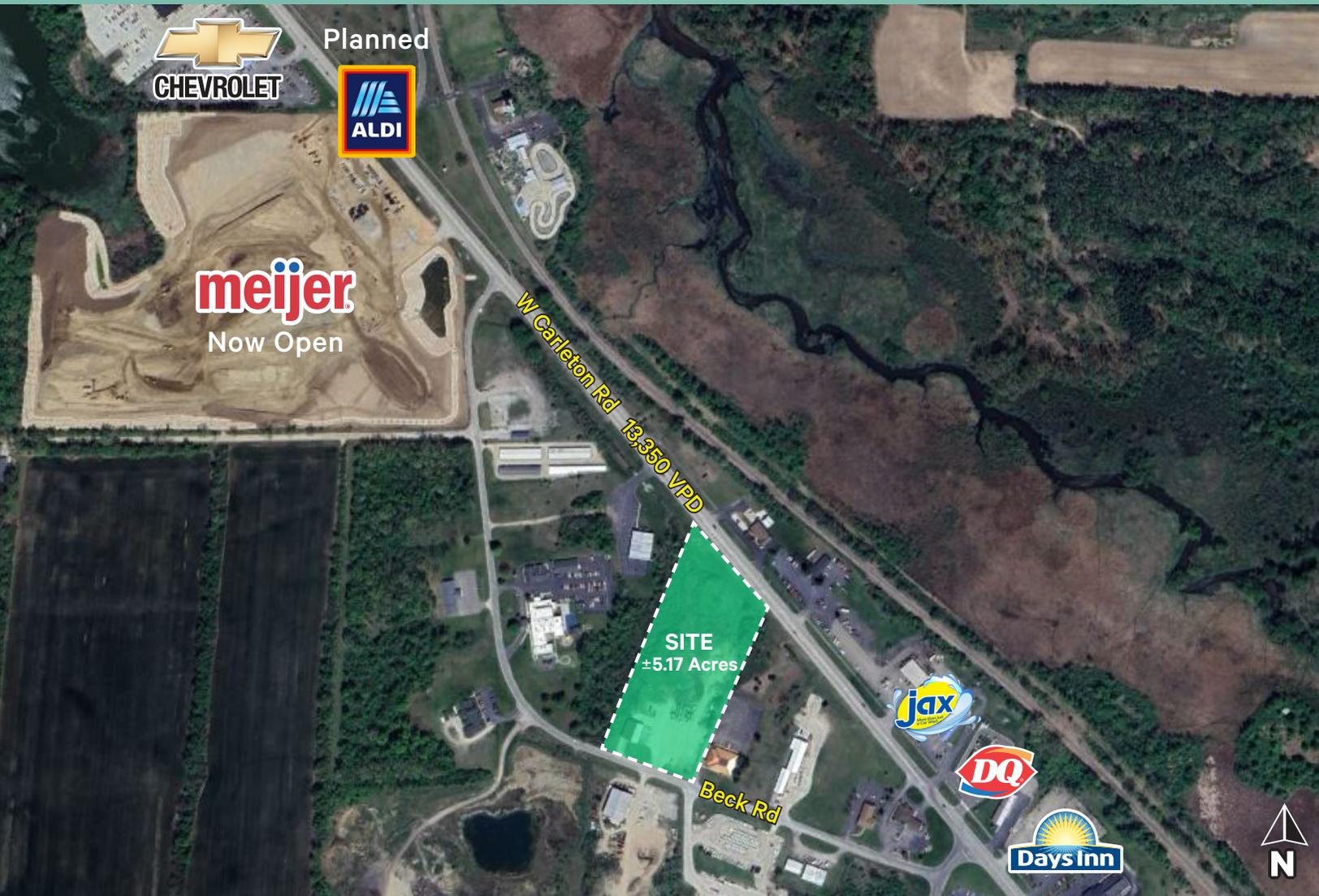


# Commercial Land

±5.17 Acres

3370 W Carleton Road  
Hillsdale, Michigan 49242

±346' Frontage Along Carleton Road



## Commercial Land

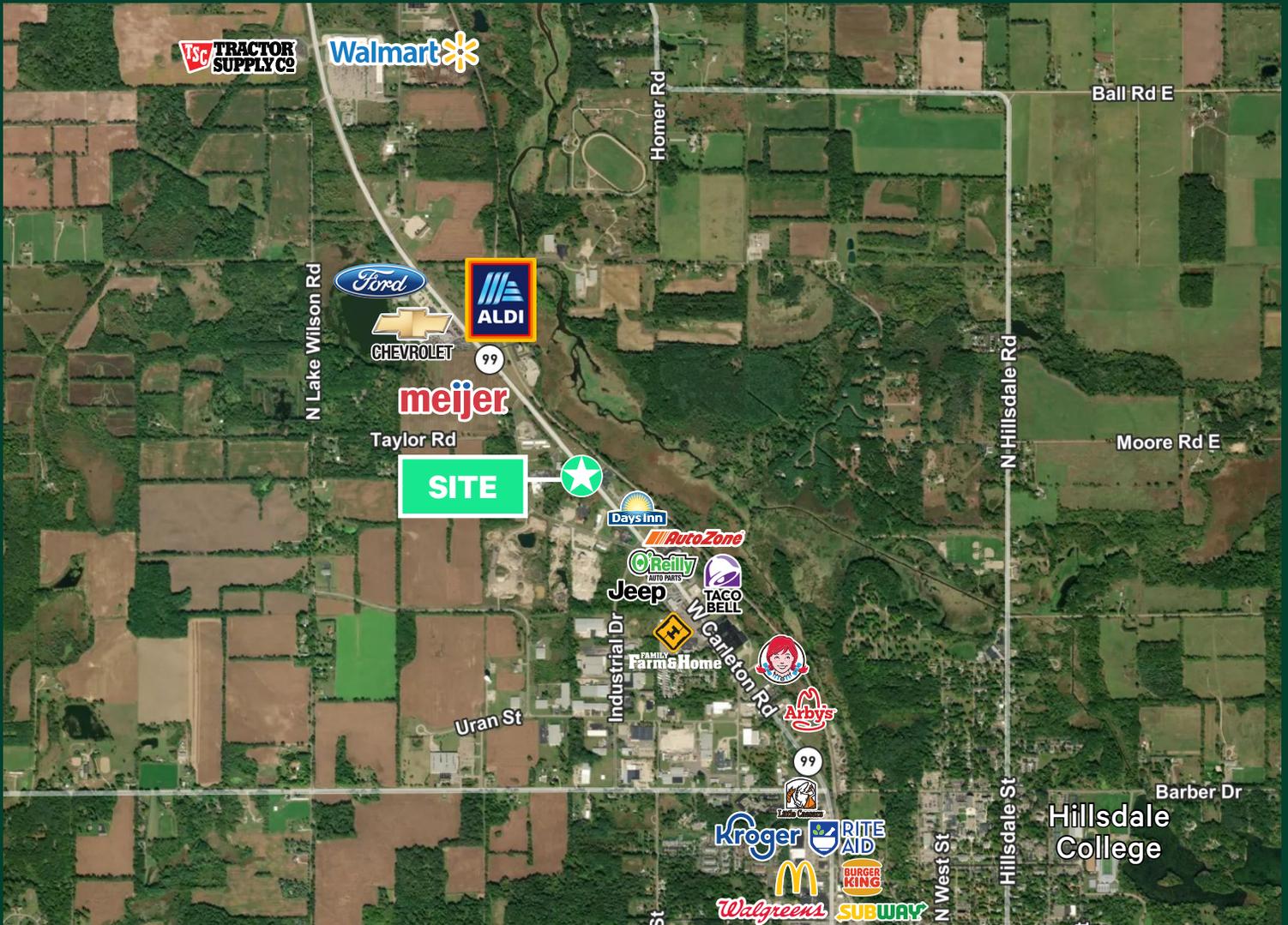
3370 W Carleton Rd | Hillsdale, MI 49242

Available

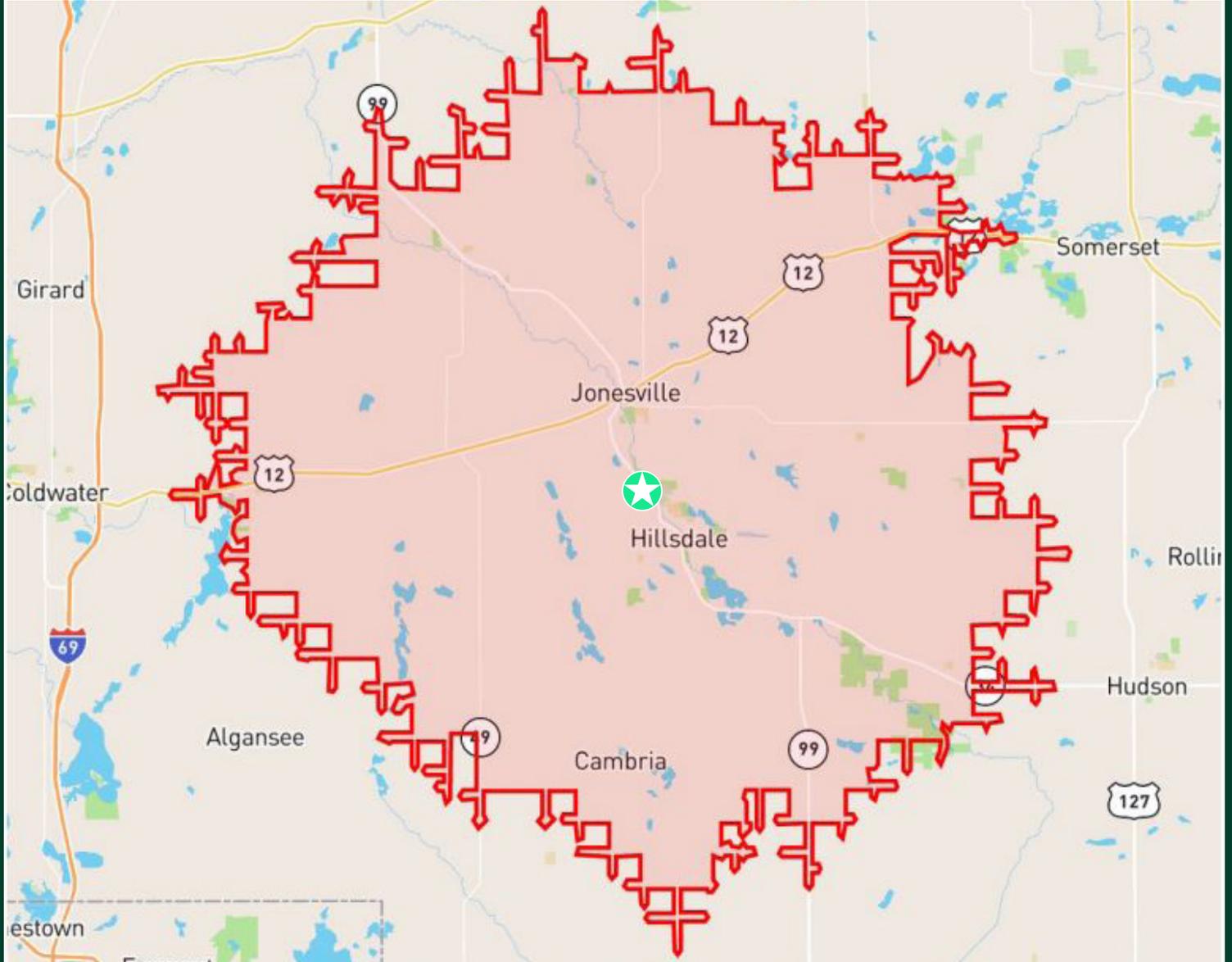
# Property Highlights

- + Up to ±5.17 acres available (Owner would consider lot split)
- + Utilities to site
- + Zoned B-3 General Business
- + Excellent visibility along main retail artery in Hillsdale with +/-346' of frontage
- + Nearby retailers include newly opened Meijer, Planned ALDI, Kroger, Walmart, Walgreens, McDonalds, Taco Bell, Arby's, and many more
- + Strong QSR sales in the market
- + Available for sale or ground lease
- + **Pricing: Contact Broker**

# Macro Aerial



# 20 Minute Drive Time



2023 POPULATION  
20 MINUTE DRIVE TIME  
**36,318**



HOUSEHOLD INCOME  
20 MINUTE DRIVE TIME  
**\$75,084**



DAYTIME POPULATION  
20 MINUTE DRIVE TIME  
**36,258**

# Property View



## Contact Us

**Scott Young**

Senior Vice President

+1 248 936 6832

scott.young@cbre.com

**Matt Crowell**

First Vice President

+1 248 351 2084

matt.crowell@cbre.com

**Ashley Young**

Senior Associate

+1 248 353 5400

ashley.young@cbre.com

**Jake Vorkapich**

Transaction Analyst

+1 248 351 2071

jake.vorkapich@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.