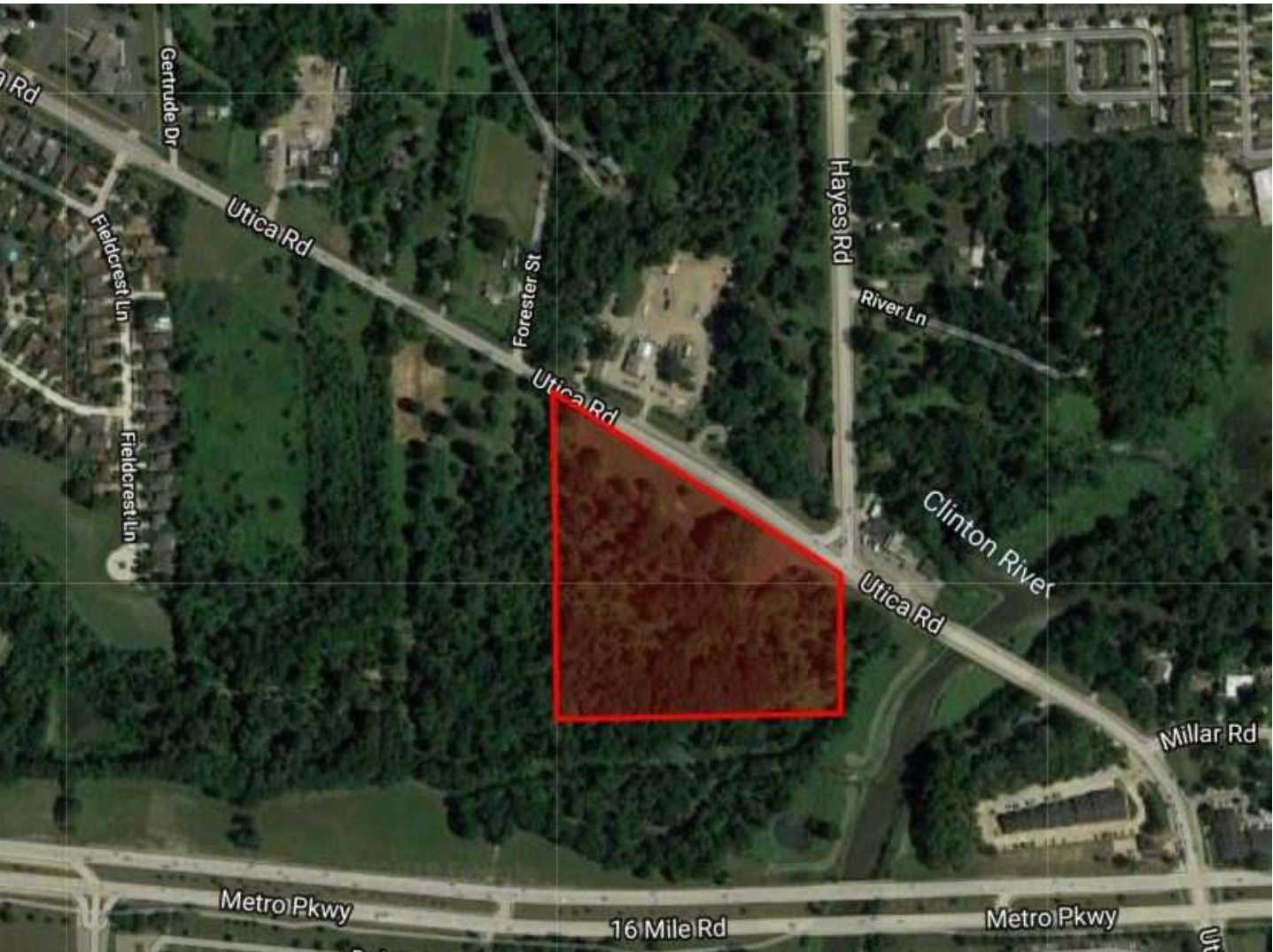




FOR SALE

Get**Real** *quality*
248.476.3700

LISTED BY:

Dave Tesch

Vice President

dtesch@thomasduke.com

Mark Szerlag

Senior Partner

mszerlag@thomasduke.com

FOR SALE

13.76 Acres Utica Rd

37217 Utica Rd Sterling Heights, MI 48312



Sale Price: \$1,300,000

DESCRIPTION

13.76 acres of C-3 commercially zoned land at the cross roads of Utica Rd & Hayes Rd in Sterling Heights, MI

PROPERTY HIGHLIGHTS

- Currently zoned C-3, proposed use for multifamily/retail
- 1,031 feet of frontage on Utica Rd
- Visibility from Utica and Hayes traffic
- Strong area demographics
- Signalized intersection at Utica Rd and Hayes Rd

FOR SALE

13.76 Acres Utica Rd

37217 Utica Rd Sterling Heights, MI 48312

PROPERTY INFORMATION

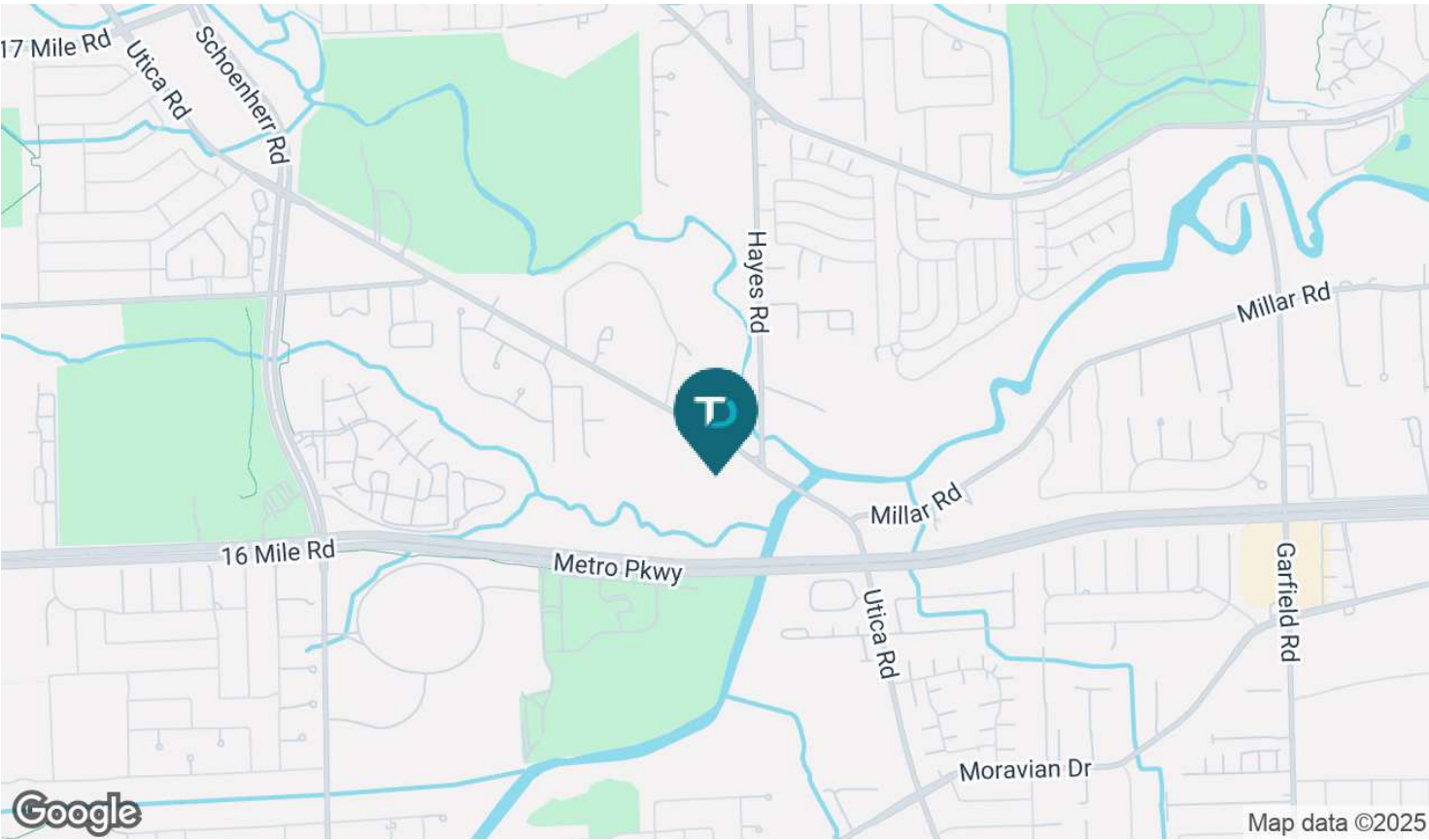
Price/AC:	\$94,477
2024 Summer Tax	\$2,649.29
2024 Winter Tax	\$741.47

PROPERTY INFORMATION

Lot Size:	13.76 Acres
Property Type:	Land
Property Subtype:	Retail
Zoning	C-3 General Business
Traffic Count:	19,771 Vehicles/Day on Utica Rd; 20,835 Vehicles/Day on Hayes Rd (Costar, 2018)
Legal Description:	Available upon request
APN:	10-24-479-004

LOCATION INFORMATION

Located on the west side of Utica Rd, just north of 16 Mile Rd (Metropolitan Parkway).



FOR SALE

13.76 Acres Utica Rd

37217 Utica Rd Sterling Heights, MI 48312



DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	9,410	107,441	293,562
Median age	45.4	42.5	41.3
Total households	3,992	43,752	122,629
Average HH income	\$63,671	\$69,686	\$64,198
Average house value	\$205,726	\$178,297	\$161,370

