

## LAND For Sale

**Location:** Gratiot Avenue  
**Side of Street:**  
**City:** Clinton Twp., MI  
**Cross Streets:** Quinn Rd.  
**County:** Macomb

<b>Acreage:</b> 5.40	<b>Improvements:</b> N/A
<b>Zoning:</b> I-1	<b>Dimensions:</b>

### UTILITIES

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

### ADJACENT LAND

<b>North:</b> Retail	<b>East:</b> Industrial
<b>South:</b> Vacant Land	<b>West:</b> Retail

### PRICING INFORMATION

<b>Asking Price:</b> \$400,000.00	<b>Parcel #:</b> 16-11-34-331-023
<b>Per Acre:</b> \$74,128.98	<b>Assessor Number:</b> N/A
<b>Per SqFt :</b> \$1.70	<b>Taxes:</b> \$4,328.57 (2020)
<b>Terms:</b>	

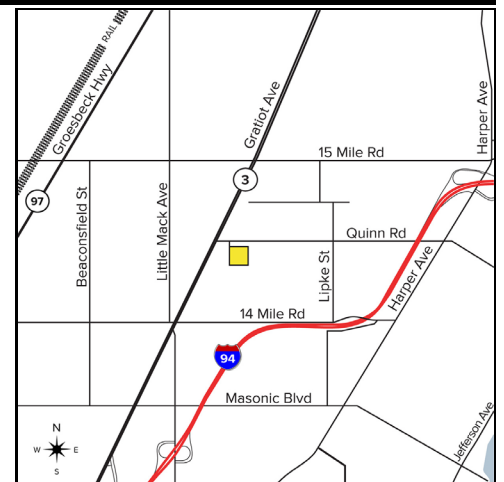
### TRAFFIC INFORMATION

<b>Yr:</b> 2020	<b>Count:</b> 61,849	Gratiot Ave. N. of Quinn Rd.
<b>Yr:</b> 2020	<b>Count:</b> 68,920	Gratiot Ave. S. of Quinn Rd.
<b>Yr:</b> 2020	<b>Count:</b> 4,244	Quinn Rd. E. of Gratiot Ave.
<b>Yr:</b>	<b>Count:</b>	

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	12,455	\$54,505
<b>3 Mile Radius</b>	102,624	\$58,969
<b>5 Mile Radius</b>	250,461	\$61,690

**Comments:** Rare industrial zoned land in Clinton Township, just off Gratiot Avenue. Please contact broker for more details.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Peter Vanderkaay, (248) 359-3837, pvanderkaay@signatureassociates.com  
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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.