

REZONED TO LIGHT INDUSTRIAL

PRICE REDUCED!



PILOT

PROPERTY GROUP

MAIN ROAD - MULTI-TENANT 13 MILE ROAD VACANT LAND, ROSEVILLE, MI 48066

PROPERTY OVERVIEW:

- For sale/build-to-suit.
- Retail, industrial, mixed use or special purpose.
- Proposed site plan for 15,200 SF multi-tenant building.
- Excellent visibility with 200' frontage on 13 Mile Road.
- Marijuana sales or growing facilities & used car sales are not permitted.
- Easy access to I-696 and I-94.
- All utilities available.

2024 TRADE AREA DEMOGRAPHICS			
DISTANCE	2 MILE	5 MILE	10 MILE
POPULATION	55,839	313,086	1,011,488
HOUSEHOLDS	23,606	127,590	411,814
AVG HH INCOME	\$75,217	\$76,859	\$80,569
2022 TRAFFIC / AVERAGE DAILY			
COLLECTION STREET	CROSS STREET	VOLUME	
East 13 Mile Rd	York St W	25,299	
East 13 Mile Rd	Fraser Dr E	18,503	

Property Type: Light Industrial/Commercial
 Cross Streets: South side of 13 Mile, between Hayes Rd and Groesbeck Hwy
 Parcel Size: 1.33 Acres
 Zoning: I-1
 Property Taxes: 2024: \$4,347.00
 Sale Price: **\$161,100.00**

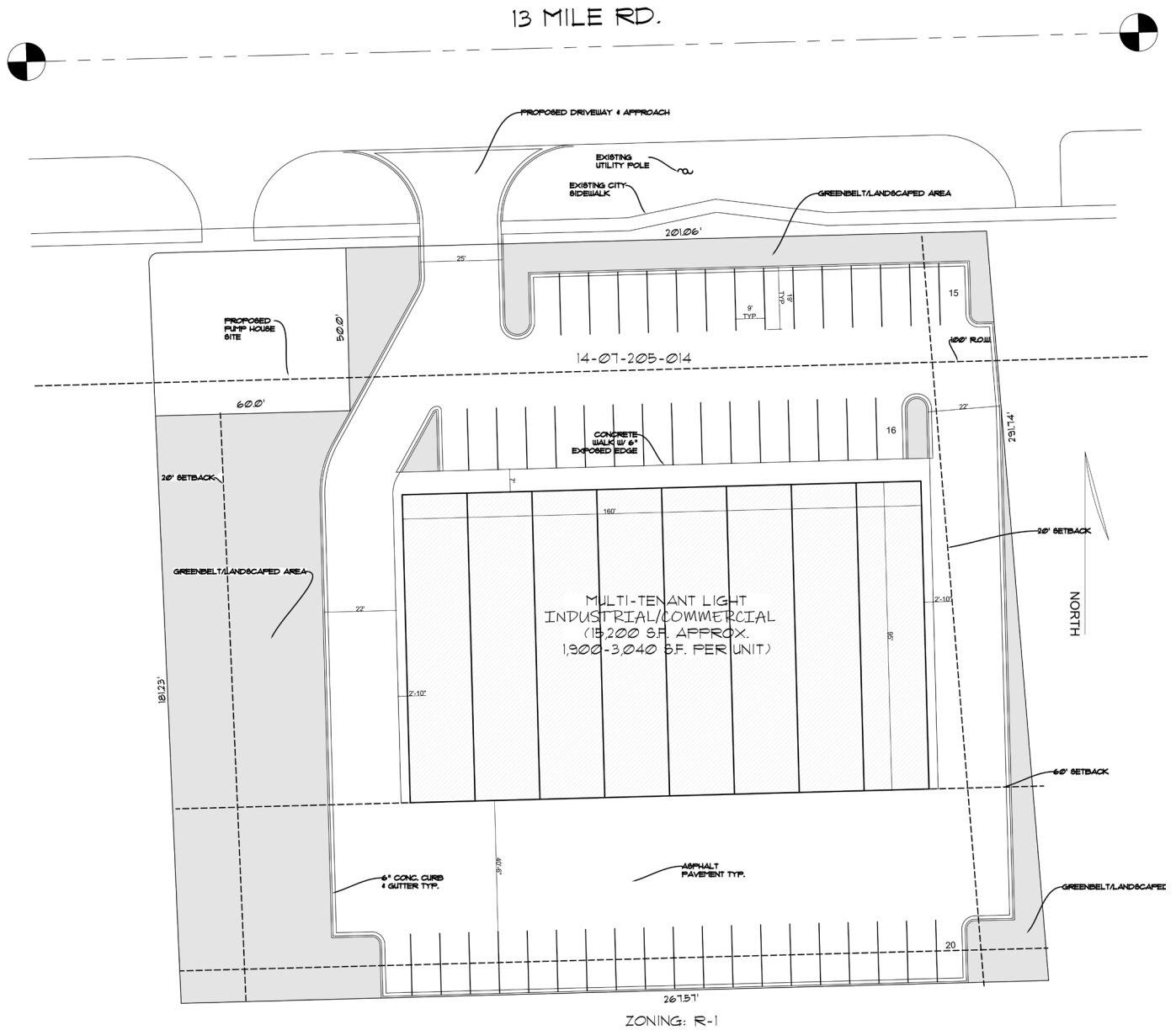
AGENT CONTACT INFO

TILL PACELLA O: 586.254.0900 x123 • C: 586.291.3582 • till@pilotpg.com

Matching the right people to the right place.

38600 Van Dyke, Suite 325, Sterling Heights, MI 48312 • 1530 Pine Grove, Suite 4, Port Huron, MI 48060
586.254.0900 • www.pilotpg.com

PROPOSED SITE PLAN



PROPOSED SITE LAYOUT
1" = 15'

Matching the right people to the right place.