

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale or Lease

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

Acreage:	1.00 - 25.00	**Improvements:**	N/A
Zoning:	Comm./Mixed-Use	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

North:	Commercial	**East:**	Highway Comm.
South:	Industrial	**West:**	Retail

PRICING INFORMATION

Asking Price:	Contact Broker	**Lease Rate:**	Contact Broker
Per Acre:	Contact Broker	**Parcel #:**	See Comments
Per SqFt :	Contact Broker	**Assessor Number:**	N/A
Terms:		**Taxes:**	TBD

TRAFFIC INFORMATION

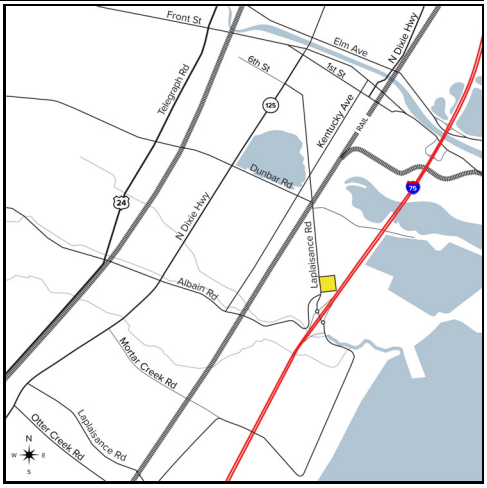
Yr: 2022	**Count:** 11,218	Laplaisance Rd. S. of Albain Rd.
Yr: 2022	**Count:** 9,270	Laplaisance Rd. N. of Albain Rd.
Yr: 2022	**Count:** 2,786	Albain Rd. & Laplaisance Rd.
Yr: 2022	**Count:** 63,457	I-75 N. of Laplaisance Rd..

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/Laplaisance 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.