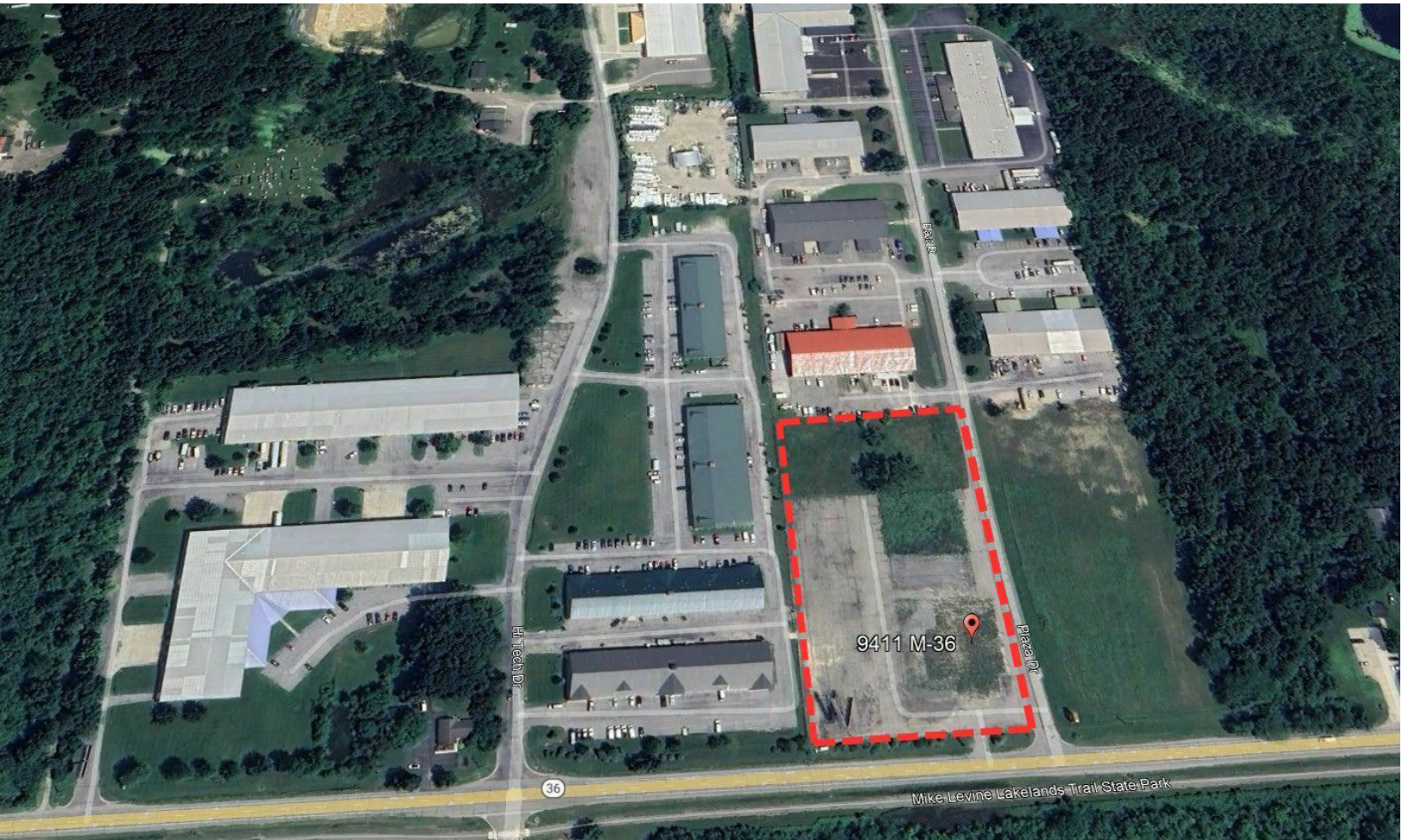


5.36 ACRES M-36

9411 E. M-36, Green Oak Township, MI 48189



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SZERLAG

Senior Partner

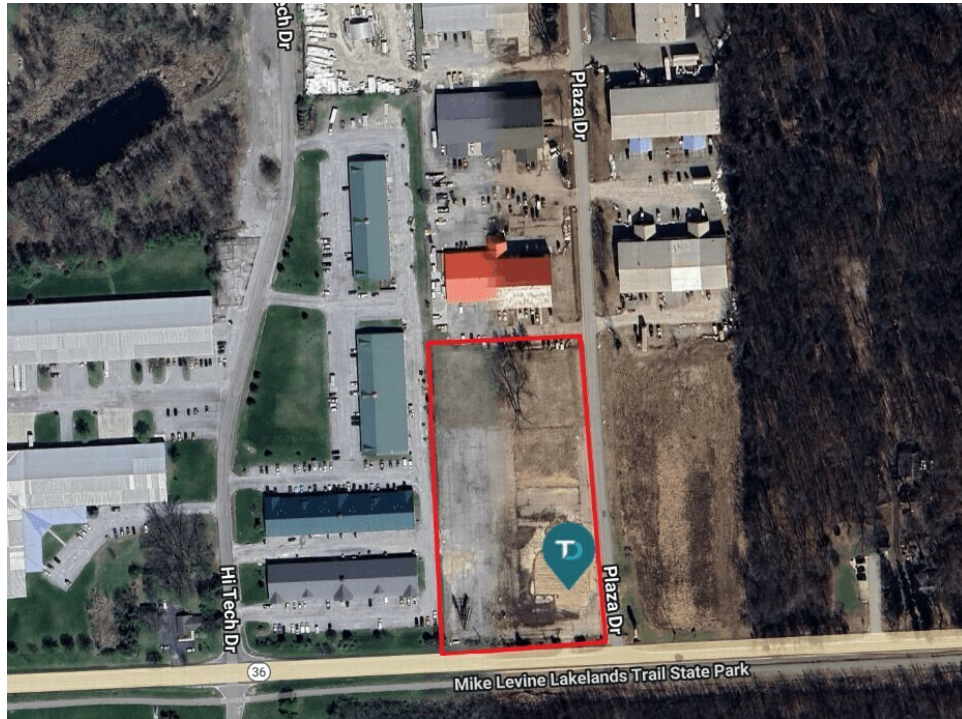
mszerlag@thomasduke.com

JOHN PORTH

Vice President

jkporth@thomasduke.com

OFFERING SUMMARY: 9411 E. M-36 | Green Oak Township, MI 48189



PROPERTY OVERVIEW

Commercial land for development located on M-36, just west of US-23.

OFFERING SUMMARY

Price Reduced! Was: \$1,275,000.00
 NOW: \$955,000.00

Lot Size: 5.36 Acres

Price / Acre: \$185,634.33

Zoning: GB - General Business

PROPERTY HIGHLIGHTS

- Zoned GB - General Business
- Centrally located between Brighton and Ann Arbor.
- Site of the former Barnstormer Banquet Facility.

BUILDING/PROPERTY INFORMATION: 9411 E. M-36 | Green Oak Township, MI 48189

BUILDING INFORMATION

SALE PRICE: PRICE REDUCED!
 Was: \$1,275,000.00
 NOW: \$995,000.00

Price/AC: \$185,634.33

Utilities: Municipal Water &
 Sanitary Sewer

Taxes: 2025 Summer - \$3,622.51
 2025 Winter - \$16,443.10

PROPERTY INFORMATION

Lot Size: 5.36 Acres

Property Type: Commercial Land

Zoning GB - General Business

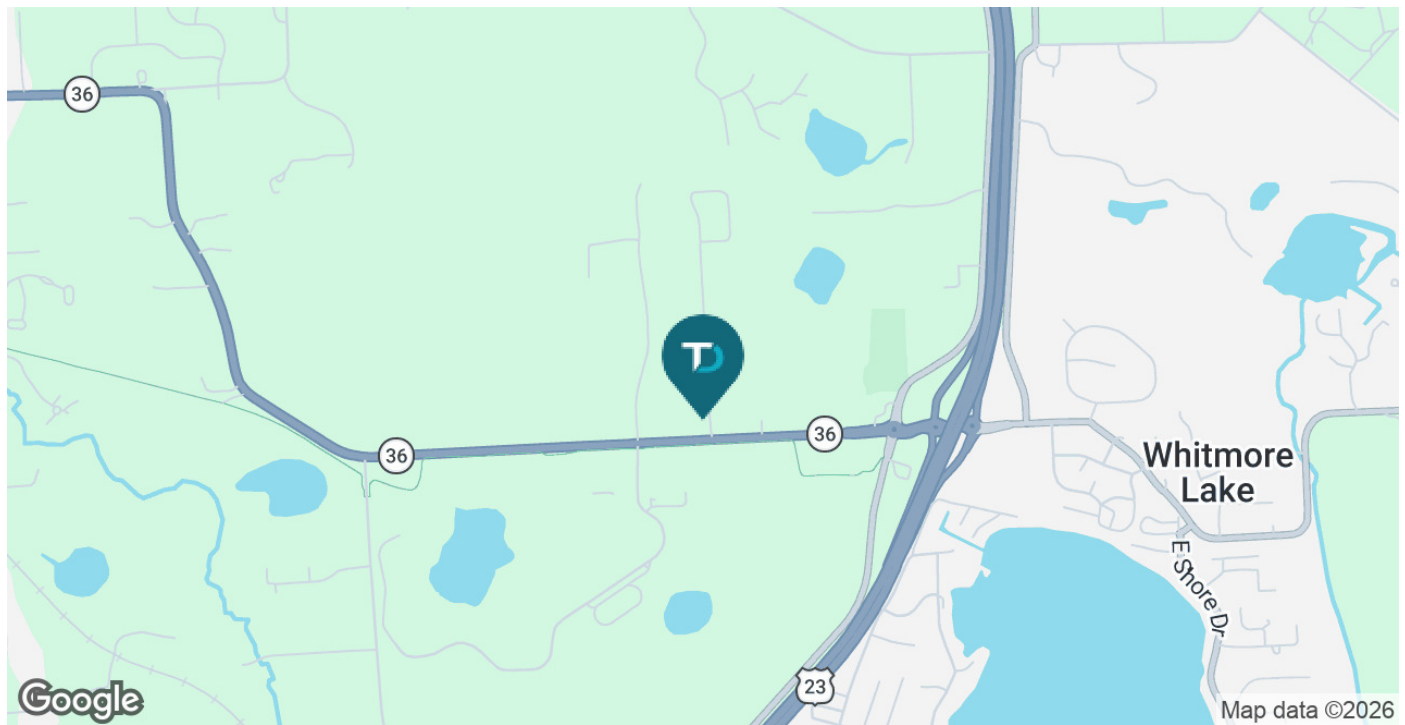
2025 Traffic Count: M-36 = 8,358
 US23 = 81,958

Legal Description: Available upon request.

APN: 4716-29-300-020

LOCATION INFORMATION

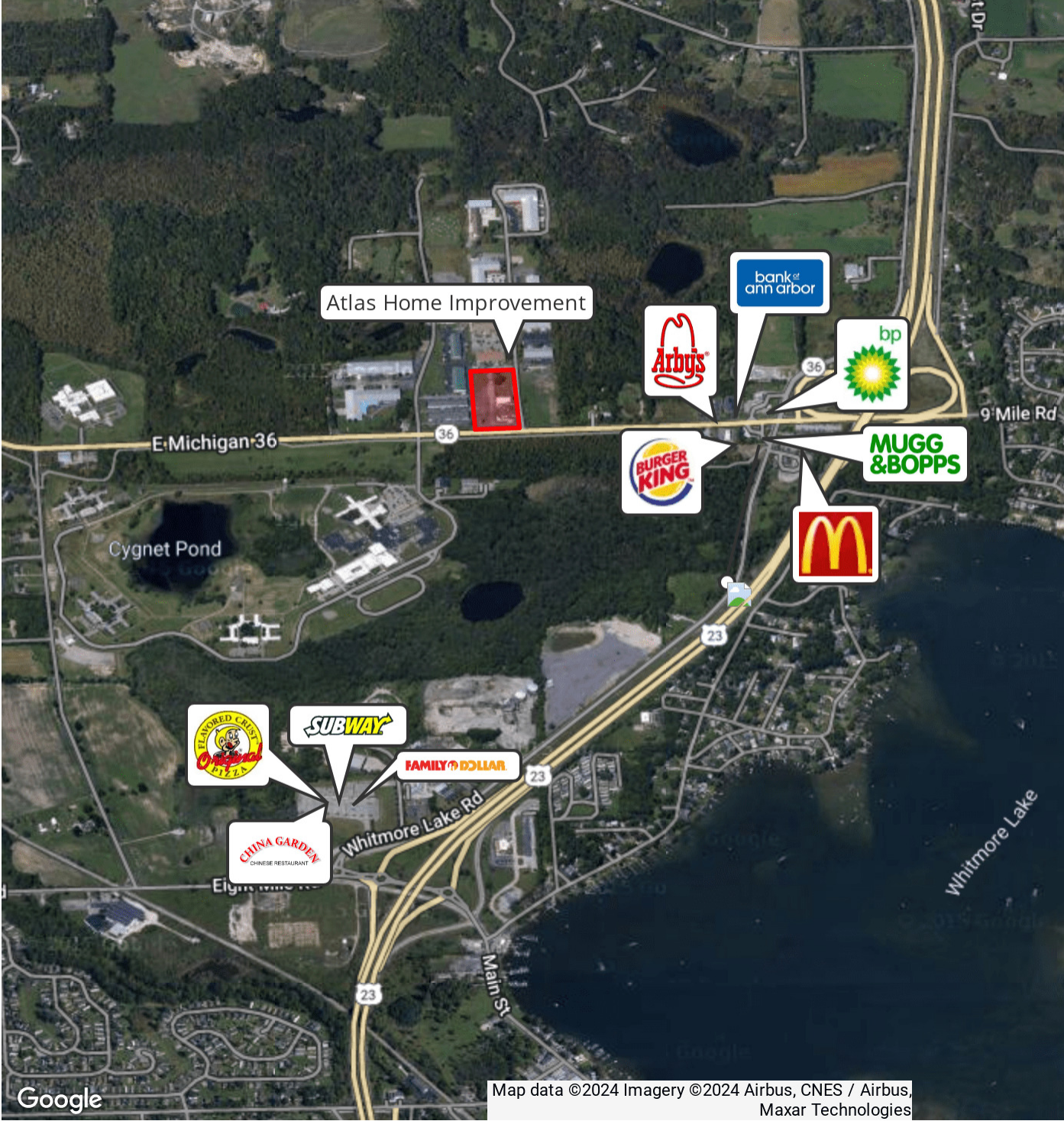
East side of Plaza Drive, north off of E M-36, east of US23 in Whitmore Lake.



AERIAL MAP: 9411 E. M-36 | Green Oak Township, MI 48189



RETAILER MAP: 9411 E. M-36 | Green Oak Township, MI 48189



ZONING ORDINANCE: 9411 E. M-36 | Green Oak Township, MI 48189

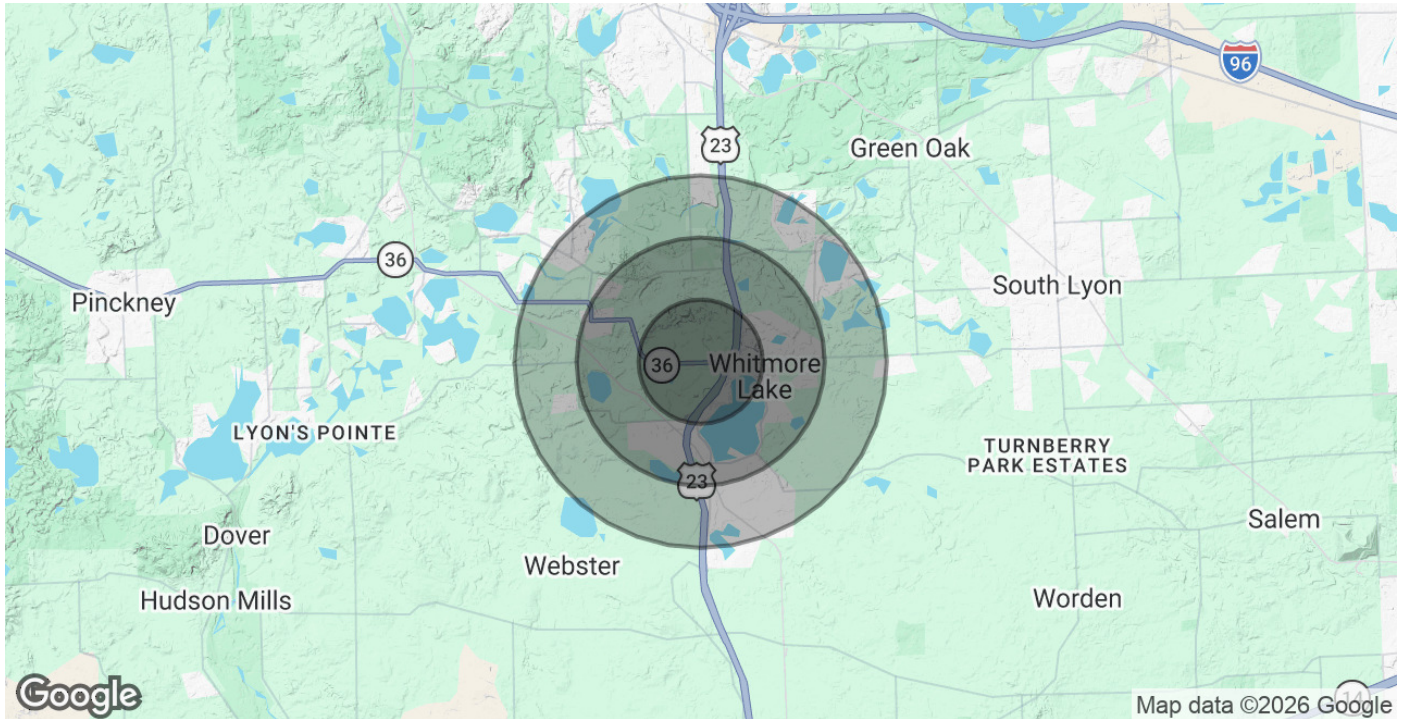
GB- General Business
LIST OF PERMITTED USES

GB - General Business.

- a. **Permitted uses.** Permitted uses within the GB district include the following:
 - 1. All uses permitted in the LB district.
 - 2. Private clubs and lodges provided, sales and services are to members and guests only.
 - 3. Supermarkets.
 - 4. Public and private business schools and colleges.
 - 5. Health and fitness clubs.
 - 6. Theaters, excluding drive-in theaters.
 - 7. Eating and drinking establishments, subject to Section 38-196(2).
- b. **Special approval uses.** Special approval uses within the GB district include the following:
 - 1. All special approval permitted in the LB district.
 - 2. Assembly halls or dancehalls, subject to Section 38-196(8).
 - 3. Open air businesses when developed in conjunction with a permitted use and subject to Section 38-196(9).
 - 4. Plant nurseries, subject to Section 38-196(23).
 - 5. Vehicle wash establishments, subject to Section 38-196(24).
 - 6. Mortuaries, subject to Section 38-196(7).
 - 7. Bowling alleys, indoor skating rinks and similar recreational uses, subject to Section 38-196(8).
 - 8. Veterinary offices, including animal hospitals and clinics, subject to Section 38-196(10).
 - 9. Warehouse/indoor storage associated with retail sales businesses.
 - 10. Public garage, automobile service stations, filling stations, and associated convenient stores subject to Section 38-196(16).
 - 11. Childcare centers, subject to Section 38-196(6).

LB - Local Business.

- a. **Permitted uses.** Permitted uses within the LB district include the following:
 - 1. Retail businesses which supply commodities, such as groceries, meats, dairy products, baked goods, drugs, gifts and notions or hardware.
 - 2. Personal service establishments, such as repair shops for watches, small appliances, shoes and televisions, beauty shops and barbershops.
 - 3. Laundry and dry-cleaning pickup stations, subject to Section 38-196(28).
 - 4. Professional offices for doctors, dentists, lawyers, architects, engineers, and other similar professions.
 - 5. Financial and business service establishments, banks, credit unions and insurance offices.
 - 6. Post offices and other similar governmental offices serving nearby residential areas.
- b. **Special approval uses.** Special approval uses within the LB district include the following:
 - 1. Eating and drinking establishments, excluding drive-in restaurants, subject to Section 38-196(2).
 - 2. Indoor and outdoor commercial recreation, subject to Section 38-196(8) or 38-196(11).
 - 3. Shops providing merchandise to be sold on the premises, provided that not more than five (5) persons are employed on the premises in the production of merchandise being sold.
 - 4. Planned shopping centers, subject to Section 38-196(20).
 - 5. Mini Storage, subject to Section 38-196(21).
 - 6. Child day care centers, subject to Section 38-196(6).

DEMOGRAPHICS MAP & REPORT: 9411 E. M-36 | Green Oak Township, MI 48189


POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,370	7,346	16,601
Average Age	38.2	40.7	43.3
Average Age (Male)	39.2	43.0	44.3
Average Age (Female)	33.8	39.4	43.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	542	3,321	7,390
# of Persons per HH	2.5	2.2	2.2
Average HH Income	\$103,156	\$92,142	\$102,471
Average House Value	\$294,847	\$226,972	\$250,345

2020 American Community Survey (ACS)