



LAND For Sale or Lease

Location: 14498-14576 Laplaignance Road
Side of Street: East
City: Monroe, MI
Cross Streets: I-75
County: Monroe

Acreage: 1.00 - 25.00
Zoning: Comm./Mixed-Use

Improvements: N/A
Dimensions:

UTILITIES

Sanitary Sewer: Yes
Storm Sewer: Yes
Water: Yes

Gas: Yes
Outside Storage: No
Rail Siding: No

ADJACENT LAND

North: Commercial
South: Industrial

East: Highway Comm.
West: Retail

PRICING INFORMATION

Asking Price: Contact Broker
Per Acre: Contact Broker
Per SqFt : Contact Broker
Terms:

Lease Rate: Contact Broker
Parcel #: See Comments
Assessor Number: N/A
Taxes: TBD

TRAFFIC INFORMATION

Yr: 2022 Count: 11,218 Laplaignance Rd. S. of Albain Rd.
Yr: 2022 Count: 9,270 Laplaignance Rd. N. of Albain Rd.
Yr: 2022 Count: 2,786 Albain Rd. & Laplaignance Rd.
Yr: 2022 Count: 63,457 I-75 N. of Laplaignance Rd..

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	723	\$60,919
3 Mile Radius	24,443	\$61,177
5 Mile Radius	46,964	\$62,756

Comments: Highway Commercial land and buildings available for sale or lease. 1-7 acres for sale or ground lease and up to 50,000 sq. ft. of existing commercial buildings for lease. Located at I-75/Laplaignance Road exit. Across from newly constructed one million sq. ft.. Ford packaging facility.

Parcel ID #'s Include:
 12-010-221-00
 12-010-328-14
 12-010-221-20



Broker: SIGNATURE ASSOCIATES

Agent(s):

Justin Gaffrey, (248) 799-3143, jgaffrey@signatureassociates.com
 John Boyd, (248) 948-0102, jboyd@signatureassociates.com

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