



LAND For Sale

Location: 8245 Wise Road
Side of Street: West
City: Commerce Twp., MI
Cross Streets: Union Lake Rd.
County: Oakland

Acres: 3.16	Improvements: N/A
Zoning: B-2	Dimensions:

UTILITIES

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

ADJACENT LAND

North: Retail	East: Retail
South: Vacant Land	West: Vacant Land

PRICING INFORMATION

Asking Price: \$1,600,000.00	Parcel #: 17-01-451-003
Per Acre: \$506,329.11	Assessor Number: N/A
Per SqFt: \$11.62	Taxes: \$12,468.99 (2020)
Terms:	

TRAFFIC INFORMATION

Yr: 2020	Count: 30,046	Union Lake Rd. N. of Wise Rd.
Yr: 2020	Count: 30,902	Union Lake Rd. S. of Wise Rd.
Yr: 2020	Count: 8,177	Wise Rd. W. of Union Lake Rd.
Yr:	Count:	

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	5,507	\$101,061
3 Mile Radius	52,452	\$98,762
5 Mile Radius	132,929	\$92,804

Comments: Hard signaled corner with approximately 3.16 acres located at Union Lake Road and Wise Road. Potential redevelopment ideal for mixed-retail use, market/grocer, and more. Zoned B-2 for commercial use. Excellent visibility, high daytime population, high traffic counts, and dense residential population in growing Commerce Township.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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