



LAND For Sale

Location: Carleton-Rockwood Road
Side of Street: North
City: Ash Twp., MI
Cross Streets: NWC of Carleton-Rockwood & I-275
County: Monroe

Acreage:	28.00	Improvements:	N/A
Zoning:	Commercial, Freeway Service	Dimensions:	

UTILITIES

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

ADJACENT LAND

North:	Vacant	East:	Freeway
South:	Residential	West:	Commercial

PRICING INFORMATION

Asking Price:	\$980,000.00	Parcel #:	58-01-009-034-00
Per Acre:	\$35,000.00	Assessor Number:	N/A
Per SqFt :	\$0.80	Taxes:	\$1,941.17 (2020)
Terms:	Cash or land contract		

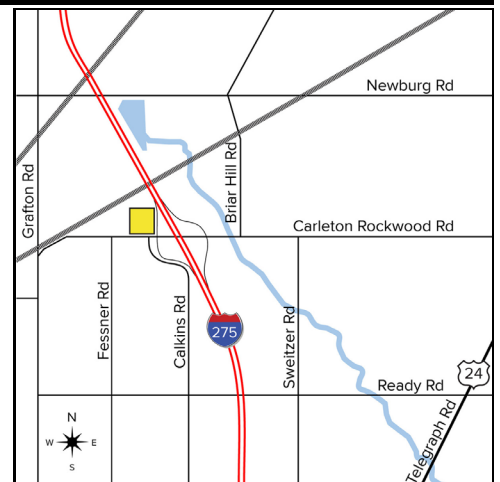
TRAFFIC INFORMATION

Yr: 2020	Count: 3,321	Carleton-Rockwood E. of I-275
Yr: 2020	Count: 4,723	Carleton-Rockwood W. of I-275
Yr: 2020	Count: 30,106	I-275 S. of Carleton-Rockwood
Yr: 2020	Count: 33,430	I-275 N. of Carleton-Rockwood

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	375	\$80,944
3 Mile Radius	10,111	\$79,764
5 Mile Radius	28,427	\$78,310

Comments: Very flat parcel fronting I-275. Great parcel for truck service station!



Broker: SIGNATURE ASSOCIATES

Agent(s):

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