

VACANT LAND

NWC of I-275 & Will Carleton Road, New Boston, MI



CONTACT

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MID-AMERICA[®]
Real Estate-Michigan, Inc.

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ADDRESS



I-275 & Will Carleton Road
New Boston, Michigan

AVAILABLE LAND

AC

11.79 Acres

TRAFFIC COUNTS



I-275 Freeway (2015):
40,000 vpd, N. of Will Carleton Road
31,400 vpd, S. of Will Carleton Road

Will Carleton Road (2005):
10,310 vpd, I-275 Freeway to Romine Road

AREA TENANTS



Oakville-Waltz (2009):
3,150 vpd, Carleton-West to Clark

FEATURES



- Approximately 11.79 acres of vacant land available for sale at the NWC of I-275 and Will Carleton Road.
- With accessibility off of Will Carleton Road, the site offers great visibility to both Will Carleton and I-275 freeway.
- Great billboard signage opportunity with visibility off of I-275 freeway.
- Site is within immediate proximity to Southeast Michigan's largest car dealer auction grounds.
- Excellent opportunity for a hotel, gas station, and/or mixed-use development.

TRADE AREA DEMOGRAPHICS

1 Mile	3 Mile	5 Mile
539 Est. Population	9,425 Est. Population	26,308 Est. Population
\$75,393 Median HH Income	\$68,629 Median HH Income	\$68,075 Median HH Income
201 Est. Households	3,556 Est. Households	10,088 Est. Households
249 Est. Daytime Pop.	2,303 Est. Daytime Pop.	6,755 Est. Daytime Pop.

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