



LAND For Sale or Lease

Location: 2955 E. Long Lake Road
Side of Street: North
City: Troy, MI
Cross Streets: Dequindre Rd.
County: Oakland

Acreage:	0.49	Improvements:	N/A
Zoning:	Neigh. Nodes	Dimensions:	104.00 x 205.00

UTILITIES

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

ADJACENT LAND

North:	Retail	East:	Retail
South:	Retail	West:	Retail

PRICING INFORMATION

Asking Price:	Contact Broker	Parcel #:	20-12-476-049
Per Acre:	Contact Broker	Assessor Number:	N/A
Per SqFt :	Contact Broker	Taxes:	\$4,293.60 (2020)
Terms:			

TRAFFIC INFORMATION

Yr: 2022	Count: 17,291	Long Lake Rd. W. of Dequindre Rd.
Yr: 2022	Count: 17,551	Long Lake Rd. E. of Dequindre Rd.
Yr: 2022	Count: 23,588	Dequindre Rd. N. of Long Lake Rd.
Yr: 2022	Count: 24,616	Dequindre Rd. S. of Long Lake Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	12,578	\$104,472
3 Mile Radius	96,781	\$88,324
5 Mile Radius	232,767	\$83,929

Comments: 0.49 acres available. Zoned Neighborhood Nodes. Excellent development opportunity for retail, office or medical. Sits among many national retailers and restaurants including Kroger, Walgreen's, McDonald's, Arby's, Taco Bell and others. Sale price: Contact Broker.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com
 Bruce D. Baja, (248) 799-3177, bbaja@signatureassociates.com