

# RIVERFRONT MARINA

31040 N River Road, Harrison Twp., MI 48045

**JONNA GROUP**  
REAL ESTATE INVESTMENT SERVICES

**Colliers**



**192 FT. CLINTON RIVER  
DIRECT ACCESS**



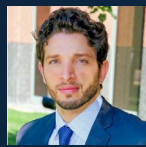
**VALUE-ADD & REDEVELOPMENT  
OPPORTUNITY**



**3.17 ACRES  
2 PARCELS**



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# PROPERTY HIGHLIGHTS



- Great Opportunity for Redevelopment
- Direct Clinton River Access Leading to Lake St. Clair
- Engineered Steel Seawall
- 192 Ft. Waterfront Access for Boat Removal & Storage
- 490 Ft. on N River Road Frontage for Visibility & Exposure
- Capacity to Store 120 (30' to 50') Yachts on Land
- Active Tenant on Site on Annual Lease basis
- Easement: A Water Line Passes through the Property that can be Re-Located or Built Around
- Equipment: The Property has a Special Boat Hoist Well to Bring Boats out of the Water | 20 Ton Hoist, Capable of Lifting a 30-50' Sailboat with the Mast Up, plus Yard Equipment, Hydraulic Trailer, Bob Cat, & Steel Cradles used to Support Sailboats

Price	UNPRICED
Buildings	2 Buildings
Property Size	961 SF + 2,477 SF
Lot Size	3.17 Acres
Zoning	WM   Waterfront Marina
Type of Ownership	Fee Simple
Parcel Number	17-12-16-252-010 17-12-16-254-013

# PROPOSED USES

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1



## Retail Boat Sales Service & Winter Storage

Potential Sales can be \$10 - 15,000,000+ per year. Additional storage buildings could be built, providing both boat storage and service space.

2



## Condominium Sites

The property could support as many as 17 to 28 condominiums.

3



## Single Family Homes

property has room for 6-7 individual waterfront lots for residential use



# PROPERTY OUTLINE





# AERIAL VIEW



OFFERING MEMORANDUM  
RIVERFRONT MARINA | HARRISON TWP., MI



# AERIAL VIEW



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# PROPOSED USE (POWER BOAT DEALERSHIP)



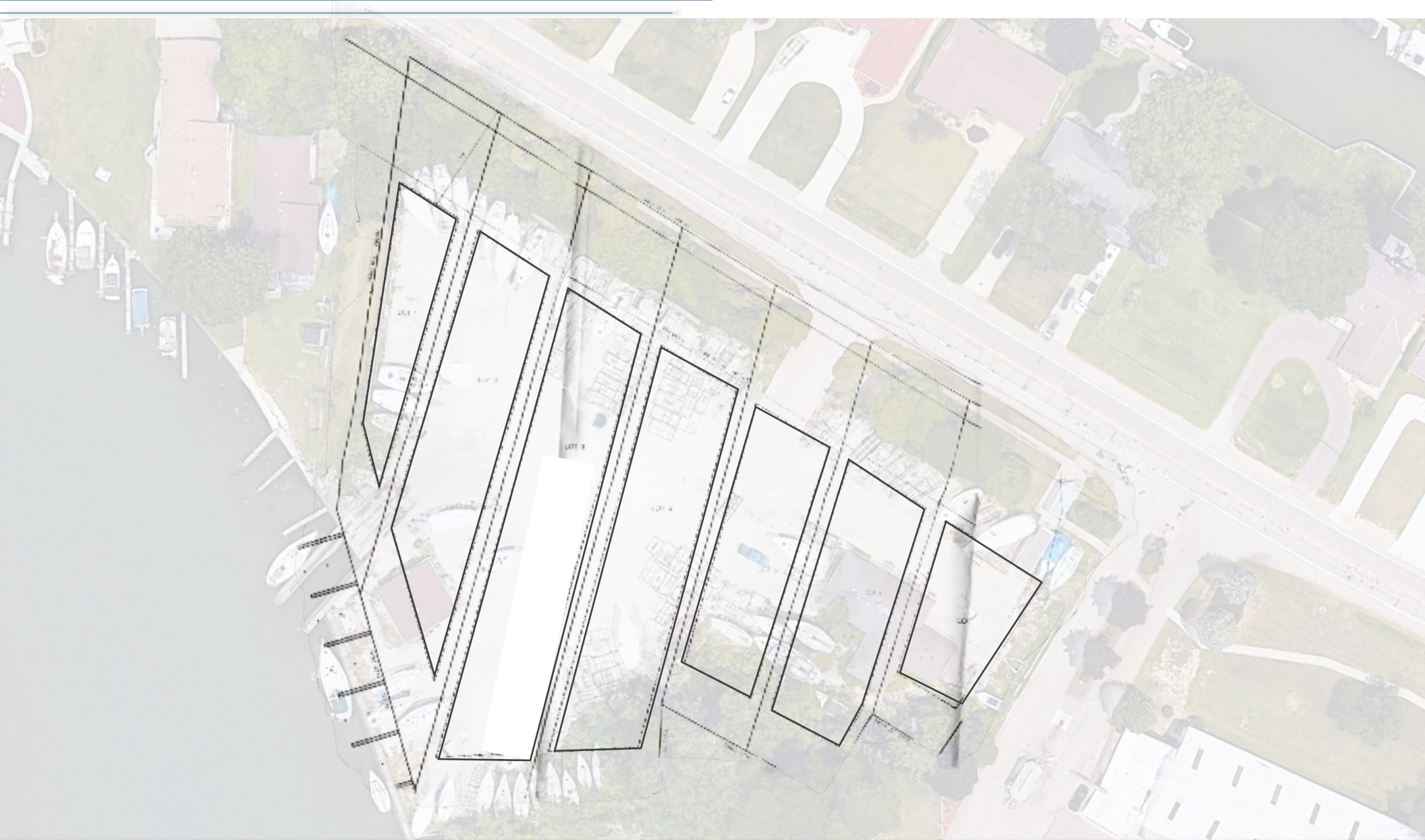


# PROPOSED SITE PLAN (CONDOMINIUM SITES)





# PROPOSED SITE PLAN (SINGLE FAMILY HOMES)



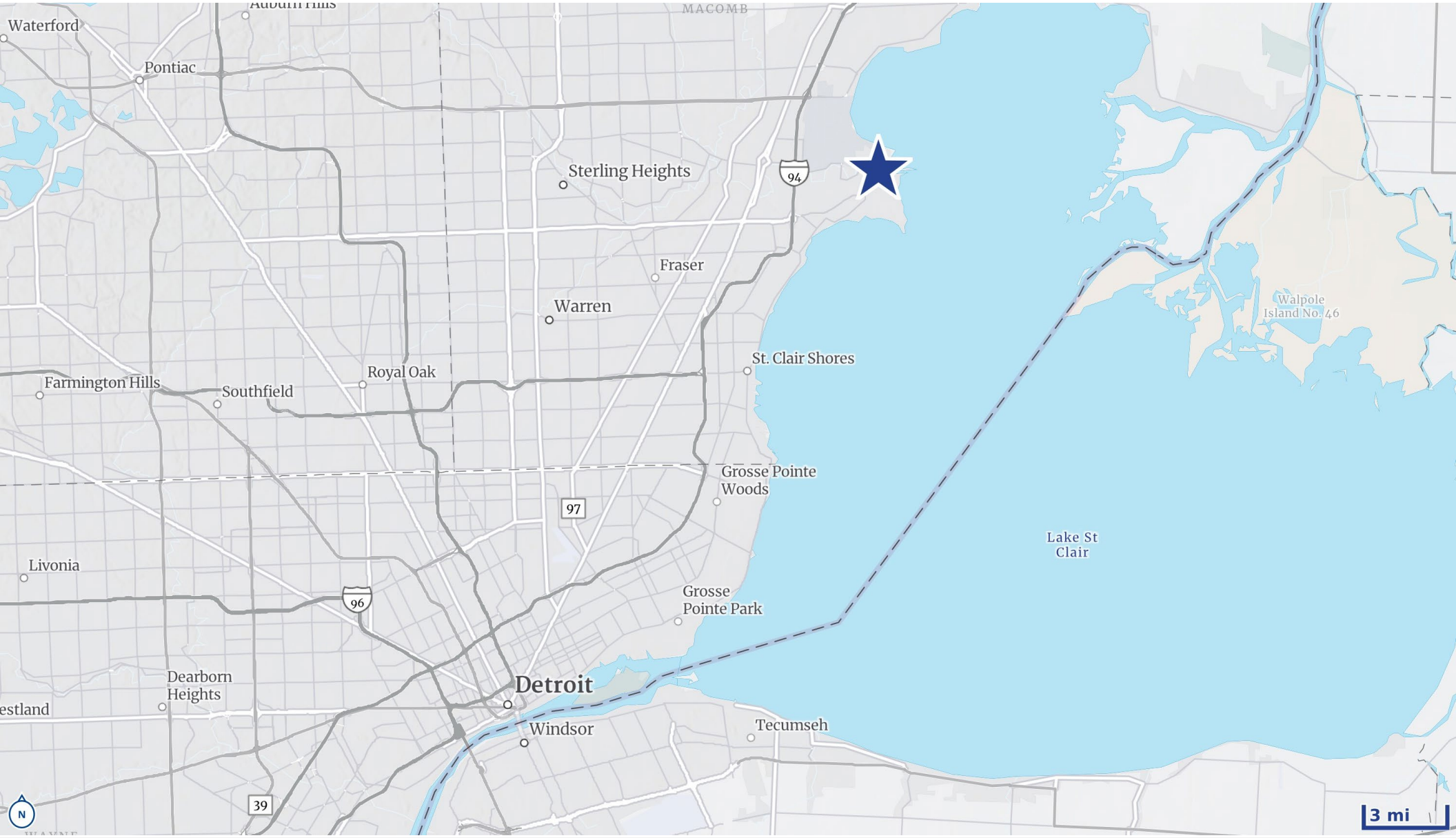


# LOCAL OVERVIEW





# AREA OVERVIEW





# LOCATION DEMOGRAPHICS

	1-Mile radius	3-Mile radius	5-Mile radius
<b>Current Year Summary</b>			
Total Population	3,922	16,254	77,281
Total Households	1,761	7,278	34,346
Total Family Households	1,153	4,655	19,938
Average Household Size	2.23	2.23	2.21
Median Age	50.2	48.9	43.4
Population Age 25+	3,124	12,622	57,177
Male Population	1,963	8,204	38,128
% Male	50.1%	50.5%	49.3%
Female Population	1,959	8,050	39,153
% Female	50.0%	49.5%	50.7%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$97,681	\$90,062	\$65,430
Average Household Income	\$126,423	\$118,765	\$88,349
Per Capita Income	\$55,691	\$53,246	\$39,279
<b>Current Year Summary Business Data</b>			
Total Businesses	88	442	2,764
Total Daytime Population	2,673	13,173	77,349
Daytime Population: Workers	911	6,006	39,705
Daytime Population: Residents	1,762	7,167	37,644

## IN 5-MILE RADIUS

POPULATION  
77,281

HOUSEHOLD  
34,346

AVERAGE INCOME  
\$89,349





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- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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