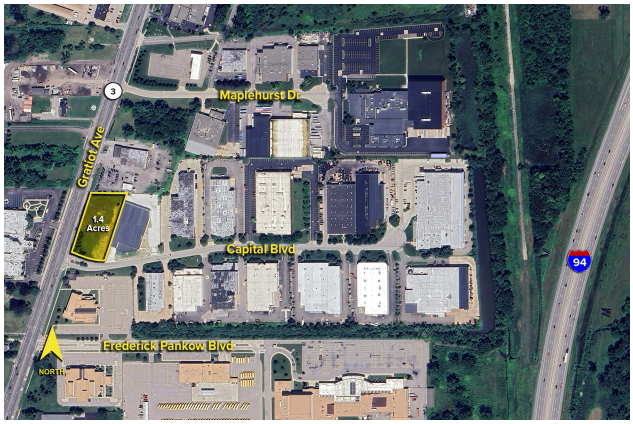


SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: N. Gratiot Avenue
Side of Street: East
City: Clinton Twp., MI
Cross Streets: Capital Blvd.
County: Macomb

Acreage:	1.40	**Improvements:**	N/A
Zoning:	B-3, General	**Dimensions:**	

UTILITIES

Sanitary Sewer:	Yes	**Gas:**	Yes
Storm Sewer:	Yes	**Outside Storage:**	No
Water:	Yes	**Rail Siding:**	No

ADJACENT LAND

North:	Retail	**East:**	Industrial
South:	Office	**West:**	Hotel

PRICING INFORMATION

Asking Price:	$295,000.00		
Per Acre:	$210,714.29	**Parcel #:**	16-11-01-251-021
Per SqFt :	$4.84	**Assessor Number:**	N/A
Terms:	Negotiable	**Taxes:**	$4,699.91 (2024)

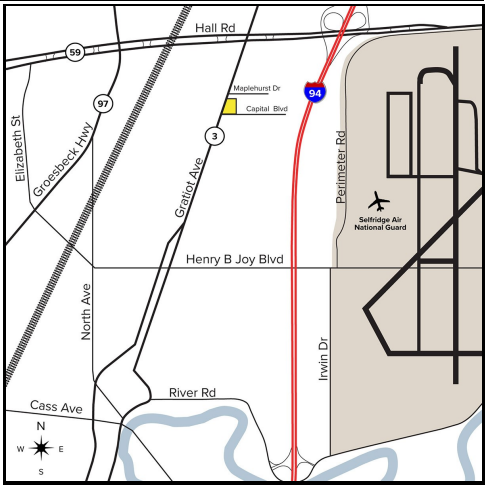
TRAFFIC INFORMATION

Yr:	2025	**Count:**	28,230	Gratiot Ave. S. of M-59.
Yr:	2025	**Count:**	31,700	Gratiot Ave. N. of M-59.
Yr:	2025	**Count:**	69,308	M-59 E. of Gratiot Ave.
Yr:	2025	**Count:**	69,948	M-59 W. of Gratiot Ave.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	5,055	$51,134
3 Mile Radius	60,488	$79,309
5 Mile Radius	181,454	$84,705

Comments: Cleared and ready for development. Surrounded by activity and across the street from a hotel/convention center. Excellent retail opportunity.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com
Ben Wilkiemeyer, (248) 359-0624, bwilkiemeyer@signatureassociates.com

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