



LAND For Sale

Location: 52365 Gratiot Avenue
Side of Street: West
City: Chesterfield Twp., MI
Cross Streets: North of Twenty-Three Mile Road
County: Macomb

Acreage:	7.96	Improvements:	N/A
Zoning:	M-2, Heavy Ind.	Dimensions:	

UTILITIES

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

ADJACENT LAND

North:	East:
South:	West:

PRICING INFORMATION

Asking Price:	Contact Broker	Parcel #:	009-017-201-009-00-00
Per Acre:	Contact Broker	Assessor Number:	N/A
Per SqFt :	Contact Broker	Taxes:	\$24,630.47 (2024)
Terms:			

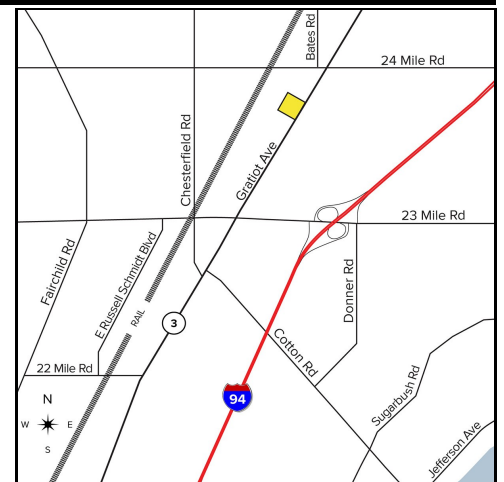
TRAFFIC INFORMATION

Yr: 2024	Count: 24,059	Gratiot Ave. S. of 24 Mile Rd.
Yr: 2024	Count: 15,606	Gratiot Ave. N. of 24 Mile Rd.
Yr: 2024	Count: 3,215	24 Mile Rd. E. of Gratiot Ave.
Yr: 2024	Count: 1,012	24 Mile Rd. W. of Gratiot Ave.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	7,358	\$72,479
3 Mile Radius	39,174	\$88,714
5 Mile Radius	92,382	\$95,160

Comments: Main road frontage on Gratiot with quick access to the I-94 expressway. Existing 52,500 sq. ft. on property with major renovations and improvements underway, including: new roof, paint, offices, doors, windows, truck docks, and levelers. Larger over-sized lot with room for paved outdoor storage. Landlord is flexible with demising off various square footages to lease. Property offers potential for redevelopment.



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.