

FOR SALE  
**FREESTANDING BUILDING**

1407 CLINTON RD, JACKSON, MI 49202



## PROPERTY DETAILS

LOCATION:	1407 Clinton Rd, Jackson, MI 49202
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
SALES PRICE:	\$339,000.00
PROPERTY TAXES:	\$5,925.96 (2023)
BUILDING SIZE:	3,940 SF
LOT SIZE:	0.54 AC4
ZONING:	C-4 Commercial
IMPROVEMENTS:	New paint, new windows, new soffit/gutters, new asphalt seal coating and landscaping
TRAFFIC COUNT:	W Monroe St (4,264 CPD) US-127 (15,593 CPD)

EXCLUSIVELY LISTED BY:



**GORDON S.  
HYDE**

Director  
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248 488 2620

\$339,000.00

**SALES PRICE**

### HIGHLIGHTS

- Freestanding building located on the corner of Clinton and Monroe St, just east of US- 127 Business Loop.
- C-4 Zoning allows multiple uses under the current zoning.
- The site has been site plan approved for a medical/office/ professional office.



This aerial map illustrates the proposed location for the 12th Street Branch of the Chicago Public Library, highlighted by a red arrow and a red outline. The site is situated at the intersection of W Monroe St and N West Ave. Surrounding the site are various commercial establishments, including Target, Walgreens, and several fast-food restaurants like McDonald's and Subway. The map also displays traffic volume data for the streets: W Monroe St (5,784 CPD), N West Ave (15,609 CPD), and Wisner St (12,834 CPD). A north arrow is located in the bottom right corner.



# MACRO AERIAL





# PLAT



## MONROE

EX. SHED

RETROFIT EX. POLE WITH NEW LAMP

PROPOSED 6' FENCE

PARCEL #2-22/200000  
1407 CLINTON ROAD  
JACKSON, MI 49202

PROPOSED EXPANSION JOINT  
SEE DETAIL SHEET

WALL MOUNTED ADA SIGN

CLINTON RD

8.0' SEE NOTE 2

24.0'

17.0'

R5.0'

13.5'

45.0'

8.4'

70.0'

11.2'

18.5'

8.4' SEE NOTE 2

43.0'

7.0'

42.5'

13.5'

14.1'

36.0'

13.5'

14.0' SEE NOTE 1

22.0'

R15.0'

R15.0'

6.7'

65.0'

185.3'

24.0'

24.0'

10.3'

7.0'

51.2'

7.0'

14.5'

7.0'

R5.5'

10.3'

24.0'

R5.0'

13.4'

5.0'

34.1'

18.0'

10.0'

R10.0'

40.0'

44.0'

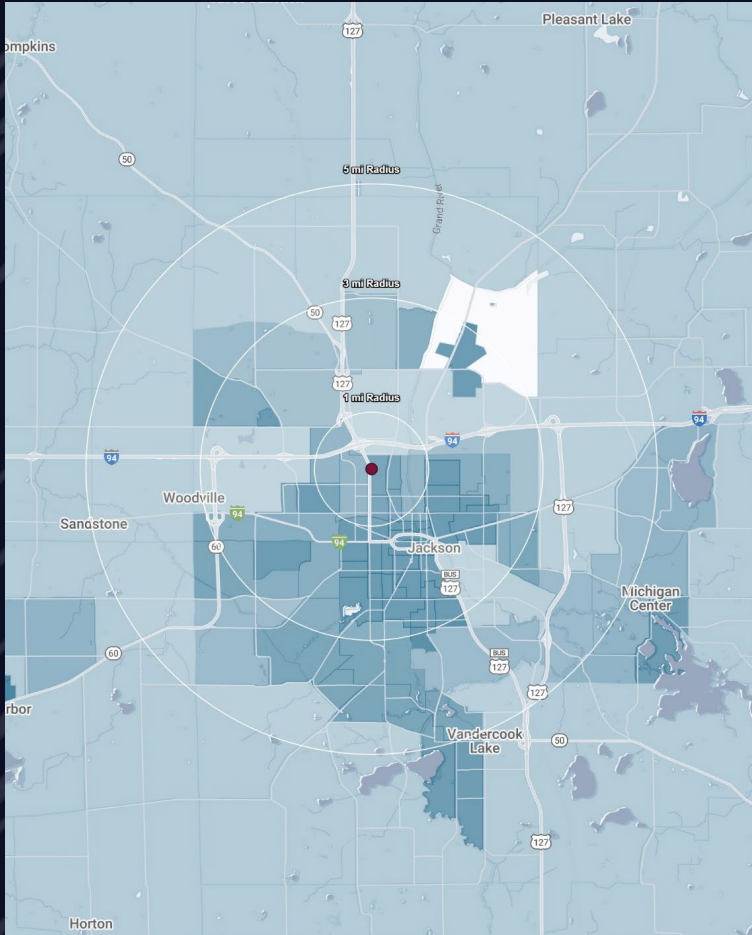
6.2' SEE NOTE 1



## SITE PHOTOS



# DEMOGRAPHICS



## FREESTANDING BUILDING

1407 Clinton Rd, Jackson, MI 49202

## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2025 Estimated Population	6,416	58,122	78,918
2030 Projected Population	6,214	57,145	77,597
2020 Census Population	6,541	57,409	78,691
2010 Census Population	6,605	58,956	79,968
Projected Annual Growth 2025 to 2030	-0.6%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	-0.2%	-	-

### HOUSEHOLDS

2025 Estimated Households	2,698	22,539	31,080
2030 Projected Households	2,626	22,381	30,827
2020 Census Households	2,764	22,008	30,644
2010 Census Households	2,719	21,722	30,064
Projected Annual Growth 2025 to 2030	-0.5%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2025	-	0.3%	0.2%

### RACE

2025 Est. White	78.6%	73.3%	77.3%
2025 Est. Black	12.4%	17.9%	14.5%
2025 Est. Asian or Pacific Islander	0.9%	1.3%	1.3%
2025 Est. American Indian or Alaska Native	0.2%	0.4%	0.3%
2025 Est. Other Races	7.8%	7.1%	6.6%

### INCOME

2025 Est. Average Household Income	\$62,760	\$64,933	\$73,289
2025 Est. Median Household Income	\$43,768	\$49,001	\$56,202
2025 Est. Per Capita Income	\$26,712	\$25,335	\$29,020

### BUSINESS

2025 Est. Total Businesses	287	2,032	2,651
2025 Est. Total Employees	3,906	26,616	34,156



## CONTACT US



**GORDON S.  
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*Director*

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