

LAND PROPERTY // FOR SALE

9.06 ACRES FOR DEVELOPMENT MANY USES POSSIBLE

GRATIOT AVE & 27 MILE RD
NEW HAVEN, MI 48048



- 9.06 Acres, Subject to survey
- 703' of Frontage on Gratiot Ave
- 488' of Frontage on 27 Mile Rd
- Commercial GC Zoning
- All city utilities & retention pond at site
- Ideal uses are a retail strip center or other growth opportunities
- High traffic corner location with 15,561 vehicles passing per day
- Next to a Former Rite Aid



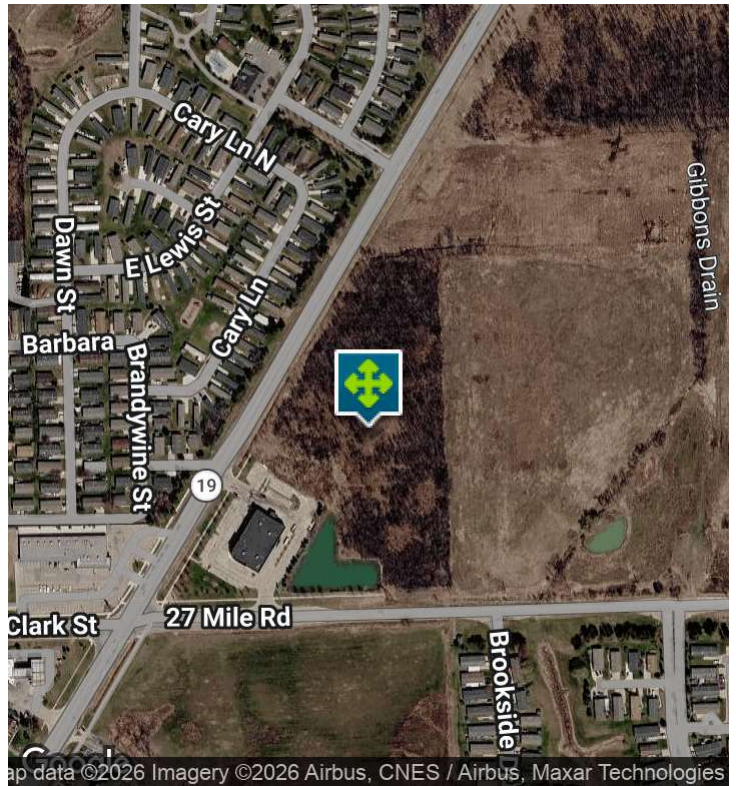
P.A. COMMERCIAL
Corporate & Investment Real Estate

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26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

EXECUTIVE SUMMARY

GRATIOT AVE & 27 MILE RD, NEW HAVEN, MI 48048 // FOR SALE



Sale Price	\$900,000
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OFFERING SUMMARY

Real Estate Taxes:	\$8,880.91
Lot Size:	9.06 Acres
Price / Acre:	\$99,338
Zoning:	Commercial GC
Market:	Detroit
Submarket:	St Clair & Lapeer Counties
Traffic Count:	15,561

PROPERTY OVERVIEW

9.06 Acres (Subject to Survey) prime commercial development opportunity in a high-growth area. This 9.06-acre property, consisting of two parcels, offers all city utilities and an on-site retention pond. Located adjacent to a former Rite Aid, the site provides excellent visibility and accessibility, with approximately 703 feet of frontage on Gratiot Avenue and 488 feet of frontage on 27 Mile Road. Zoned GC (General Commercial), the property is ideally suited for a commercial strip center development or other commercial and residential growth opportunities. The property includes Parcel No. 26-06-27-300-021 (5.38 acres) and Parcel No. 26-06-27-300-022 (3.68 acres). Total acreage and frontage dimensions are subject to survey. This is a fantastic opportunity for commercial development in a rapidly growing market.

LOCATION OVERVIEW

Located at the corner of Gratiot Ave and 27 Mile Rd in a growing area of New Haven, nestled in between many residential developments and neighborhoods. Close to I-94.



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SUBJECT
9.06 ACRES

John T. Arthurs PARTNER

D: 248.663.0506 | C: 248.563.3225

johna@pacommercial.com

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PROPERTY DETAILS

GRATIOT AVE & 27 MILE RD, NEW HAVEN, MI 48048 // FOR SALE

Sale Price	\$900,000
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LOCATION INFORMATION

Street Address	Gratiot Ave & 27 Mile Rd
City, State, Zip	New Haven, MI 48048
County	Macomb
Market	Detroit
Sub-market	St Clair & Lapeer Counties
Cross-Streets	27 Mile and Gratiot
Side of the Street	East
Signal Intersection	Yes
Market Type	Medium
Nearest Highway	I-94

BUILDING INFORMATION

Number of Lots	2
Best Use	Development

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	Commercial GC
Lot Size	9.06 Acres
APN #	#26-06-27-300-021 #26-06-27-300-022
Lot Frontage	703 ft
Lot Depth	488 ft
Corner Property	Yes
Traffic Count	15,561
Traffic Count Street	Gratiot Ave
Waterfront	No
Power	No
Rail Access	No

PARKING & TRANSPORTATION

Street Parking	No
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UTILITIES & AMENITIES

Gas / Propane	No
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

ADDITIONAL PHOTOS

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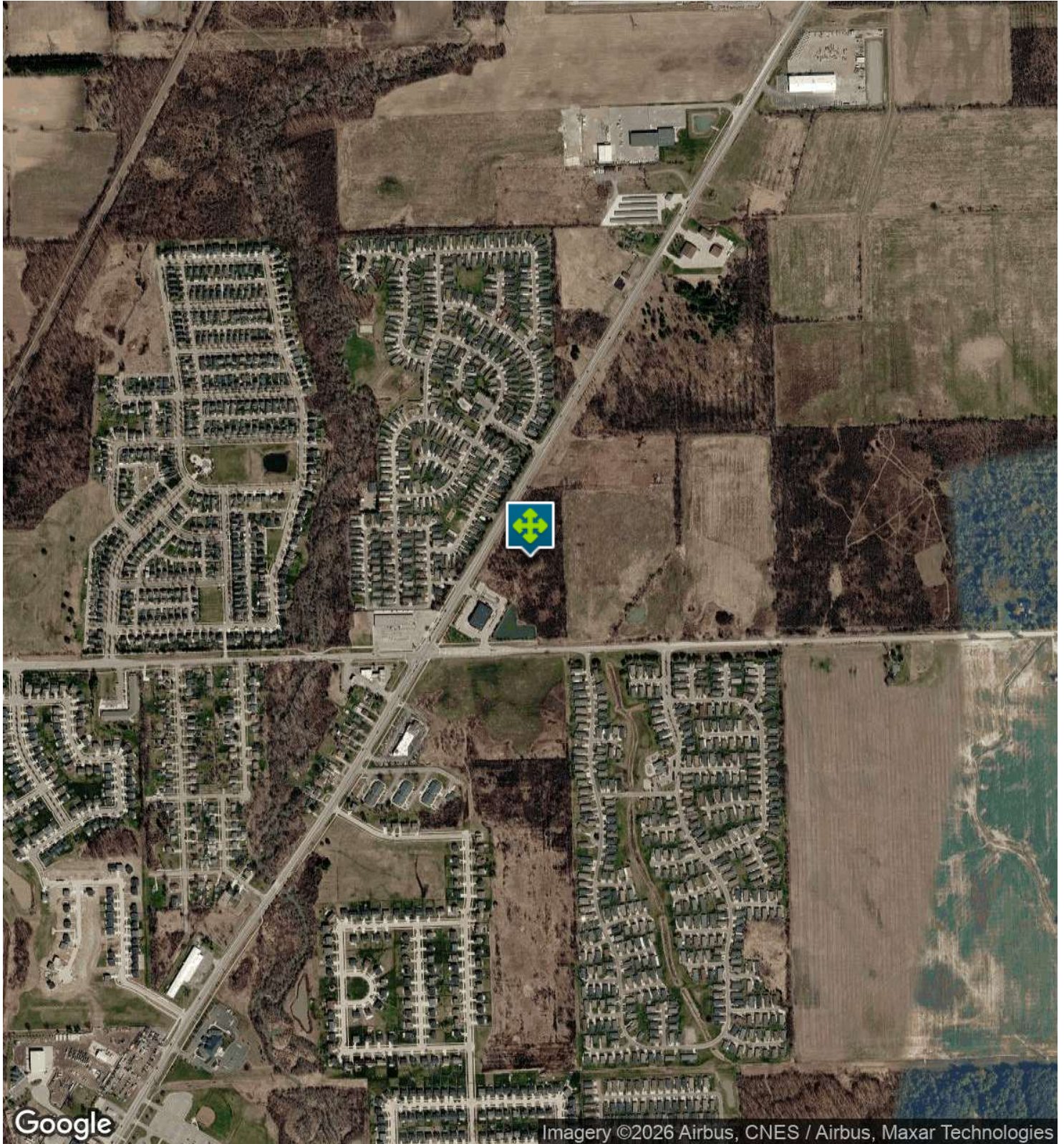
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AERIAL MAP

GRATIOT AVE & 27 MILE RD, NEW HAVEN, MI 48048 // FOR SALE

SUBJECT
9.06 ACRES

974.14'



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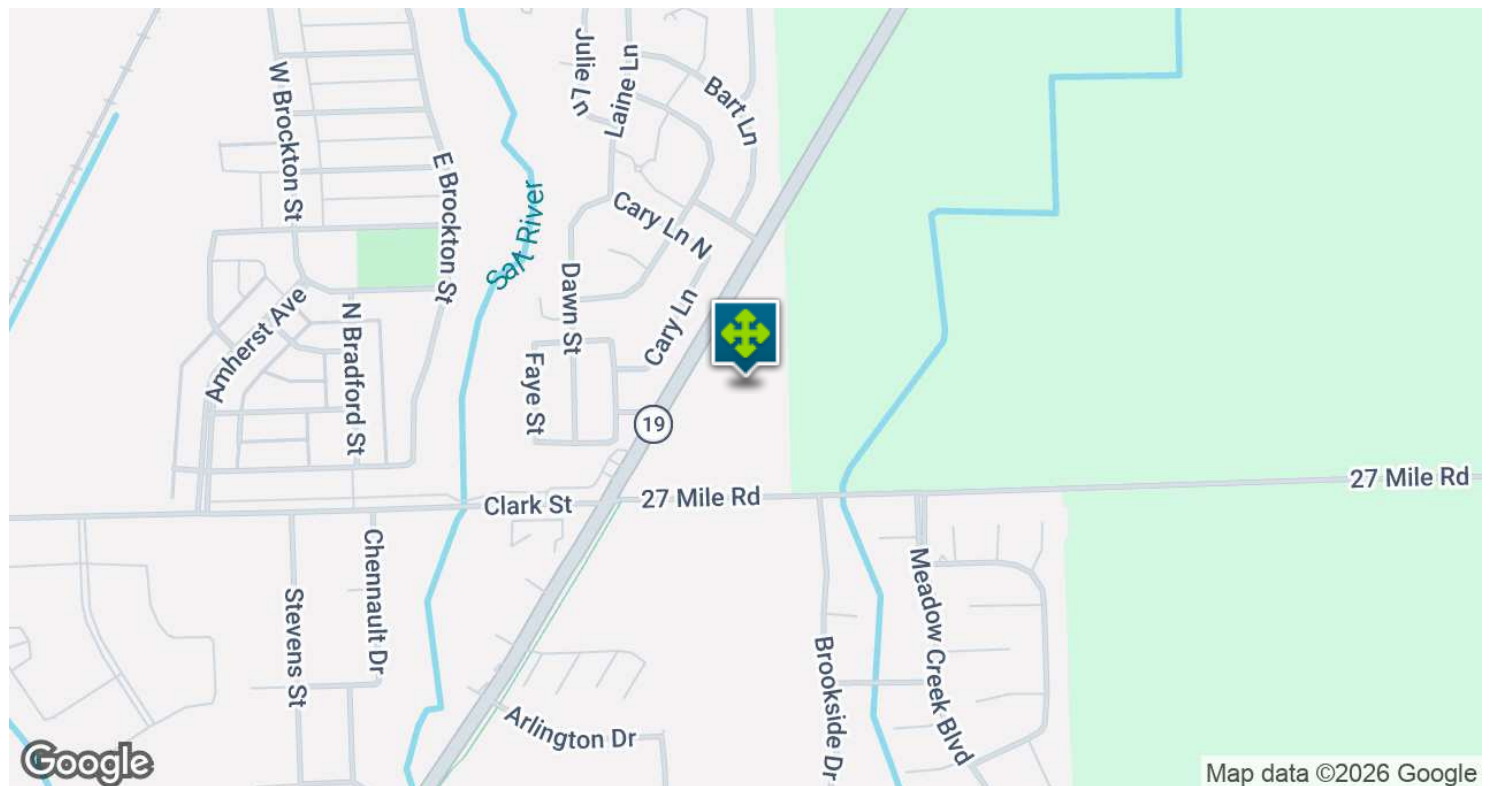
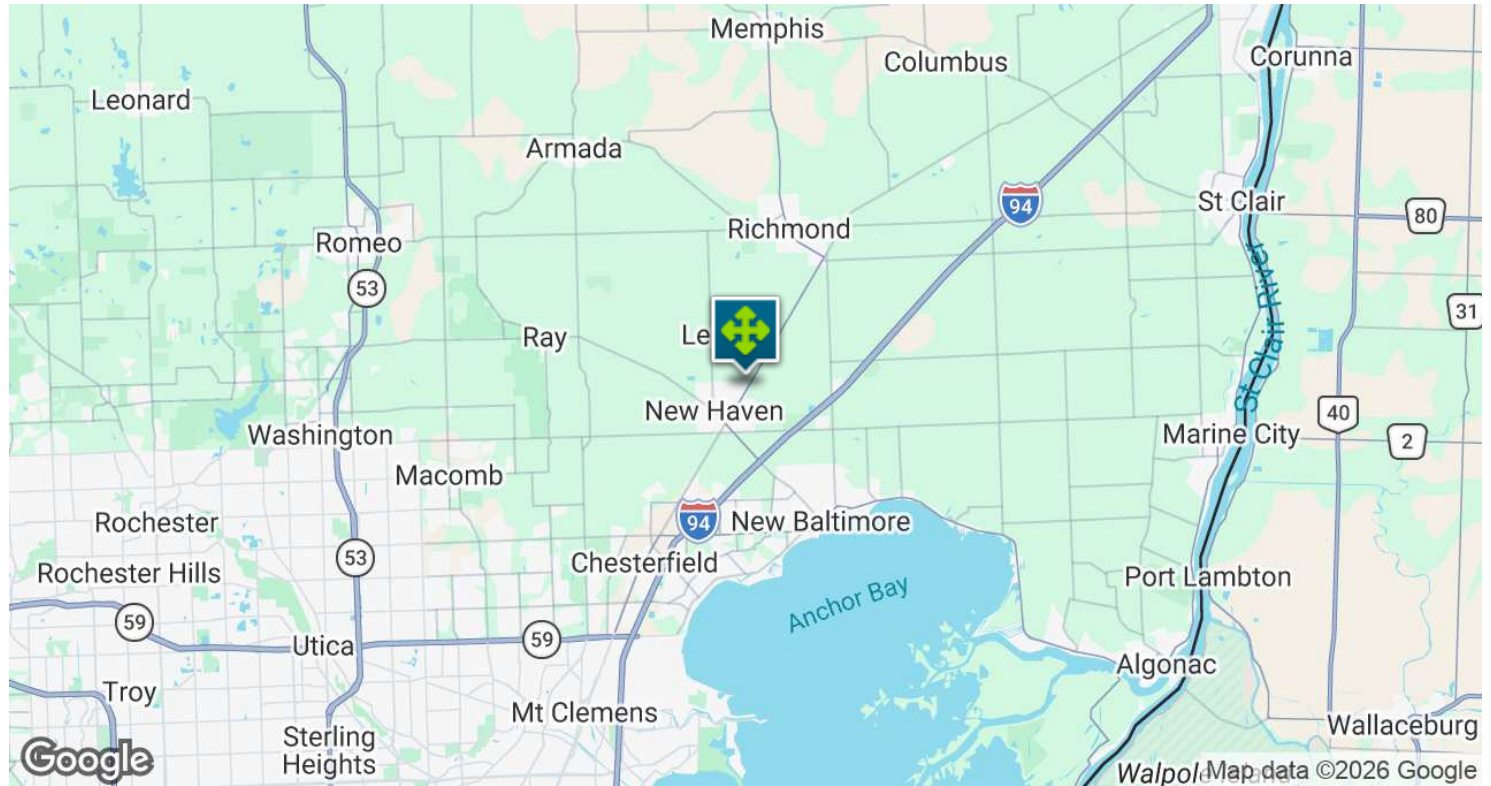
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LOCATION MAP

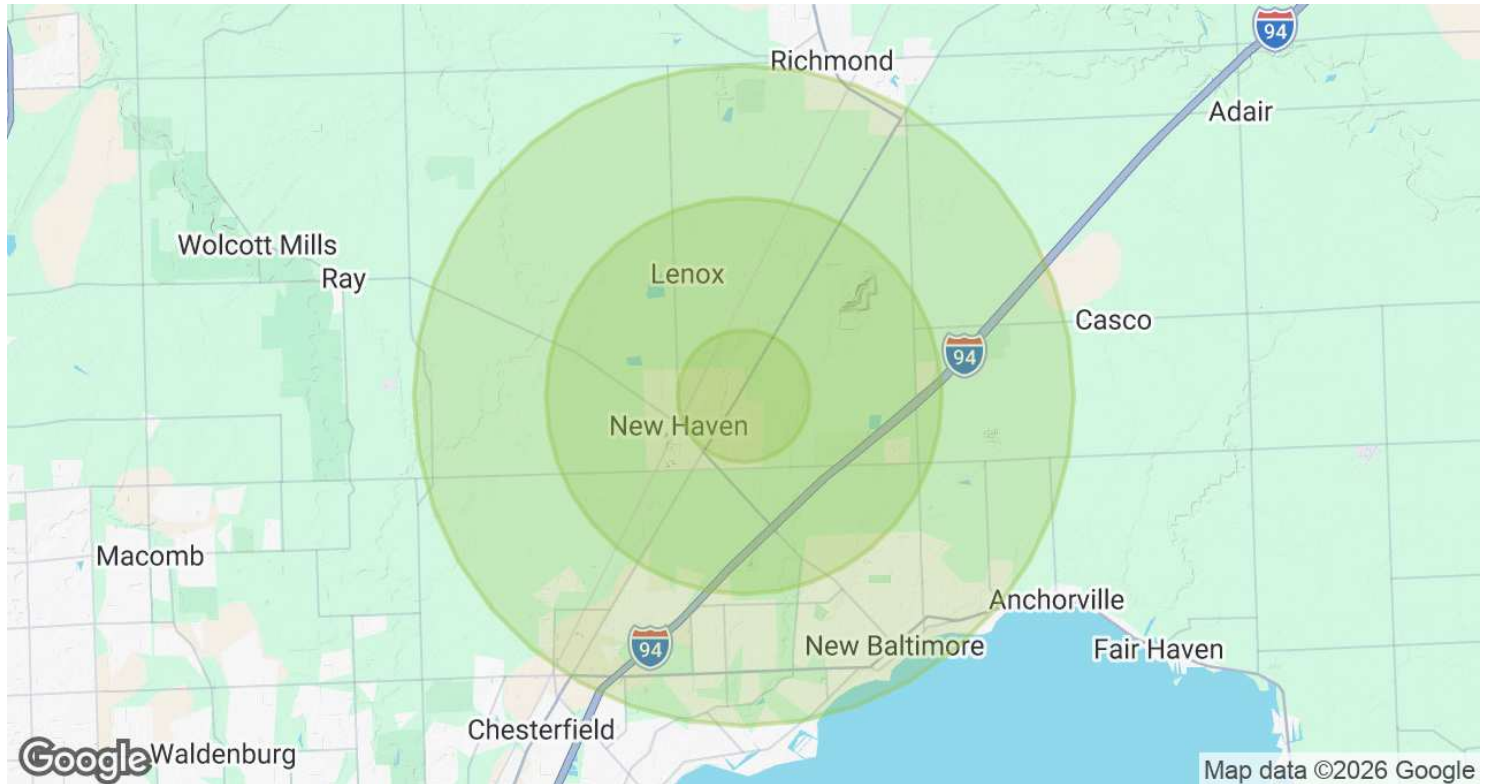
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DEMOGRAPHICS MAP & REPORT

GRATIOT AVE & 27 MILE RD, NEW HAVEN, MI 48048 // FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,960	16,729	55,823
Average Age	31.7	37.2	40.8
Average Age (Male)	30.0	35.6	39.1
Average Age (Female)	32.2	37.1	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,743	5,357	21,048
# of Persons per HH	3.4	3.1	2.7
Average HH Income	\$83,142	\$100,666	\$101,906
Average House Value	\$204,719	\$239,763	\$264,058

2023 American Community Survey (ACS)

CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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26555 Evergreen Road, Suite 1500
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