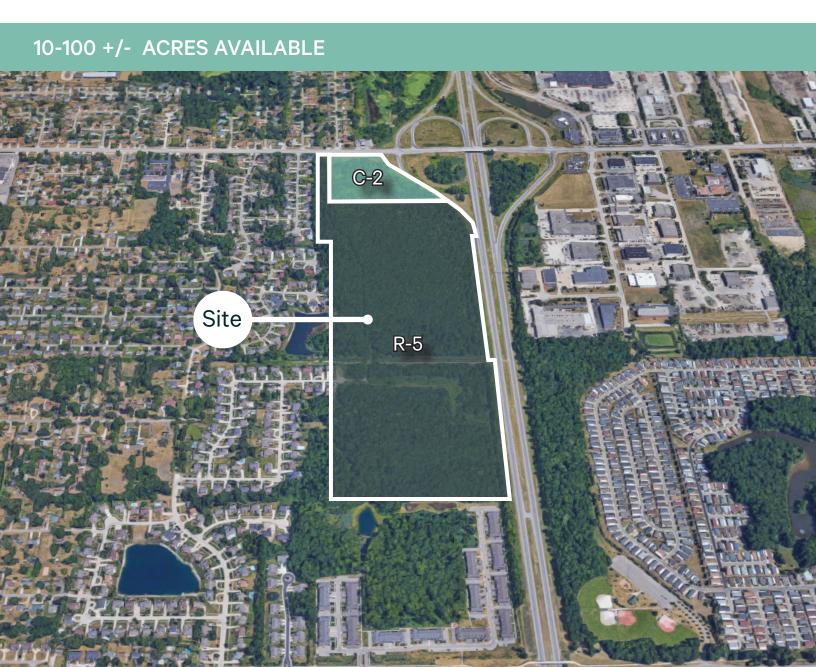


SW Corner of 23 Mile Rd & M-53/Van Dyke Freeway

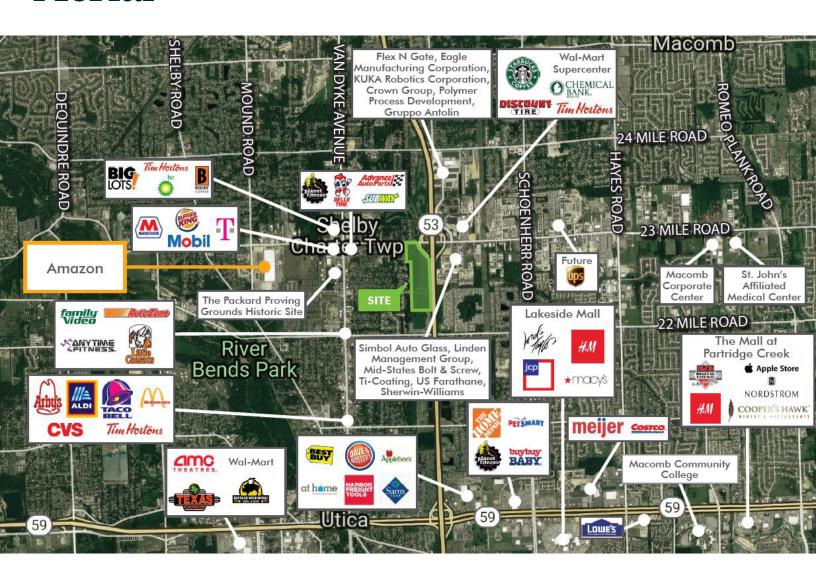
Shelby Township, MI



10-100+/- ACRES AVAILABLE

SW CORNER 23 MILE RD & M-53/VAN DYKE FWY Auburn Hills, MI

Aerial

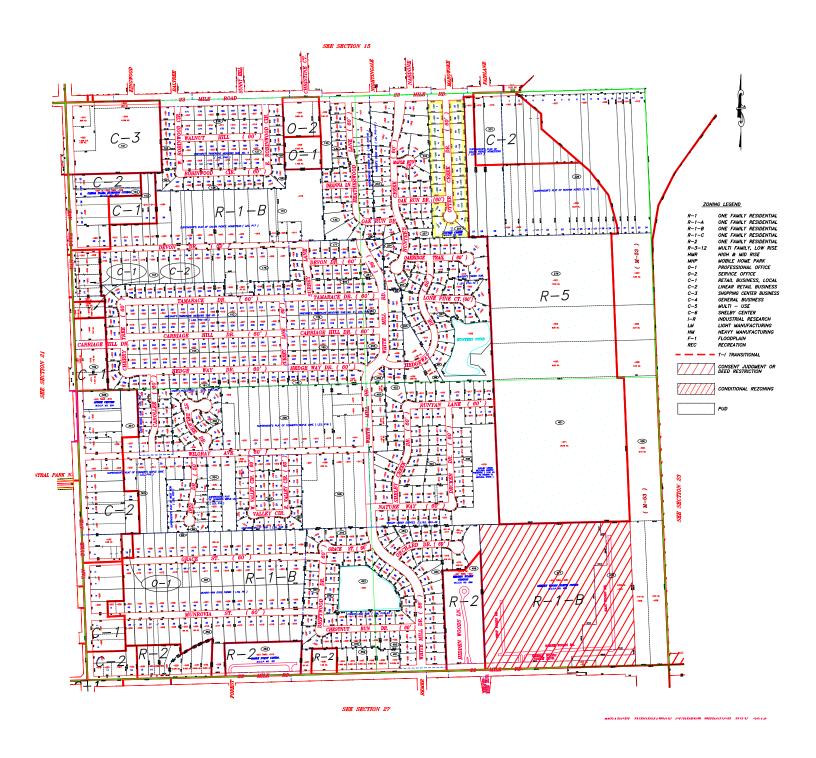


Comments

- + Exceptional Mixed Use Development
- + 10 +/- Acres Hard Corner Zoned Commercial (C-2) with Medical Office Potential
- + 90 +/- Acres Zoned Residential (R-5) Multi-Family



Zoning Map





SW CORNER 23 MILE RD & M-53/VAN DYKE FWY Auburn Hills, MI

Demographics

Population	1 Mile	3 Miles	5 Miles	10 Miles
2021 Population - Current Year Estimate	5,370	64,330	207,615	643,421
2026 Population - Five Year Projection	5,561	66,217	213,691	659,854
2010 Population - Census	4,930	59,523	193,880	611,838
2000 Population - Census	4,106	53,138	158,807	557,425
2010-2021 Annual Population Growth Rate	0.76%	0.69%	0.61%	0.45%
2021-2026 Annual Population Growth Rate	0.70%	0.58%	0.58%	0.51%
Place of Work	1 Mile	3 Miles	5 Miles	10 Miles
Place of Work 2021 Businesses	1 Mile 322	3 Miles 2,646	5 Miles 6,088	10 Miles 21,151
2021 Businesses	322	2,646	6,088	21,151
2021 Businesses 2021 Employees	322 3,084	2,646 30,957	6,088 71,292	21,151 295,989
2021 Businesses 2021 Employees Education	322 3,084 1 Mile	2,646 30,957 3 Miles	6,088 71,292 5 Miles	21,151 295,989 10 Miles
2021 Businesses 2021 Employees Education	322 3,084 1 Mile	2,646 30,957 3 Miles	6,088 71,292 5 Miles	21,151 295,989 10 Miles

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