



## LAND For Sale

**Location:** 19276 Eureka Road  
**Side of Street:** North  
**City:** Southgate, MI  
**Cross Streets:** Allen Rd.  
**County:** Wayne

<b>Acreage:</b> 0.93	<b>Improvements:</b> N/A
<b>Zoning:</b> C-2	<b>Dimensions:</b> 180.00 x 225.00

### UTILITIES

<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Outside Storage:</b> No
<b>Water:</b> Yes	<b>Rail Siding:</b> No

### ADJACENT LAND

<b>North:</b> Residential	<b>East:</b> Retail
<b>South:</b> Retail	<b>West:</b> Retail

### PRICING INFORMATION

<b>Asking Price:</b> \$350,000.00	<b>Parcel #:</b> 53-015-02-0055-000; 6-000; 7-000
<b>Per Acre:</b> \$376,344.09	<b>Assessor Number:</b> N/A
<b>Per SqFt :</b> \$8.64	<b>Taxes:</b> \$1,390.13 (2021/22)
<b>Terms:</b>	

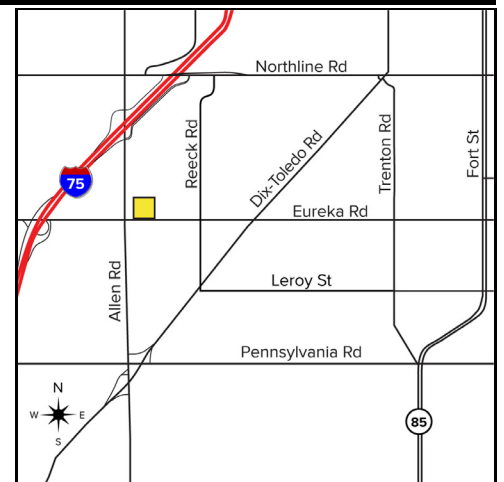
### TRAFFIC INFORMATION

<b>Yr:</b> 2022	<b>Count:</b> 32,562	Eureka Rd. E. of Allen Rd.
<b>Yr:</b> 2022	<b>Count:</b> 23,765	Eureka Rd. W. of Allen Rd.
<b>Yr:</b> 2022	<b>Count:</b> 22,003	Allen Rd. N. of Eureka Rd.
<b>Yr:</b> 2022	<b>Count:</b> 19,692	Allen Rd. S. of Eureka Rd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	6,862	\$61,756
<b>3 Mile Radius</b>	85,553	\$61,925
<b>5 Mile Radius</b>	233,035	\$61,475

**Comments:** Almost 1 acre of land for sale on Eureka Road near I-75, Menards, Southfield Mall and many other national retailers. Ideal for drive-thru, fast food, and coffee concepts. Can be combined with 19218 Eureka for over 1.24 acres.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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