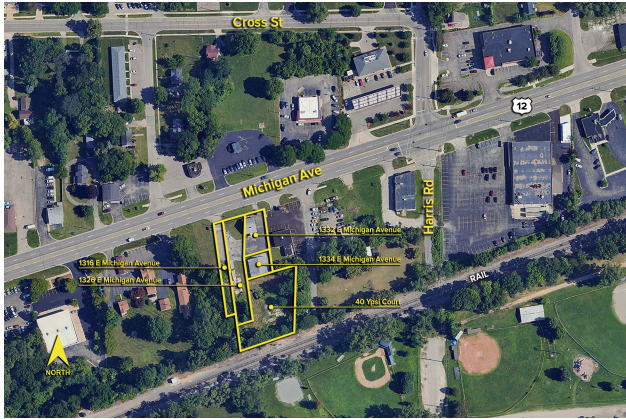




LAND For Sale or Lease

Location: 1316-1334 Michigan Avenue
Side of Street: E.
City: Ypsilanti/Twp., MI
Cross Streets: S. Ford Boulevard
County: Washtenaw

Acreage: 1.32
Zoning: RC/REC

Improvements: N/A
Dimensions:

UTILITIES

Sanitary Sewer: Yes
Storm Sewer: Yes
Water: Yes

Gas: Yes
Outside Storage: No
Rail Siding: No

ADJACENT LAND

North: Retail
South: Residential

East: Retail
West: Retail

PRICING INFORMATION

Asking Price: \$499,000.00
Per Acre: \$378,030.30
Per SqFt : \$8.68
Terms:

Parcel #: K-11-10-107-002, 003, 007, 013
Assessor Number: N/A
Taxes: \$8,867.78 (2024)

TRAFFIC INFORMATION

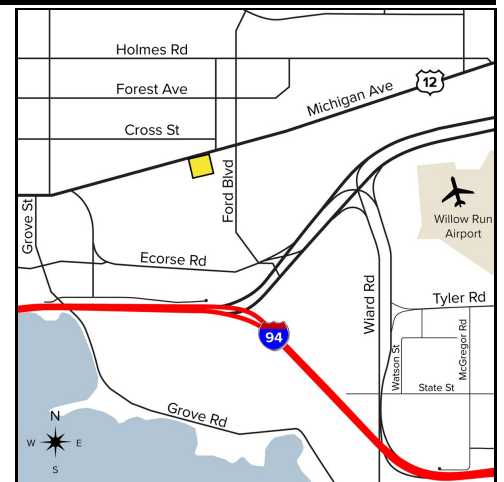
Yr: 2025 Count: 12,679 N. Ford Blvd. N. of E. Michigan Ave.
Yr: 2025 Count: 12,858 S. Ford Blvd. S. of E. Michigan Ave.
Yr: 2025 Count: 17,851 E. Michigan Ave. E. of Ford Blvd.
Yr: 2025 Count: 17,998 E. Michigan Ave. W. of Ford Blvd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	9,862	\$46,052
3 Mile Radius	61,282	\$53,634
5 Mile Radius	121,383	\$71,098

Comments: Two buildings (1,073 sq. ft. & 1,877 sq. ft.) and land totaling 1.32 acres can be assembled for redevelopment purposes for many mixed-use opportunities that include Retailers, Car Wash, Restaurants, Financial Institutions, Medical and more. Surrounded by national and local retailers along high traffic Michigan Avenue corridor.

-Property addresses include: 1316, 1326, 1332, 1334 E. Michigan Avenue & 40 Ypsilanti Court.
 -1334 E. Michigan Ave (1,877sq. Ft.) Lease Rate: \$3,000/month
 -Not sold separately. Contact Brokers for more details.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com
 Jay Chavey, (248) 948-4196, jchavey@signatureassociates.com

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