

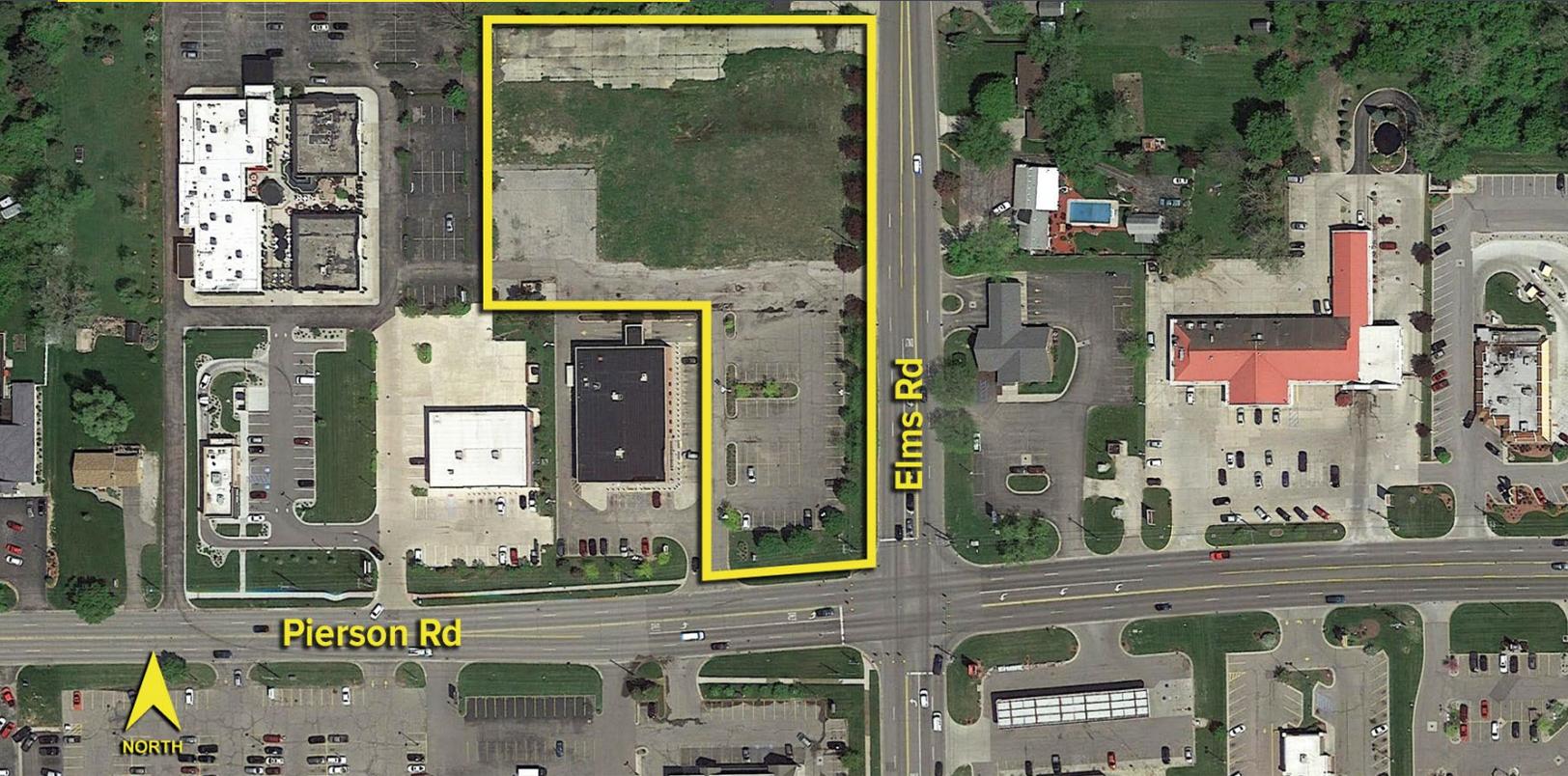
1563 & 1567 PIERSON RD.
FLUSHING, MICHIGAN

LAND FOR SALE
3.92 Acres Available



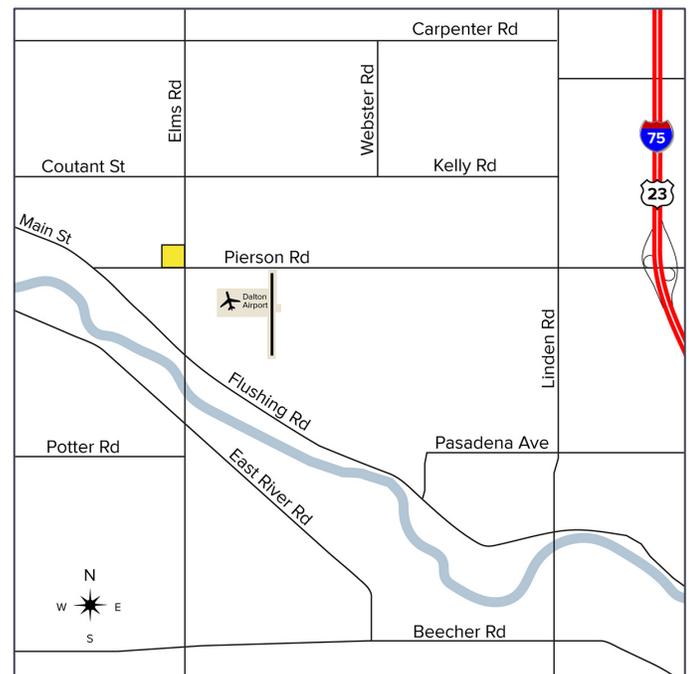
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PRIME HARD CORNER DEVELOPMENT OPPORTUNITY



PROPERTY FEATURES

- 3.92 acres available
- Zoned B-2, General Business
- Rare opportunity to acquire nearly 4-acre development parcel
- Offers excellent ingress/egress and visibility, strong traffic counts, and utilities already in place, making it ideal for immediate development
- Surrounded by established national retailers including Kroger, Walgreens, McDonald's, Wendy's, Taco Bell, and other major brands.
- Ideal uses include national QSR, coffee shop, fast-casual concepts, medical office, urgent care, specialty healthcare, financial, service retail or multi-tenant commercial development
- Sale Price: \$1,250,000



For more information, please contact:

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Land For Sale

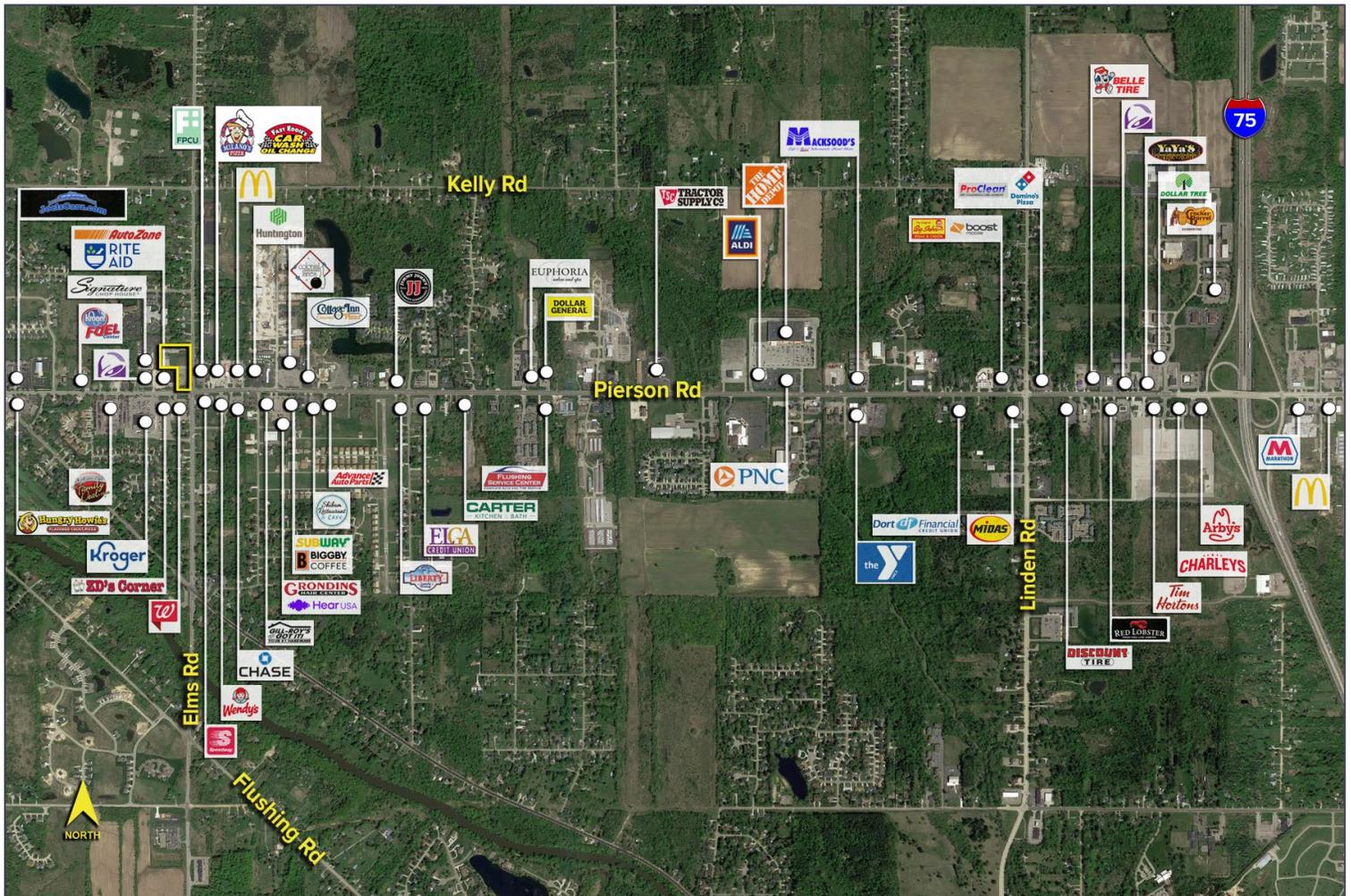
3.92
Acres
AVAILABLE

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,176	\$65,436
3 MILE	23,274	\$81,318
5 MILE	62,374	\$64,318

TRAFFIC COUNTS (TWO-WAY)

10,858	Pierson Rd. W. of Elms Rd.
17,051	Pierson Rd. E. of Elms Rd.
9,290	Elms Rd. N. of Pierson Rd.
11,145	Elms Rd. S. of Pierson Rd.



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