

## LAND For Sale

**Location:** N. Gratiot Avenue  
**Side of Street:** East  
**City:** Clinton Twp., MI  
**Cross Streets:** Capital Blvd.  
**County:** Macomb

**Acreage:** 1.40

**Improvements:** N/A

**Zoning:** B-3, General

**Dimensions:**

### UTILITIES

**Sanitary Sewer:** Yes

**Gas:** Yes

**Storm Sewer:** Yes

**Outside Storage:** No

**Water:** Yes

**Rail Siding:** No

### ADJACENT LAND

**North:** Retail

**East:** Industrial

**South:** Office

**West:** Hotel

### PRICING INFORMATION

**Asking Price:** \$295,000.00

**Per Acre:** \$210,714.29

**Parcel #:** 16-11-01-251-021

**Per SqFt :** \$4.84

**Assessor Number:** N/A

**Terms:** Negotiable

**Taxes:** \$4,265.32 (2022)

### TRAFFIC INFORMATION

**Yr: 2022 Count:** 21,442 Gratiot Ave. S. of M-59

**Yr: 2022 Count:** 21,160 Gratiot Ave. N. of M-59

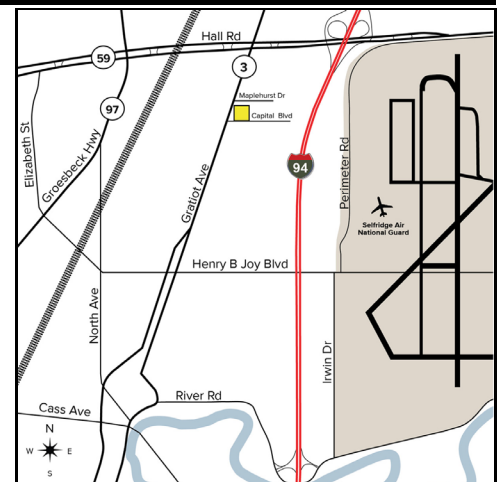
**Yr: 2022 Count:** 59,665 M-59 E. of Gratiot Ave.

**Yr: 2022 Count:** 52,886 M-59 W. of Gratiot Ave.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	4,136	\$57,079
<b>3 Mile Radius</b>	58,996	\$80,931
<b>5 Mile Radius</b>	180,088	\$82,739

**Comments:** Cleared and ready for development. Surrounded by activity and across the street from a hotel/convention center. Excellent retail opportunity.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Ben Wilkiemeyer, (248) 359-0624, bwilkiemeyer@signatureassociates.com

Peter Walocko, (248) 948-0106, pwalocko@signatureassociates.com

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