

FOR SALE // MIXED-USE DEVELOPMENT OPPORTUNITY



8245 Wise Road, Commerce Twp, MI

For more information, contact:

CHRISTOPHER CALVANO

(248) 359 0610

ccalvano@signatureassociates.com

MARVIN PETROUS

(248) 359 0647

mpetrous@signatureassociates.com



**SIGNATURE
ASSOCIATES**

KNOW SIGNATURE | KNOW RESULTS

PROPERTY OVERVIEW

- Approximately 3.16 acre/2,870 sq. ft. available
- Zoned B-2
- Hard signalized corner located at Union Lake Road and Wise Road
- Ideal for mixed-retail use, market/grocer, and more
- Excellent visibility, high daytime population, and high traffic counts
- Dense residential population in growing Commerce Twp
- [Project Lakeside](#)
- Sale Price: \$1,600,000

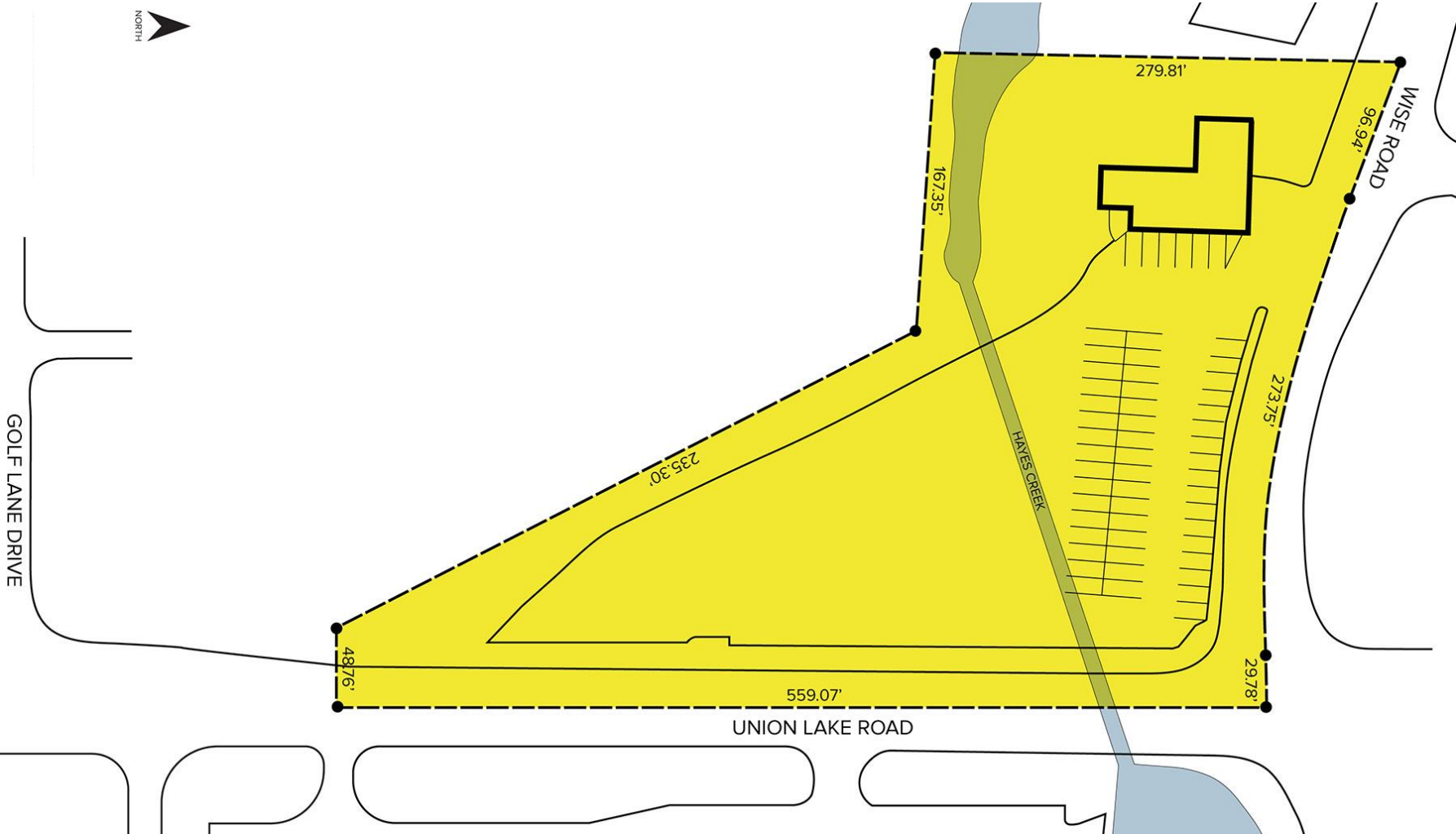




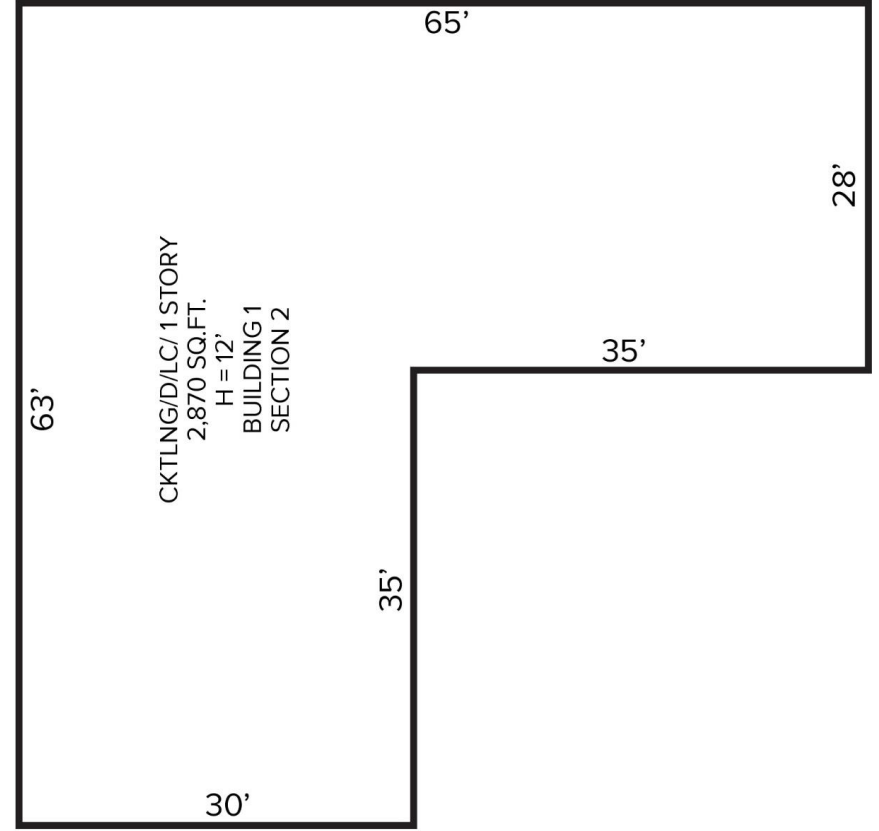
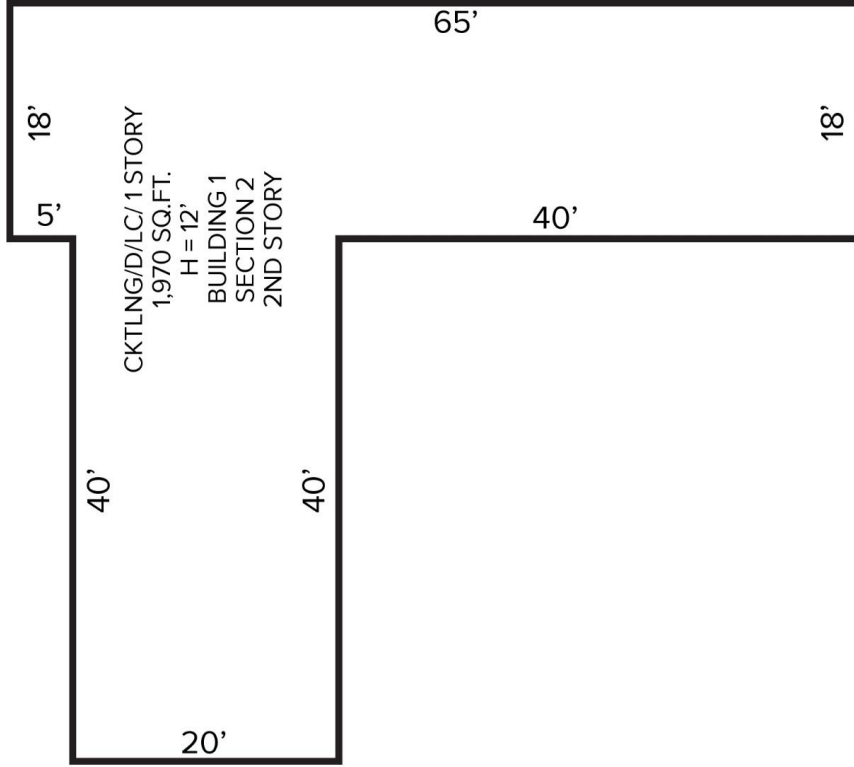
EXCELLENT VISIBILITY IN GROWING COMMERCE TWP



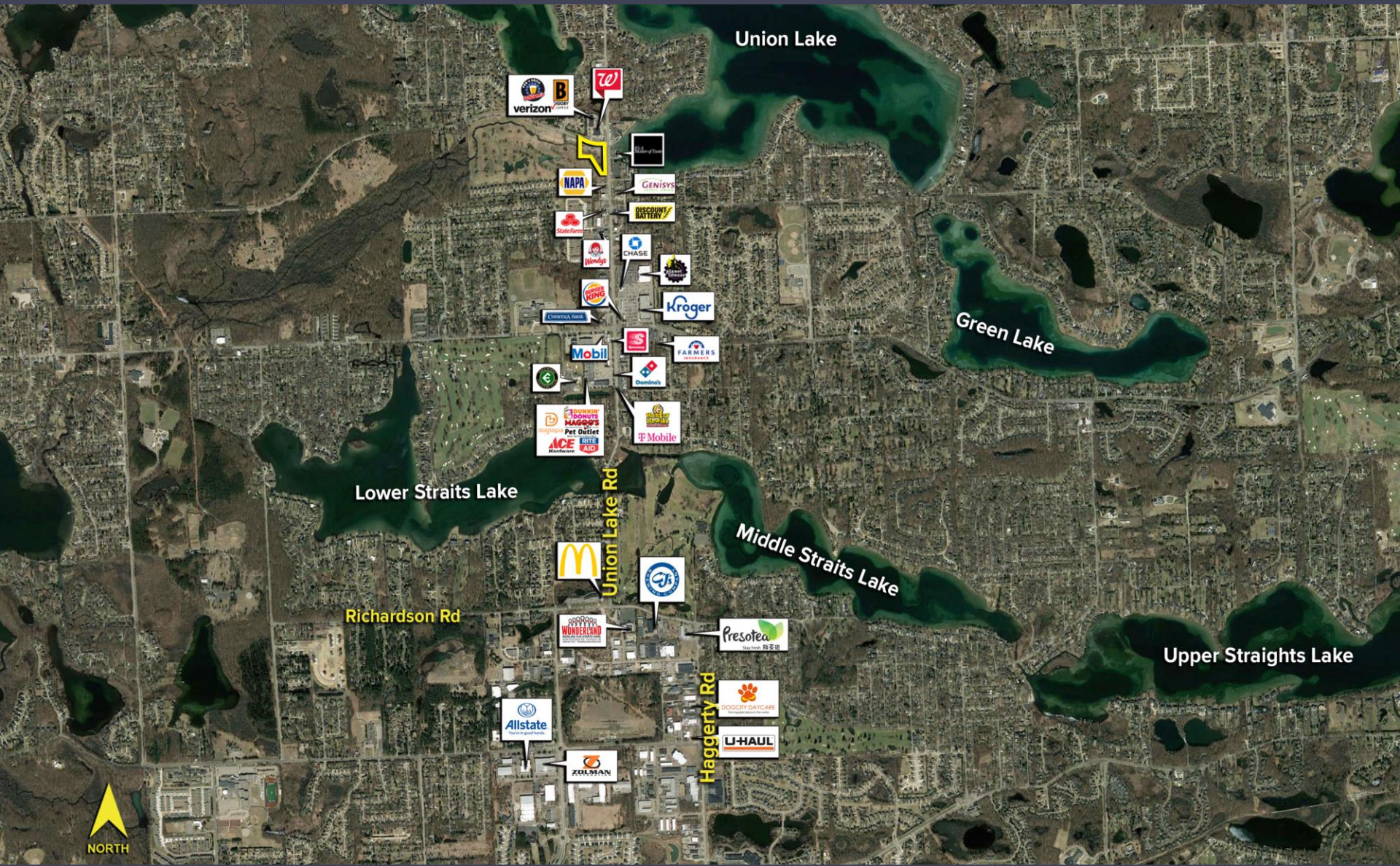
SITE PLAN



FLOOR PLAN



AREA BUSINESSES



- verizon
- Walmart
- NAPA
- Genisys
- State Farm
- Account Battery
- Wendy's
- CHASE
- Kroger
- Clontech Bank
- Mobil
- FARMERS
- Chewy
- ACE Hardware
- ACE Pet Office
- TP Mobile
- McDonald's
- Presotea
- Allstate
- ZOLMAN
- U-HAUL
- DOGGY DAYCARE
- WONDERLAND



HIGH DAILY TRAFFIC COUNTS & LARGE RESIDENTIAL POPULATION



TRAFFIC COUNTS

30,046	Union Lake Rd. N. of Wise Rd.
30,902	Union Lake Rd. S. of Wise Rd.
8,177	Wise Rd. W. of Union Lake Rd.

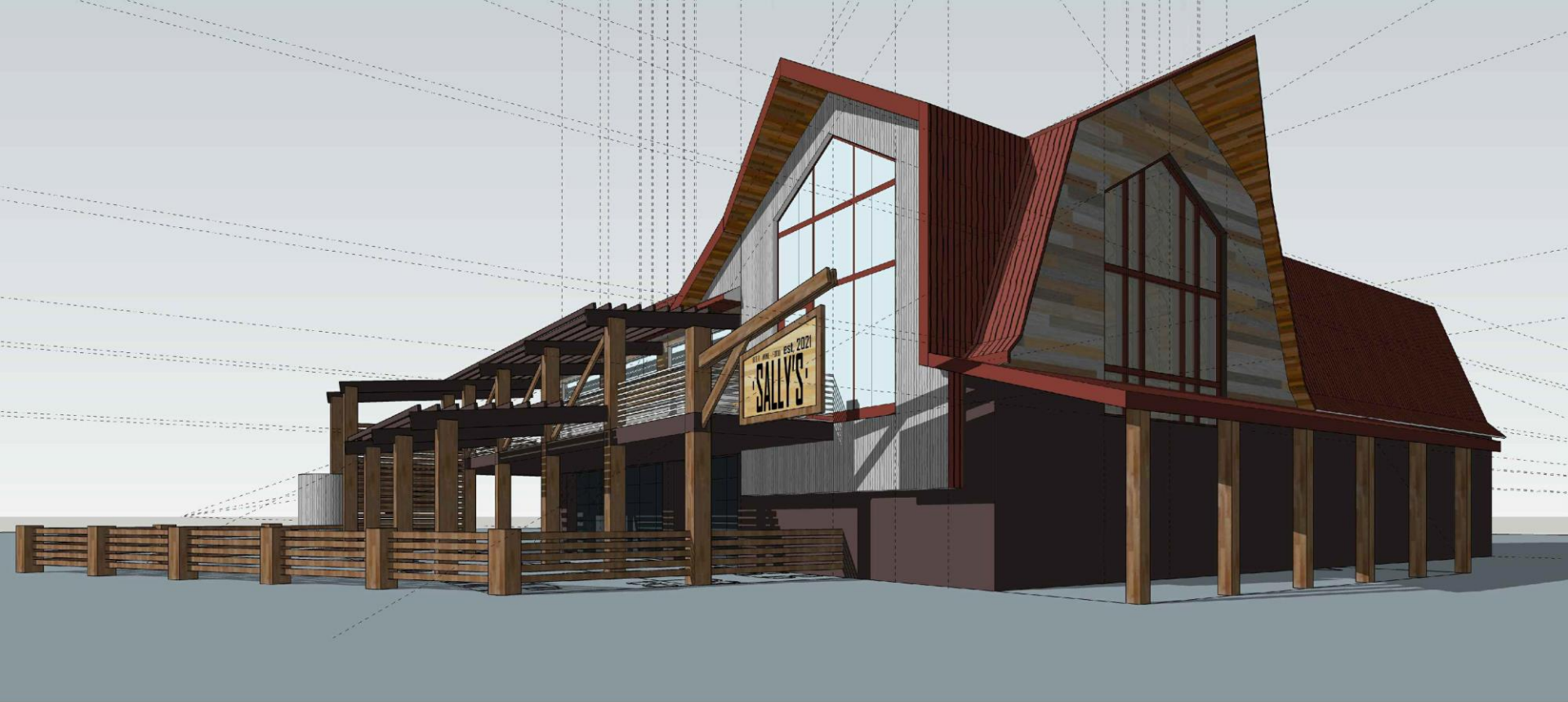
DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,507	\$101,061
3 MILE	52,452	\$98,762
5 MILE	132,929	\$92,804

CONCEPTUAL PROPERTY RENDERING



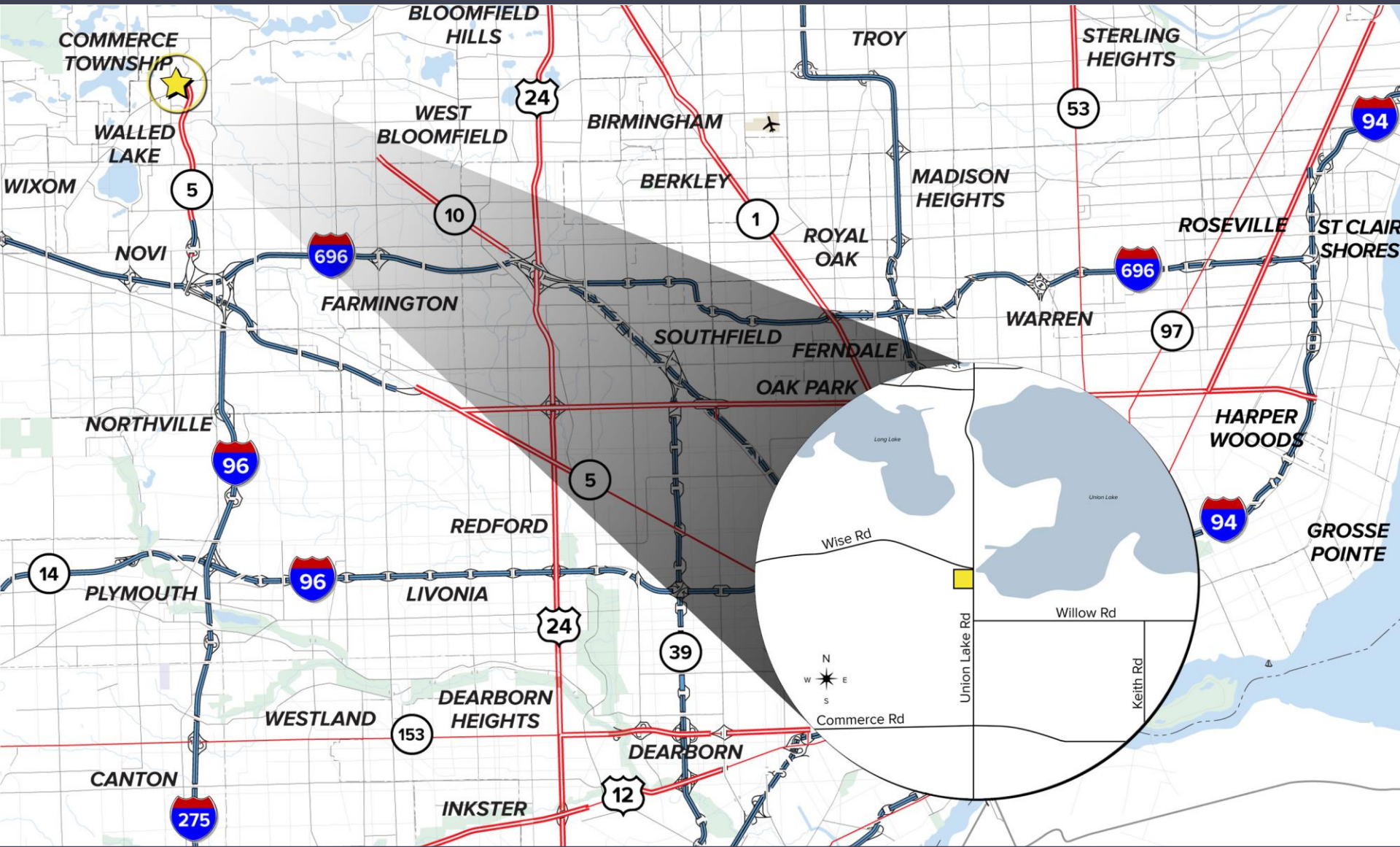
CONCEPTUAL PROPERTY RENDERING



CONCEPTUAL PROPERTY RENDERING



CENTRAL LOCATION



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Christopher Calvano

(248) 359 0610

ccalvano@signatureassociates.com

Marvin Petrous

(248) 359 0647

mpetrous@signatureassociates.com

SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

Southfield, Michigan 48076

(248) 948 9000

www.signatureassociates.com



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