SVN
STEWART COMMERCIAL GROUP, LLC

For Sale

2080 Golfside Road

Ypsilanti, MI 48197





PROPERTY SUMMARY

2080 Golfside Road is a rare chance to own 1.33 acres of flat, ready-to-build land on a highly visible corner. Corner frontage gives the site strong exposure, flexible site-plan options, and convenient access from two roadways. The parcel suits a professional office or a medical office user who wants to build to their own specifications in a well-established, amenity-rich location. Close access to US-23 makes it easy for clients, patients, and staff to get to the site from across the region.

PROPERTY HIGHLIGHTS

- 1.33 acres of level, build-ready land
- Highly visible corner at Golfside Road and W. Clark Road
- Ideal for small office or medical office development
- Minutes to US-23 and I-94 for regional access
- Established surroundings of offices, residential, and retail
- Near major healthcare campuses, supporting medical and professional demand

Asking Price	$525,000
Site Size	1.33 Acres
Highest & Best Use	Medical/Professional Office
Zoning	BD



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SVN
COMMERCIAL REAL ESTATE ADVISORS

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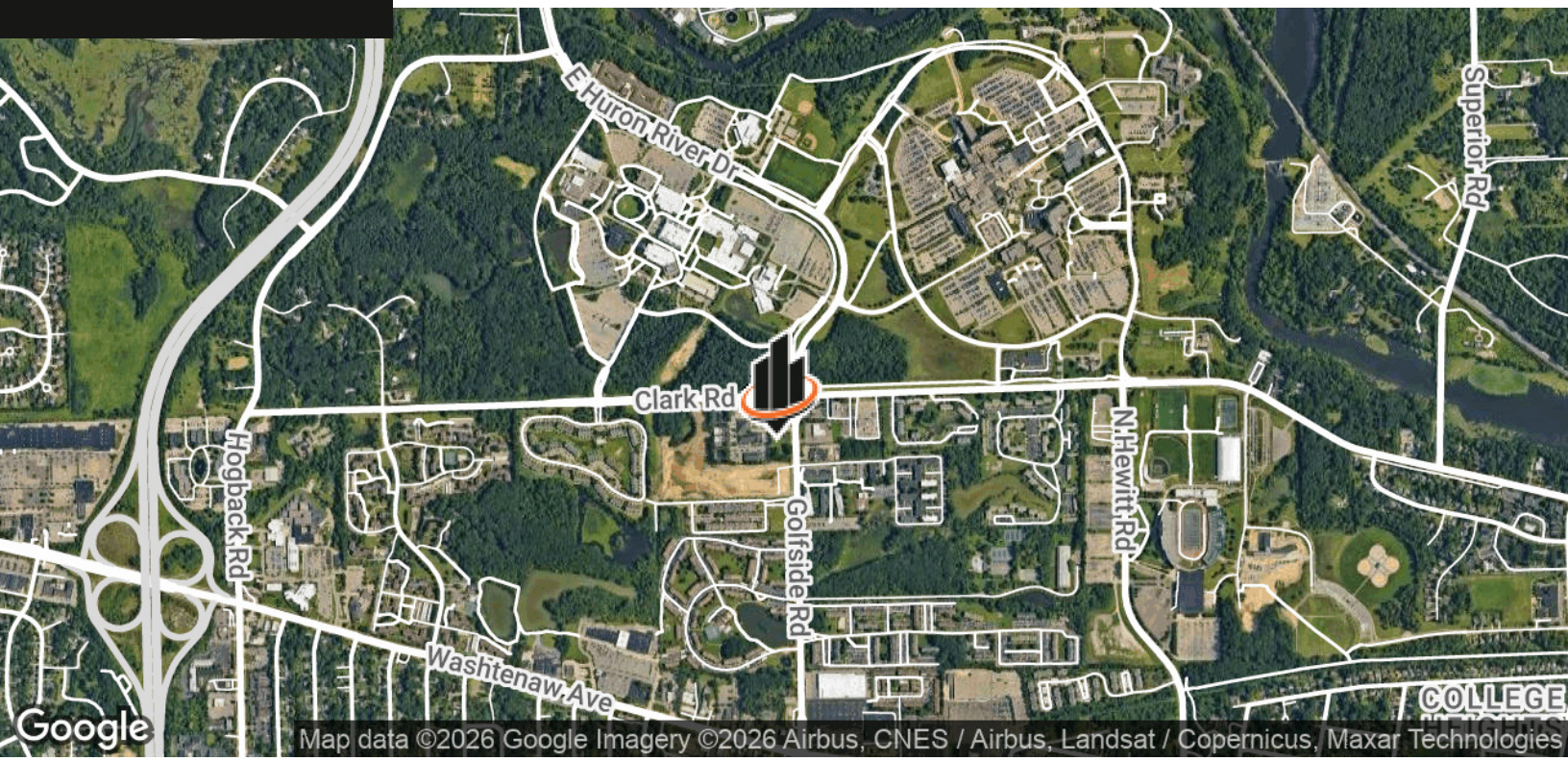

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,022	67,998	178,564
AVERAGE AGE	30.2	35.2	33.3
AVERAGE AGE (MALE)	30.3	34.8	32.8
AVERAGE AGE (FEMALE)	30	35.7	34.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,566	30,343	74,345
# OF PERSONS PER HH	2	2.2	2.4
AVERAGE HH INCOME	$68,087	$102,872	$102,399
AVERAGE HOUSE VALUE	$290,909	$391,041	$366,340

2023 American Community Survey (ACS)



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