



LAPEER ROAD

DAVISON, MI 48423

PROPERTY HIGHLIGHTS:

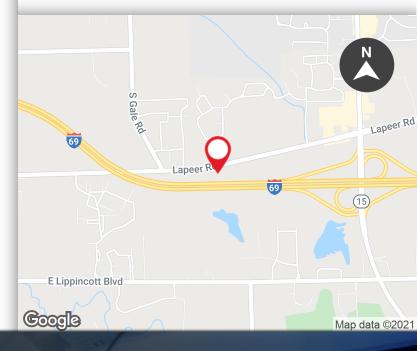
- 2.16 acres of commercial land for sale at \$350,000.00
- Frontage on both Lapeer Road and I-69 offers incredible exposure to west bound traffic
- · All utilities are at the road
- · Acreage allows for multiple sizes and parking
- Existing billboard and future rights are not included in the sale
- Less than one mile to two ramps at I-69, M-15/State
 Road and Irish Road interchanges

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FOR MORE INFORMATION PLEASE CONTACT:



248.324.2000 eCODE 87





2.16 ACRES ON LAPEER ROAD LOCATION **OVERVIEW**



| TRAFFIC COUNTS | | | |
|--------------------------------|--------------|--|--|
| INTERSECTION | CARS PER DAY | | |
| I-69 & Lapeer Rd W | 48,800 | | |
| Lapeer Road & Nature View Blvd | 12,547 | | |
| I-69 & Lapeer Rd SE | 59,900 | | |
| S State Road & Parkwood Blvd N | 26,600 | | |

| DEMOGRAPHICS | | | |
|-------------------|----------|----------|----------|
| | 1 MILE | 5 MILES | 10 MILES |
| Total Population | 2,436 | 40,327 | 148,362 |
| Total Households | 1,053 | 16,546 | 56,928 |
| Average HH Income | \$50,063 | \$59,683 | \$64,523 |

FRIEDMANREALESTATE.COM 34975 WEST TWELVE MILE ROAD FARMINGTON HILLS, MI 48331



2.16 ACRES ON LAPEER ROAD

PROPERTY **SURVEY**

CERTIFICATE OF SURVEY

FOR: APPLEWOOD REAL ESTATE 1063 S. State Street, Suite 7 Davison, Michigan 48423

The West 350.0 feet in even width of Lot 6 of MCKITTRICK ACRES, as recorded in Liber 63 on Pages 22 à 23, Genesee County records. All being part of Section 16, T7N-N3E, Davison Township, Genesee County, Michigan.

JOB NUMBER: S1-622

