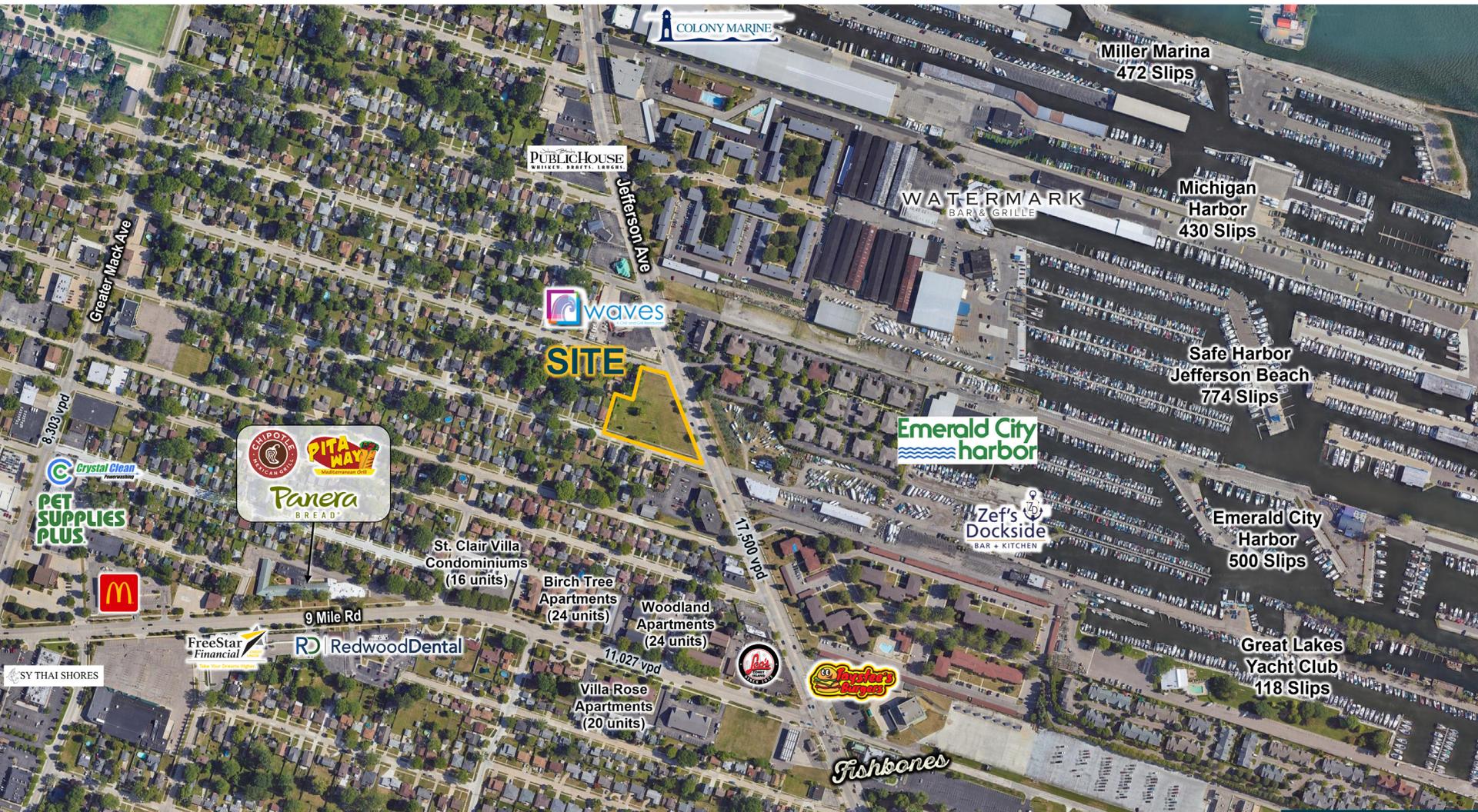


JEFFERSON AVENUE VACANT LAND



FOR SALE OR GROUND LEASE

24101 Jefferson Avenue / St. Clair Shores, MI



RETAIL OPPORTUNITY

JEFFERSON AVENUE VACANT LAND



Address

24101 Jefferson Avenue
St. Clair Shores, MI 48080

Availability

1.535 AC

Features

1.53 AC vacant land parcel available for sale or ground lease. The parcel is location directly on Jefferson Avenue, just north of 9 Mile Road in St. Clair Shores, Michigan. This stretch of Jefferson Avenue, also known as the Nautical Mile, sees over 17,000 vehicles per day. With over 325 feet of frontage on Jefferson Avenue, as well as multiple point of ingress/egress, this property is positioned for maximum visibility, easy access, and strong street presence.

This property is zoned CLD - Central Lakefront District, which allows for a wide variety of uses including, but not limited to: restaurants, child care centers, medical offices, and financial institutions, among others. The property is also shovel ready for a 40 unit condominium development.

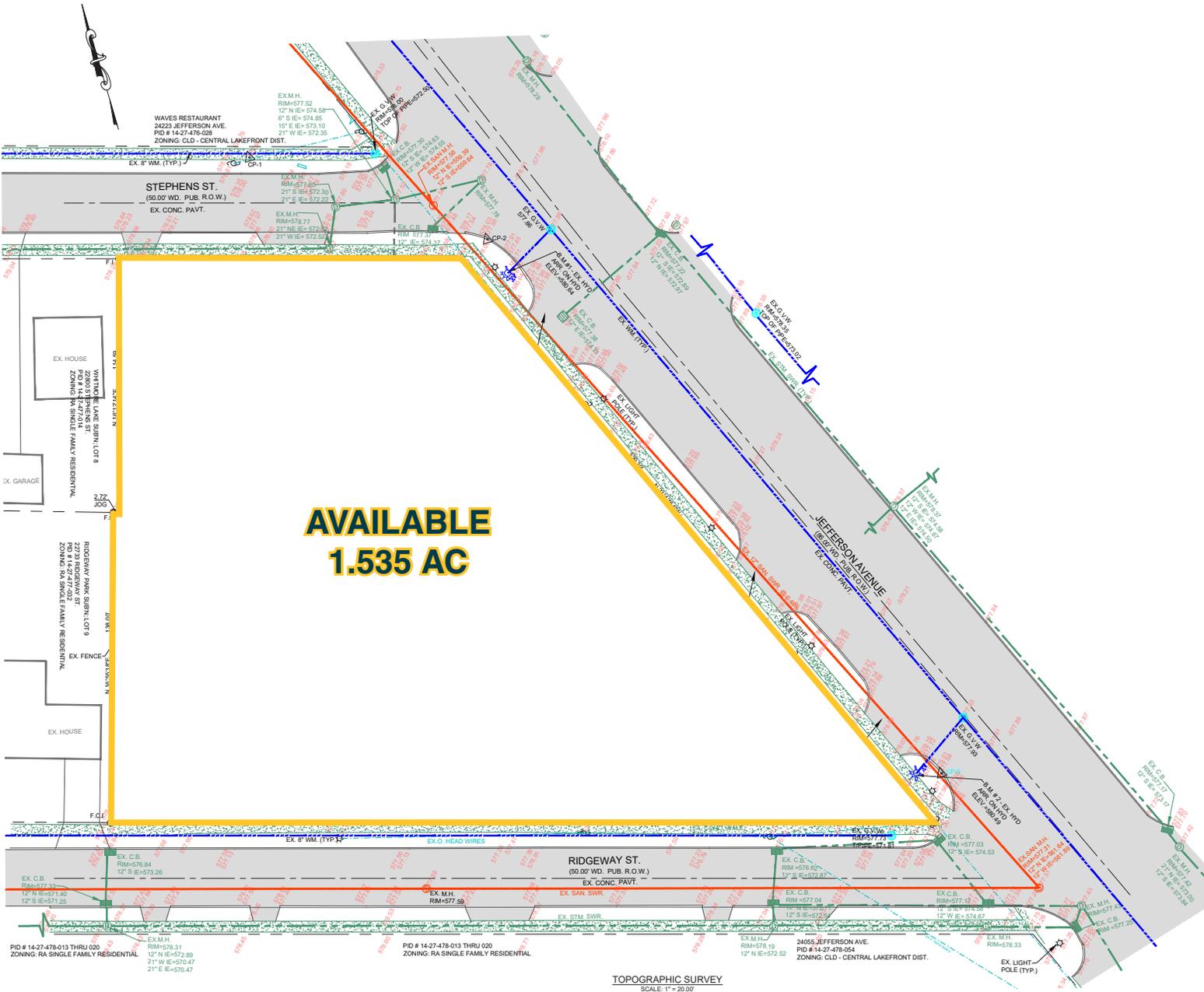
Area Tenants



Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	12,788	90,448	229,616
HOUSEHOLDS	6,573	39,673	95,540
AVG HOUSEHOLD INCOME	\$90,992	\$98,797	\$90,039
DAYTIME POPULATION	12,006	75,167	201,802

JEFFERSON AVENUE VACANT LAND

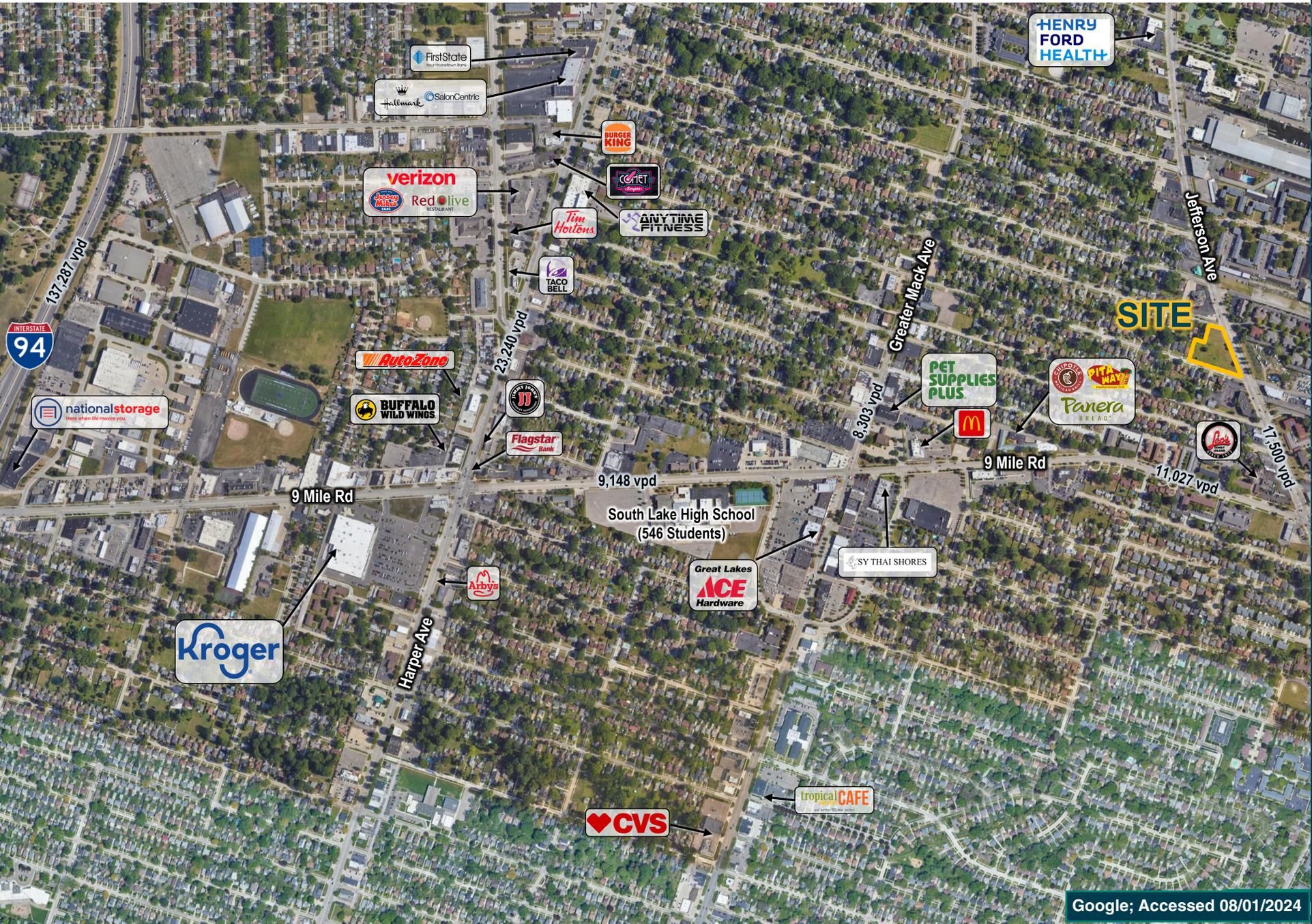


**AVAILABLE
1.535 AC**

TOPOGRAPHIC SURVEY
SCALE: 1" = 20.00'

SURVEY

JEFFERSON AVENUE VACANT LAND



JEFFERSON AVENUE VACANT LAND



George
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