



OFFERING SUMMARY

Building Size	18,861 SF
Site Size	3.64+/- Acres
Frontage	387' on Hall Road (M-59)
Zoning	C-4
Sale Price	\$5,500,000
Sale Terms	Cash, Possible Land Contract
Lease Price	\$30,000/ Month
Lease Term	NNN

*Furniture, Fixture and Equipment available for additional cost

PROPERTY OVERVIEW

Former automotive dealership site available on Macomb County's Golden Corridor.

Reuse, Repurpose or Redevelop. Endless opportunities with 3.64+/- acres on Hall Road (M-59) with 387 feet of prime frontage. Broad C-4 zoning allows for many uses. Existing 18,861 SF building with office, showroom and service areas can be used as-is or reconfigured for other retail, food or services industries. Plenty of room for expansion to suit current or future needs. Prime position for redevelopment for fast food, fuel station or strip center. Strong demographics and huge traffic counts!

Join the who's who of national franchises, major retail, service businesses, event venues, hospitality and local favorites.



FOR ADDITIONAL INFORMATION CONTACT THE LISTING TEAM:

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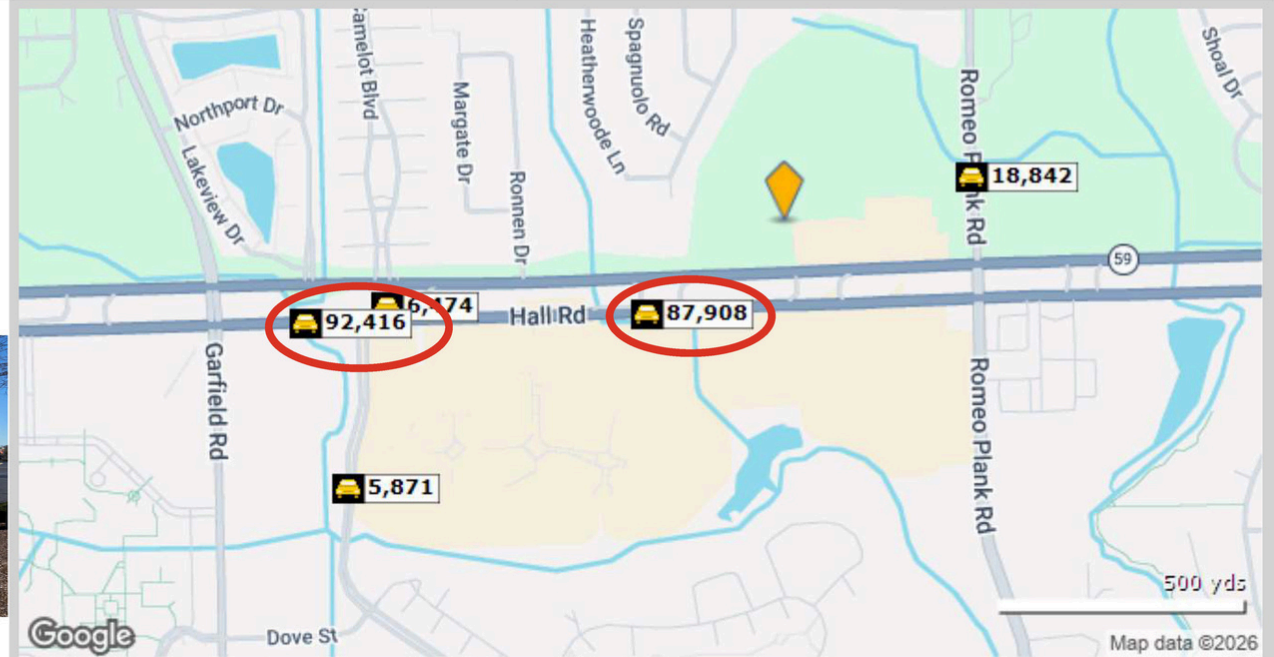




Traffic Count Report

18181 Hall Rd, Macomb Township, MI 48044

Building Type: General Retail
 Secondary: Auto Dealership
 GLA: 18,861 SF **1994**
 Year Built: 18,861 SF
 Total Available: **0%**
 % Leased:
 Rent/SF/Yr: Negotiable



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Hall Rd	Ronnen Dr	0.15 W	2024	88,046	MPSI	.19
2	Hall Rd	Ronnen Dr	0.15 W	2025	87,908	MPSI	.19
3	Romeo Plank Rd	Hall Rd	0.10 S	2024	18,939	MPSI	.23
4	Romeo Plank Rd	Hall Rd	0.10 S	2025	18,842	MPSI	.23
5	Camelot Blvd	Hall Rd	0.02 SW	2025	6,484	MPSI	.47
6	Camelot Blvd	Hall Rd	0.02 SW	2024	6,474	MPSI	.47
7	Hall Rd	Northport Dr	0.04 N	2024	92,531	MPSI	.57
8	Hall Rd	Northport Dr	0.04 N	2025	92,416	MPSI	.57
9	Partridge Creek Blvd	Dove	0.14 S	2025	5,882	MPSI	.60
10	Partridge Creek Blvd	Dove	0.14 S	2024	5,871	MPSI	.60

Demographic Summary Report

18181 Hall Rd, Macomb Township, MI 48044

Building Type: **General Retail** Total Available: **18,861 SF**
 Secondary: **Auto Dealership** % Leased: **0%**
 GLA: **18,861 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1994**



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	12,980	113,166	249,952
2025 Estimate	12,910	112,434	247,369
2020 Census	13,143	113,919	246,319
Growth 2025 - 2030	0.54%	0.65%	1.04%
Growth 2020 - 2025	-1.77%	-1.30%	0.43%
2025 Population by Hispanic Origin	562	3,779	8,241
2025 Population	12,910	112,434	247,369
White	10,044 77.80%	88,786 78.97%	195,700 79.11%
Black	1,263 9.78%	10,570 9.40%	24,029 9.71%
Am. Indian & Alaskan	21 0.16%	212 0.19%	566 0.23%
Asian	550 4.26%	5,289 4.70%	9,623 3.89%
Hawaiian & Pacific Island	9 0.07%	64 0.06%	138 0.06%
Other	1,023 7.92%	7,514 6.68%	17,314 7.00%
U.S. Armed Forces	63	173	284
Households			
2030 Projection	5,254	45,558	99,844
2025 Estimate	5,219	45,213	98,795
2020 Census	5,302	45,673	98,475
Growth 2025 - 2030	0.67%	0.76%	1.06%
Growth 2020 - 2025	-1.57%	-1.01%	0.32%
Owner Occupied	3,573 68.46%	32,230 71.28%	74,259 75.16%
Renter Occupied	1,646 31.54%	12,983 28.72%	24,537 24.84%
2025 Households by HH Income	5,218	45,213	98,795
Income: <\$25,000	458 8.78%	4,856 10.74%	11,600 11.74%
Income: \$25,000 - \$50,000	630 12.07%	7,180 15.88%	16,137 16.33%
Income: \$50,000 - \$75,000	790 15.14%	6,729 14.88%	16,144 16.34%
Income: \$75,000 - \$100,000	730 13.99%	6,800 15.04%	13,252 13.41%
Income: \$100,000 - \$125,000	811 15.54%	5,773 12.77%	12,008 12.15%
Income: \$125,000 - \$150,000	485 9.29%	3,751 8.30%	8,357 8.46%
Income: \$150,000 - \$200,000	744 14.26%	5,052 11.17%	11,310 11.45%
Income: \$200,000+	570 10.92%	5,072 11.22%	9,987 10.11%
2025 Avg Household Income	\$116,503	\$110,204	\$106,624
2025 Med Household Income	\$100,031	\$89,123	\$85,407

