



## LAND for Sale

**Location:** 56601 Grand River Avenue  
**Side of Street:**  
**City:** New Hudson, MI  
**Cross Streets:** Milford Road  
**County:** Oakland

**Acreage:** 3.00  
**Zoning:** B-1

**Improvements:**  
**Dimensions:**

### UTILITIES

**Sanitary Sewer:** Yes  
**Storm Sewer:** Yes  
**Water:** Yes

**Gas:** Yes  
**Outside Storage:** No  
**Rail Siding:** No

### ADJACENT LAND

**North:** Retail  
**South:** Retail

**East:** Retail  
**West:** Retail

### PRICING INFORMATION

**Asking Price:** \$375,000.00  
**Per Acre:** \$125,000.00  
**Per SqFt :** \$2.87

**TD:**  
**Parcel #:** 21-03-308-005; 387-027  
**Assessor Number:** N/A

**Terms:**

**Taxes:**

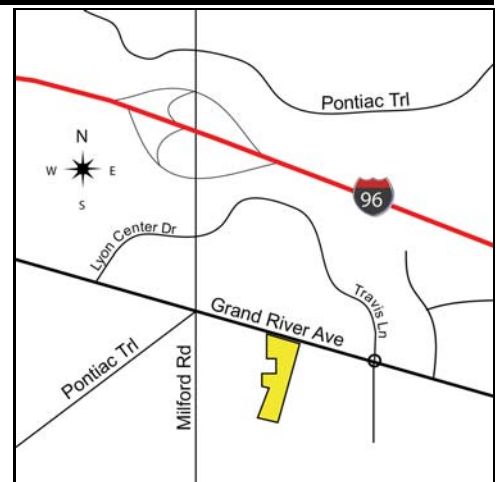
### TRAFFIC INFORMATION

Yr:	Count:	Location
2015	11,033	Grand River   Hill & Milford
2015	6,789	Grand River   Milford & Martindale
2015	11,563	Milford   11 Mile & Grand River
2015	25,355	Milford   Grand River & I-96

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	1,334	\$72,659
<b>3 Mile Radius</b>	13,827	\$72,814
<b>5 Mile Radius</b>	54,198	\$69,200

**Comments:** Prime retail pad in fast growing downtown New Hudson. Near Lyon Crossings and Lyon Town Center - Wal-Mart, Lowe's, Liberty Chevrolet and other retailers.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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