



## LAND For Sale

**Location:** 56881 North Avenue  
**Side of Street:**  
**City:** Macomb Twp., MI  
**Cross Streets:** 26 Mile Road  
**County:** Macomb

**Acreage:** 42.94      **Improvements:** N/A  
**Zoning:** Retail/Resi.      **Dimensions:**

### UTILITIES

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

### ADJACENT LAND

**North:** Residential      **East:** Residential  
**South:** Residential      **West:** Residential

### PRICING INFORMATION

**Asking Price:** \$1,720,000.00      **Parcel #:** 08-01-101-01; 002 & 003  
**Per Acre:** \$40,055.89      **Assessor Number:** N/A  
**Per SqFt:** \$0.92      **Taxes:** \$7,562.97 (2017)  
**Terms:**

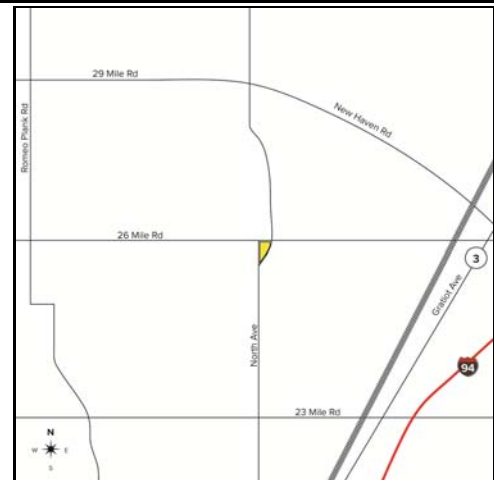
### TRAFFIC INFORMATION

**Yr: 2015 Count:** 12,306 North Ave./Hagen & 26 Mile Rd.  
**Yr: 2015 Count:** 6,896 North Ave./26 & 29 Mile Rds.  
**Yr: 2015 Count:** 14,120 26 Mile Rd./Indian Trail & North Ave  
**Yr: 2015 Count:** 6,471 26 Mile Rd./North Ave. & Omo Rd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	777	\$68,726
<b>3 Mile Radius</b>	6,596	\$79,508
<b>5 Mile Radius</b>	76,928	\$86,037

**Comments:** Rare opportunity offering a combination of hard corner, main thoroughfare retail, and single family residential. Enough frontage for a shopping center.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

Paul Saad, (248) 359-0652, psaad@signatureassociates.com  
 Ben Wilkiemeyer, (248) 359-0624, bwilkiemeyer@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.