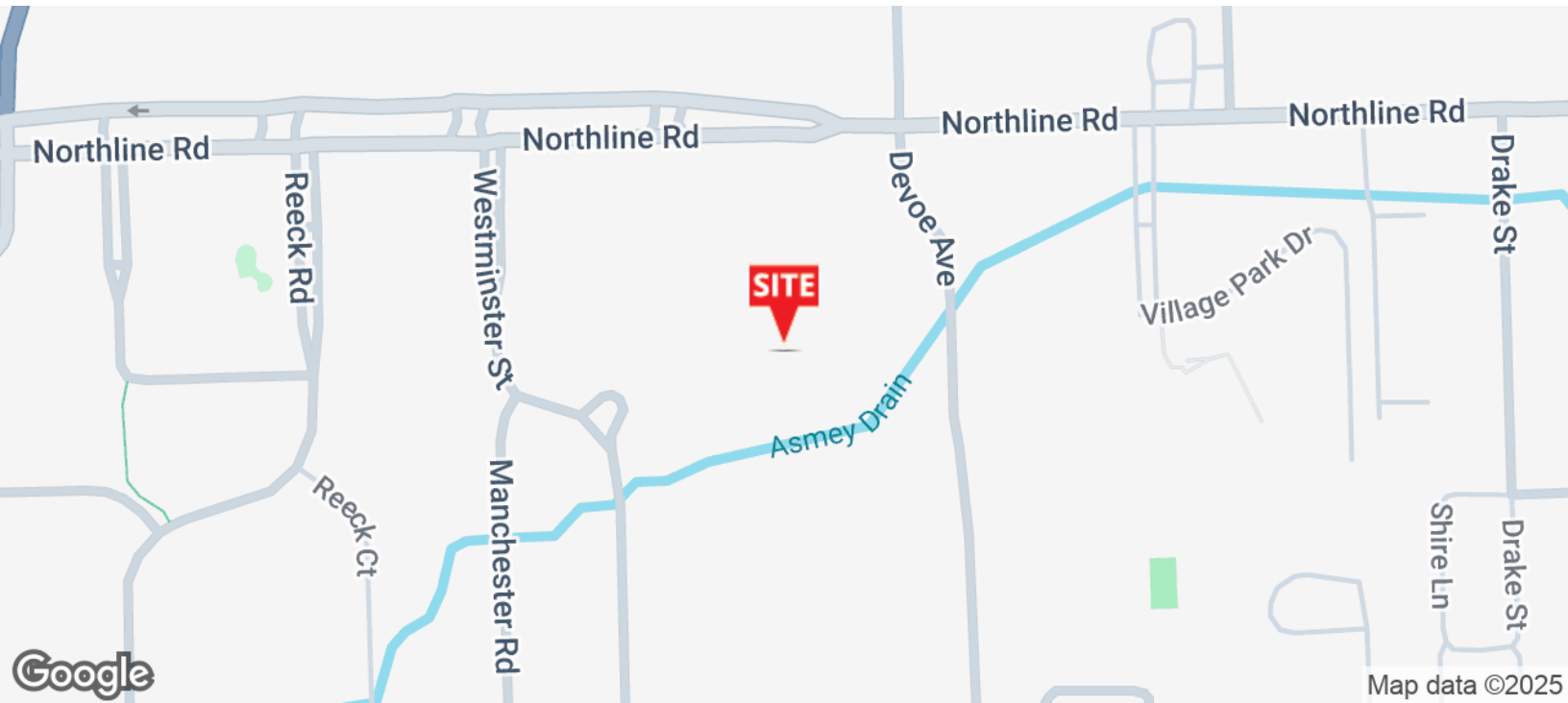
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,713	113,362	235,760
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,267	48,056	97,893
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$93,557	\$86,013	\$81,061
Average House Value	\$185,649	\$176,553	\$172,891

Demographics data derived from AlphaMap



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