

SIGNATURE ASSOCIATES
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LAND For Sale

Location: 37230 Twenty-Six Mile Road
Side of Street: South
City: Chesterfield Twp., MI
Cross Streets: I-94
County: Macomb

Acreage:	9.95	**Improvements:**	N/A
Zoning:	M-1, Lt. Mfg	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

North:	Residential	**East:**	Commercial
South:	Residential	**West:**	Medical

PRICING INFORMATION

Asking Price:	$2,950,000.00		
Per Acre:	$296,482.41	**Parcel #:**	15-09-01-200-045
Per SqFt :	$6.81	**Assessor Number:**	N/A
Terms:	Cash	**Taxes:**	$33,994.84 (2024)

TRAFFIC INFORMATION

Yr:	2024	**Count:**	23,473	26 Mile Rd. E. of I-94
Yr:	2024	**Count:**	20,580	26 Mile Rd. W. of I-94
Yr:	2024	**Count:**	30,593	I-94. N. of 26 Mile Rd
Yr:	2024	**Count:**	37,158	I-94. S. of 26 Mile Rd

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	861	$69,226
3 Mile Radius	24,029	$87,757
5 Mile Radius	53,924	$86,409

Comments: Opportunity to purchase an existing building with tenant in place. Front 2.0 acres can be developed for retail/office/medical. Strong traffic counts in a growing area with many national retailers including Meijer across the street. Directly adjacent to Ascension Emergency Health Center. Please contact broker for more details.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.