



Maybe Rd  
13,500+ VPD

Outlot 4  
2.16 AC

Outlot 5  
1.14 AC

Tim Hortons



verizon

Outlot 3  
0.77 AC

Sashabaw Rd  
26,700+ VPD



T Mobile

ACE Hardware

CHASE

CVS  
pharmacy

BUILD TO SUIT OR GROUND LEASE | THREE TOTAL LOTS

## SASHABAW ROAD DEVELOPMENT OPPORTUNITY

5860-5990 Sashabaw Rd. Clarkston. MI 48346

Exclusively Listed By: For Lease Inquiries contact:  
**Joseph Shallal** **Anthony Shallal**  
Managing Member 248.223.9830  
248.223-9830 [anthony@momshlaw.com](mailto:anthony@momshlaw.com)



# SASHABAW ROAD DEVELOPMENT OPPORTUNITY

5860-5990 Sashabaw Rd | Clarkston, MI 48346

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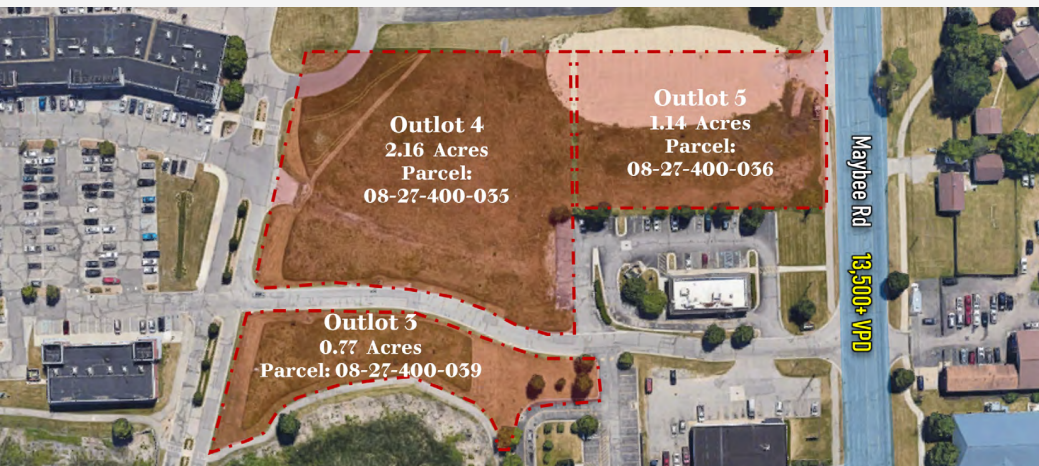
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# SASHABAW ROAD DEVELOPMENT OPPORTUNITY

5860-5990 Sashabaw Rd | Clarkston, MI 48346

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



## OFFERING SUMMARY

Build To Suit Or Ground Lease	
Combined Land Acreage:	4.07 Acres
Outlot 3 Acreage: Outlot 3 Parcel:	0.77 Acres 08-27-400-039
Outlot 4 Acreage: Outlot 4 Parcel:	2.16 Acres 08-27-400-035
Outlot 5 Acreage: Outlot 5 Parcel:	1.14 Acres 08-27-400-036
Traffic Counts:	26,700+

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,832	17,618	41,642
Total Population	6,573	41,260	98,764
Average HH Income	\$80,612	\$97,827	\$94,550

## PROPERTY HIGHLIGHTS

- Build to Suit or Ground Lease | Three Separate Lots Can be Combined Totaling 4.07 Acres
- Situated Directly Adjacent to Large Kroger-Anchored Retail Center
- Traffic Counts Exceed 26,000 Vehicles Per Day Along Sashabaw Road
- Positioned at the Signalized Intersection of Sashabaw Road and Maybee Road
- Multiple Access Points
- Estimated Population Within 3 Miles of the Subject Property Exceeds 42,000 | Estimated Population Within 5 Miles Exceeds 99,900



# AERIAL

**Outlot 4**  
2.16 Acres  
Parcel:  
08-27-400-035

**Outlot 5**  
1.14 Acres  
Parcel:  
08-27-400-036

**Outlot 3**  
0.77 Acres  
Parcel: 08-27-400-039

Maybee Rd 13,500+ VPD

Sashabaw Rd 26,700+ VPD



Kroger  
SUBWAY  
Great Clips  
LaVida massage  
GameStop  
POWER TO THE PLAYERS

Outlot 4  
2.16 AC

Outlot 5  
1.14 AC

Maybe Rd  
13,500+ VPD

AERIAL

Flagstar Bank

verizon

Outlot 3  
0.77 AC

Tim Hortons

Wendy's

BEYOND  
JOCURRY + BAKERY

Buddy's  
75 Years

Sashabaw Rd  
26,700+ VPD

McDonald's

CHASE  
T-Mobile  
ACE Hardware

Timmy John's  
JJ  
COURTESY SANDWICHES

CVS  
pharmacy



AERIAL

Maybe Rd  
13,500+ VPD

Kroger  
SUBWAY  
Great Clips®  
LaVida massage  
GameStop  
POWER TO THE PLAYERS™

Outlot 4  
2.16 AC

Outlot 5  
1.14 AC

Tim Hortons

Wendy's  
BEYOND  
Buddie's 75 Years

verizon

Outlot 3  
0.77 AC

Sashabaw Rd  
26,700+ VPD

McDonald's

JJ  
T Mobile

ACE Hardware

CHASE

CVS  
pharmacy



AERIAL

Kroger  
SUBWAY  
Great Clips  
LaVida massage  
GameStop  
POWER TO THE PLAYERS

Outlot 4  
2.16 AC

Outlot 5  
1.14 AC

Wendy's  
BEYOND JUICERY & EATERY  
Buddy's 75 Years

CVS  
pharmacy

CHASE  
T Mobile  
ACE Hardware  
HENRY JONES

Outlot 3  
0.77 AC

McDonald's

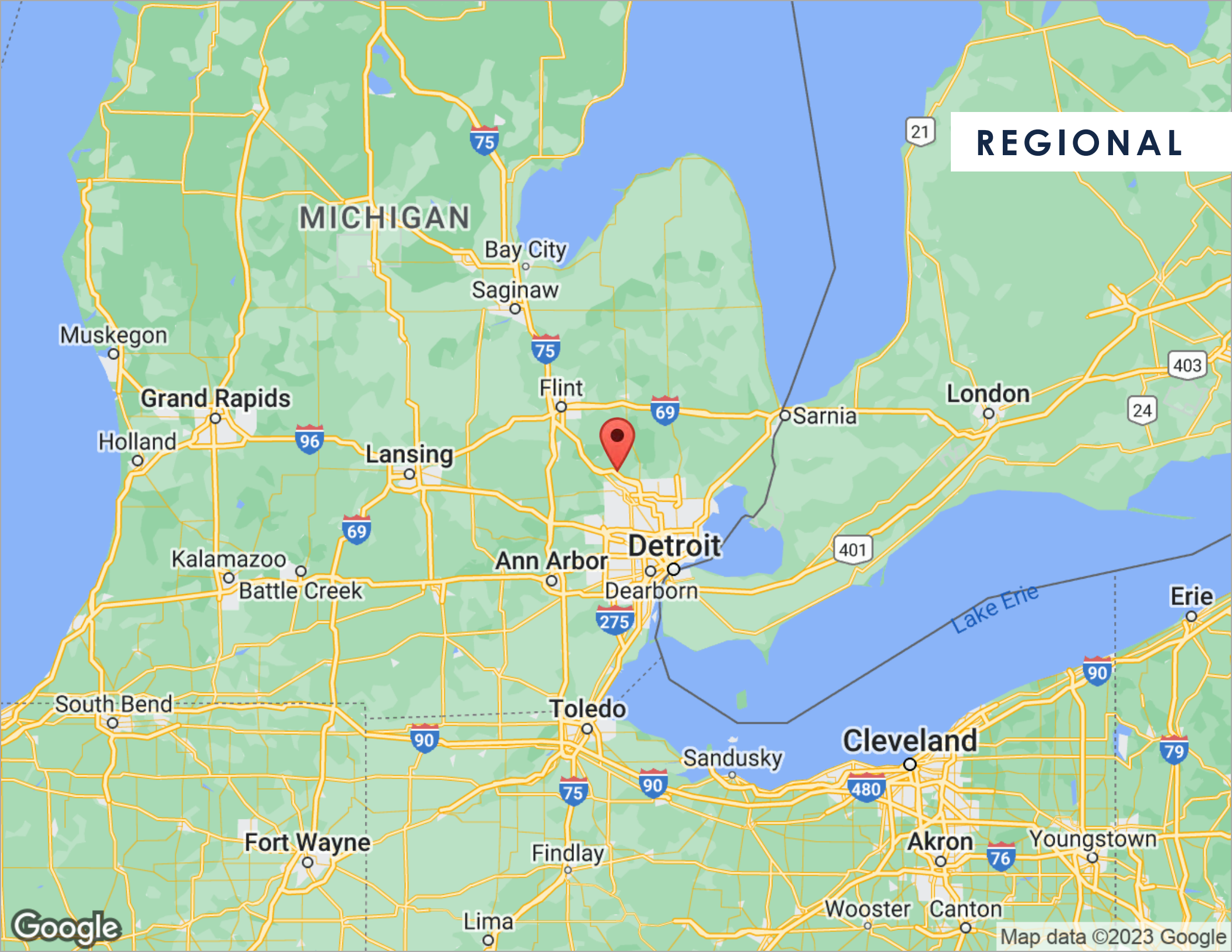
verizon

Flagstar Bank

Sashabaw Rd 26,700+ VPD



# REGIONAL



MICHIGAN

Bay City

Saginaw

Muskegon

Grand Rapids

Holland

Lansing

Flint

69

Sarnia

London

403

24

Kalamazoo

Battle Creek

Ann Arbor

Detroit

Dearborn

401

275

Lake Erie

Erie

South Bend

Toledo

Sandusky

Cleveland

90

79

Fort Wayne

Findlay

Akron

Youngstown

Wooster

Canton

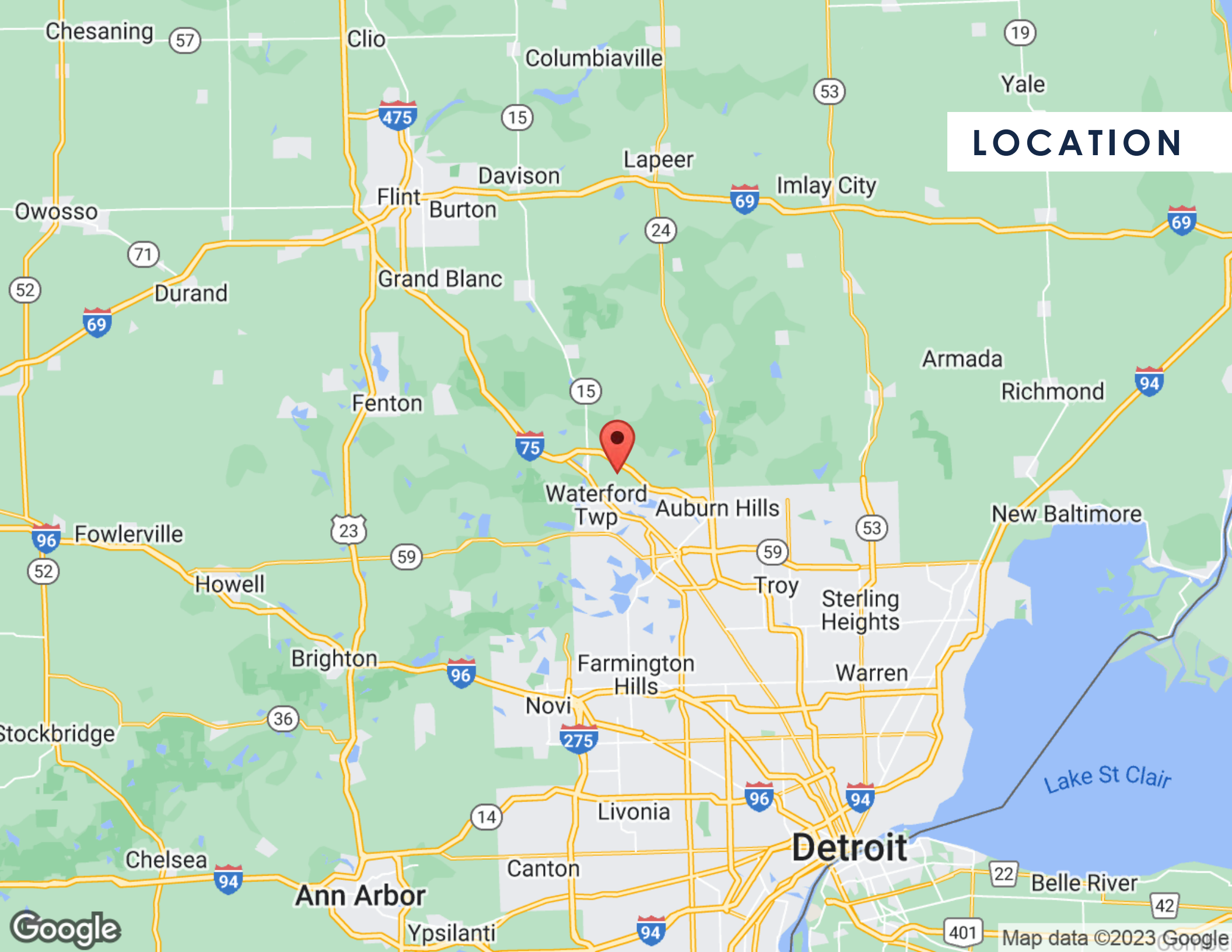
Lima

Map data ©2023 Google

Google



# LOCATION





# SASHABAW ROAD DEVELOPMENT OPPORTUNITY

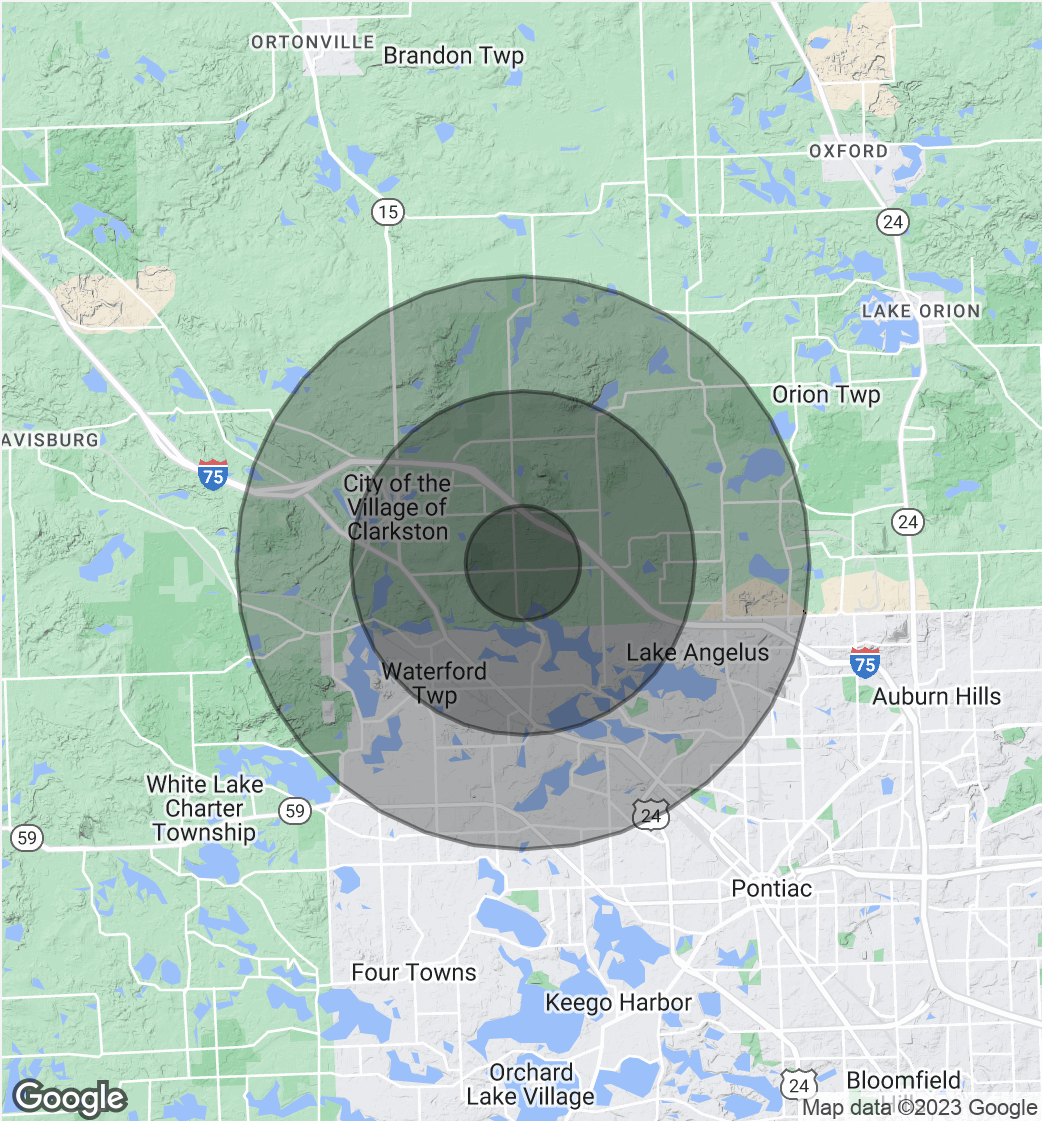
5860-5990 Sashabaw Rd | Clarkston, MI 48346

## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,573	41,260	98,764
Average Age	35.7	42.3	42.1
Average Age (Male)	36.6	41.7	41.2
Average Age (Female)	34.9	42.8	43.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,832	17,618	41,642
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$80,612	\$97,827	\$94,550
Average House Value	\$226,406	\$245,169	\$233,567

\* Demographic data derived from 2020 ACS - US Census





Kroger  
SUBWAY  
Great Clips  
LaVida massage  
GameStop  
POWER TO THE PLAYERS

Outlot 4  
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Outlot 5  
1.14 AC

Maybe Rd  
13,500+ VPD

LAND FOR Lease

# SASHABAW ROAD DEVELOPMENT OPPORTUNITY

Flagstar  
Bank

verizon

Outlot 3  
0.77 AC

Tim Hortons

Wendy's

BEYOND  
BOUTIQUE

Buddy's  
75 Years

5860-5990 Sashabaw Rd, Clarkston, MI 48346

Sashabaw Rd 26,700+ VPD

 Xavier Realty

Xavier Realty  
255 S Old Woodward Ave., Suite 304  
Birmingham, MI 48009

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