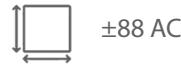


INDUSTRIAL/COMMERCIAL LAND FOR SALE

INTERSECTION OF 24 MILE RD & GRATIOT AVE
CHESTERFIELD/NEW BALTIMORE, MI 48051



±88 AC



Ideal manufacturing, warehouse, or distribution site



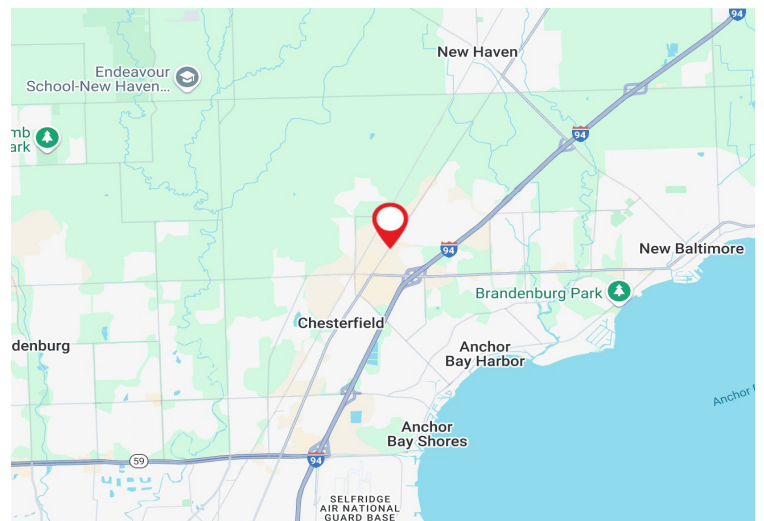
Zoning: Industrial/Commercial



Located within 2 miles of I-94

PROPERTY HIGHLIGHTS

- ±88 total acres located just off 24 Mile Road and Gratiot Avenue
- Frontage along 24 Mile Road and Gratiot Avenue with visibility from the passing ±28k vehicles per day on Gratiot Avenue
- Ideal manufacturing, warehouse, or distribution site strategically located within two miles of I-94 providing convenient regional access
- Industrial/Commercial zoning permitting numerous uses
- Canadian National Railway access
- Located one mile north of a major retail corridor with national retailers including Target, Meijer, Home Depot, Lowe's, Best Buy, Kohl's, and Hobby Lobby
- Over 90k residents with an average household income exceeding \$121k within 5 miles



JARED FRIEDMAN
CO-CEO
E: JARED.FRIEDMAN@FREG.COM
P: 248.848.3511

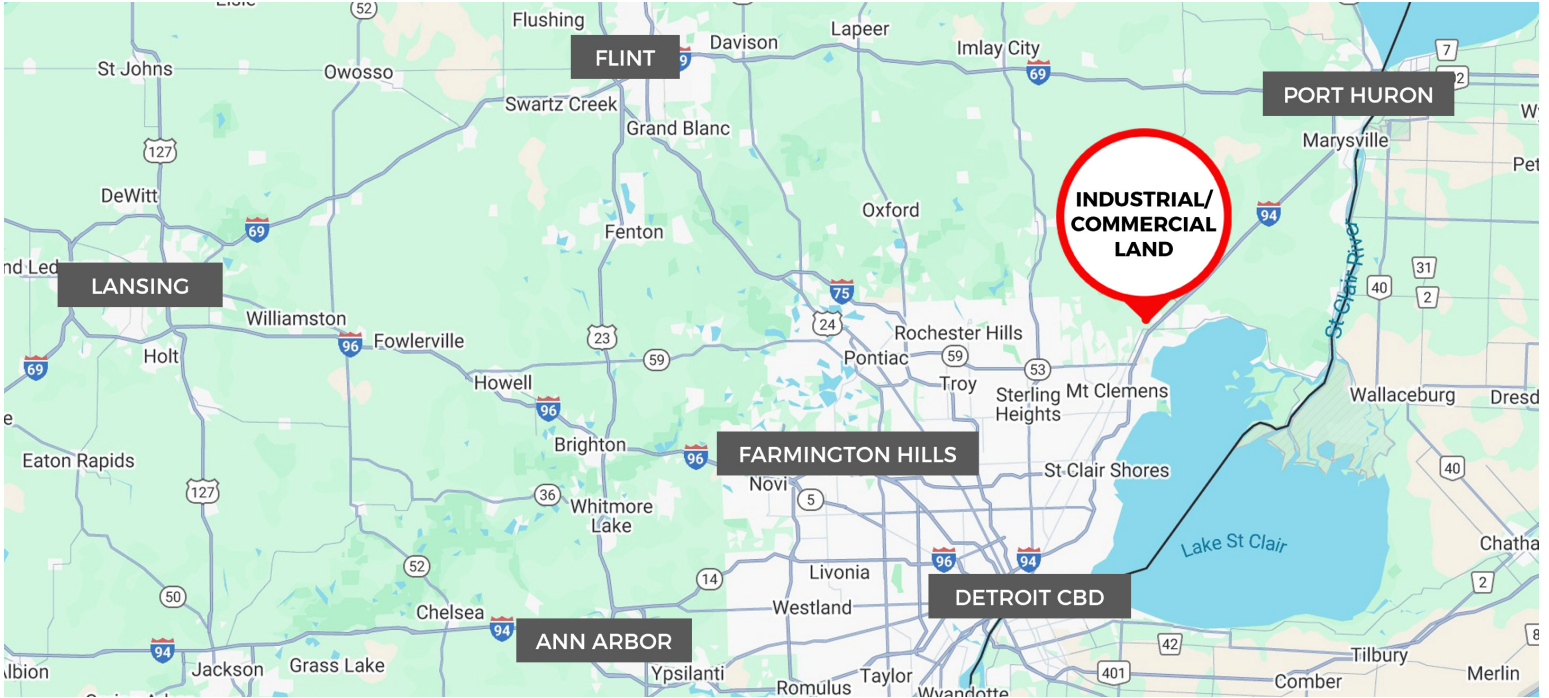
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DRIVE TIMES MAP & DEMOGRAPHICS

INDUSTRIAL/COMMERCIAL LAND FOR SALE

DRIVE TIMES

Port Huron	Detroit CBD	Farmington Hills	Flint	Ann Arbor	Lansing
34 Min	44 Min	1 Hr 10 Min	1 Hr 13 Min	1 Hr 35 Min	2 Hr 5 Min



DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
Est Population 2025:	22,495	94,744	346,847
Est Households 2025:	9,247	35,349	139,921
Total Household Expenditure:	\$933M	\$4B	\$14.8B
Est Avg Household Income:	\$101,791	\$121,232	\$113,547
Est Median Household Income:	\$81,649	\$98,047	\$92,088
Employees:	6,437	24,866	113,575
Businesses:	638	2,408	10,657