

For Sale

Commercial Land

US 23 & Sterns Rd.



1,000ft Frontage on Sterns Rd with 24.54 Acres off US-23/223



### PROPERTY HIGHLIGHTS

- Immediate Highway Access
- Prime Lot - Great Interstate Visibility
- High Traffic Counts
- Zoned Commercial
- Utilities to the Site

### OFFERING SUMMARY

Sale Price: Call For Price  
Lot Size: 24.54 Acres  
Best Use: Truck Stop, Travel Center,  
Retail  
Topography Flat

For more information, please contact:

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419-473-5587  
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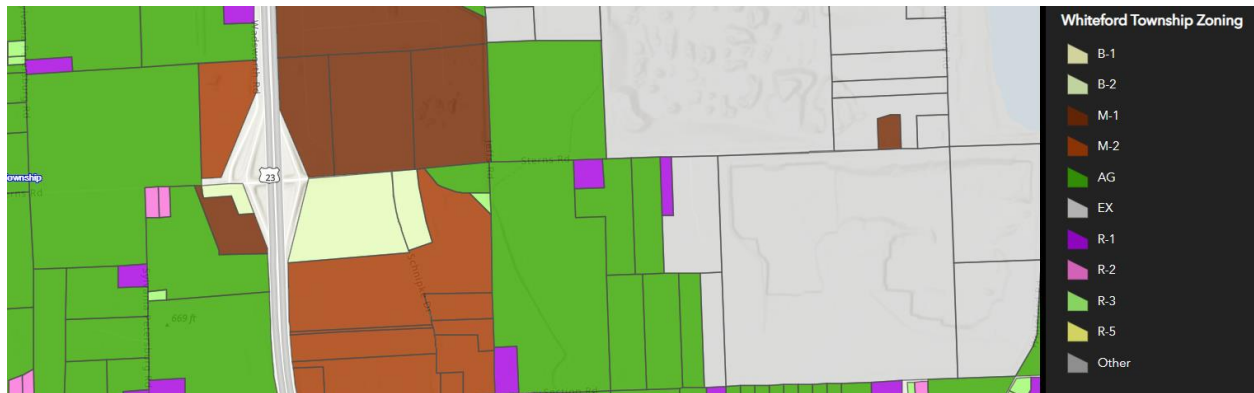




**24.45 ACRES OF COMMERCIAL LAND FOR SALE**  
 US 23 & STERNS RD/SCHNIPKE DR.,  
 OTTAWA LAKE, MI

Property Details	
<b>Sale Price</b>	Contact Broker
<b>Lot Size</b>	24.54
<b>Cross Street</b>	US 23 / Sterns Rd / Schnipke Dr.
<b>County</b>	Monroe
<b>Township</b>	Whiteford Twp
<b>Zoning</b>	B2 – General Business
<b>Best Use</b>	Truck Stop, Travel Center, Retail
<b>Topography</b>	Flat

10 Mile	Demographics
<b>2023 Population</b>	308,959
<b>Median Age</b>	39
<b>Daytime Employment</b>	162,157
<b>2023 Households</b>	130,709
<b>Avg Household Income</b>	\$76,705

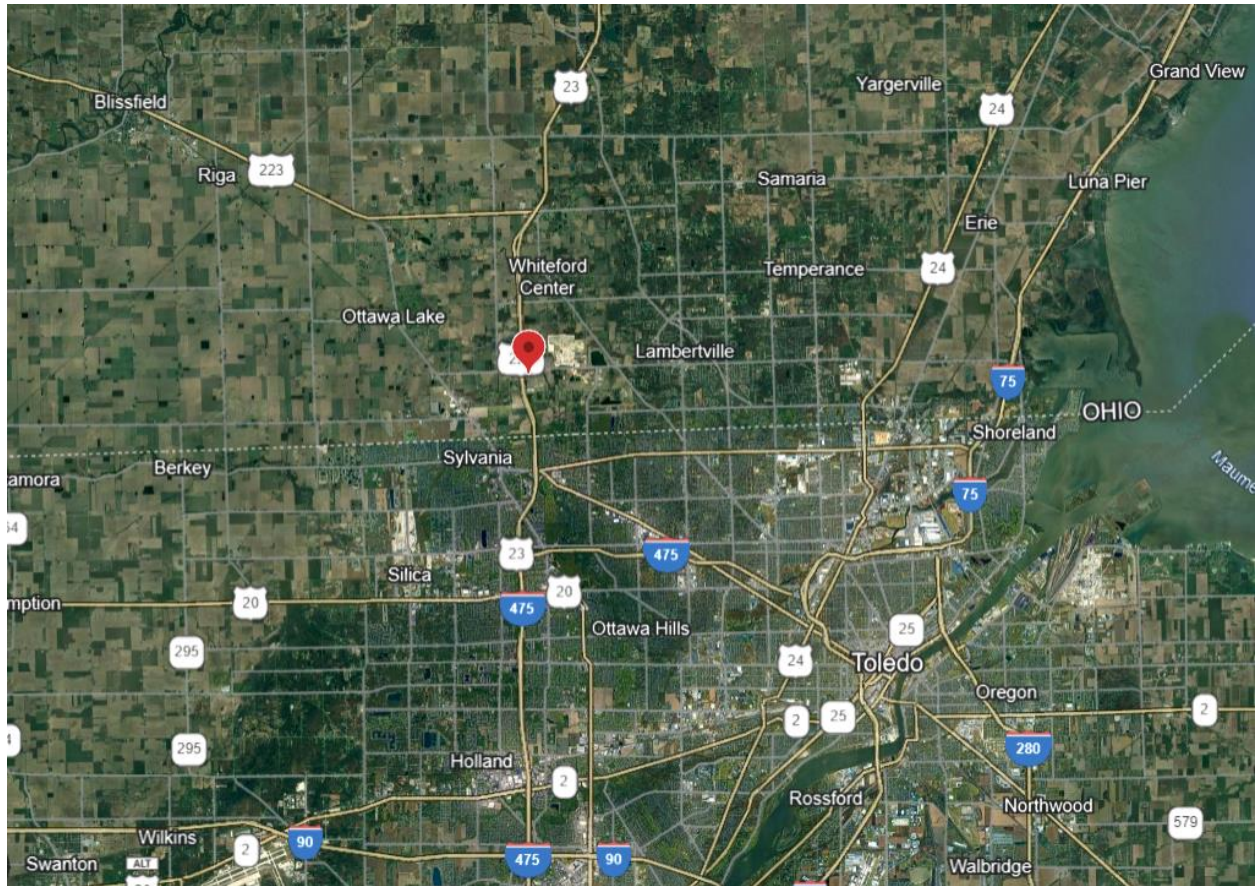


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Regional Map



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**ALTA/ACSM LAND TITLE SURVEY**

FOR PDG, INC.  
 FLYING J - WHITEFORD, MICHIGAN



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