



LAND For Lease

Location: 237 N. River Road
Side of Street: West
City: Mt. Clemens, MI
Cross Streets: I-94
County: Macomb

Acreage:	5.00	Improvements:	N/A
Zoning:	Heavy Ind.	Dimensions:	

UTILITIES

Sanitary Sewer:	Yes	Gas:	Yes
Storm Sewer:	Yes	Outside Storage:	Yes
Water:	Yes	Rail Siding:	Yes

ADJACENT LAND

North:	Industrial	East:	Industrial
South:	Industrial	West:	Industrial

PRICING INFORMATION

Asking Price:	\$3,500/acre/month	Lease Rate:	\$17,500.00/sf Monthly
Per Acre:	N/A	Parcel #:	05-11-12-453-013
Per SqFt :	N/A	Assessor Number:	N/A
Terms:	Negotiable	Taxes:	\$205,206.39 (2024)

TRAFFIC INFORMATION

Yr: 2024	Count: 50,529	I-94 N. of Henry B Joy Blvd.
Yr: 2024	Count: 52,865	I-94 S. of Henry B Joy Blvd.
Yr: 2024	Count: 4,102	Henry B Joy Blvd. E. of I-94.
Yr: 2024	Count: 4,183	Henry B Joy Blvd. W. of I-94.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	8,699	\$54,158
3 Mile Radius	64,523	\$74,317
5 Mile Radius	172,619	\$83,746

Comments: Great freeway frontage. Zoned heavy industrial with outside storage!



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.