

OFFICE PROPERTY // FOR SALE

.99 ACRE LOT IN MOUNT CLEMENS ZONED INDUSTRIAL - ALL UTILITIES

100 MACOMB DAILY DR
MOUNT CLEMENS, MI 48043



- .99 acres of land
- Zoned for Industrial use
- City utilities available
- Adjacent to the Former Gibraltar Trade Center
- Spacious 130' x 33' dimensions
- Fantastic access to I-94



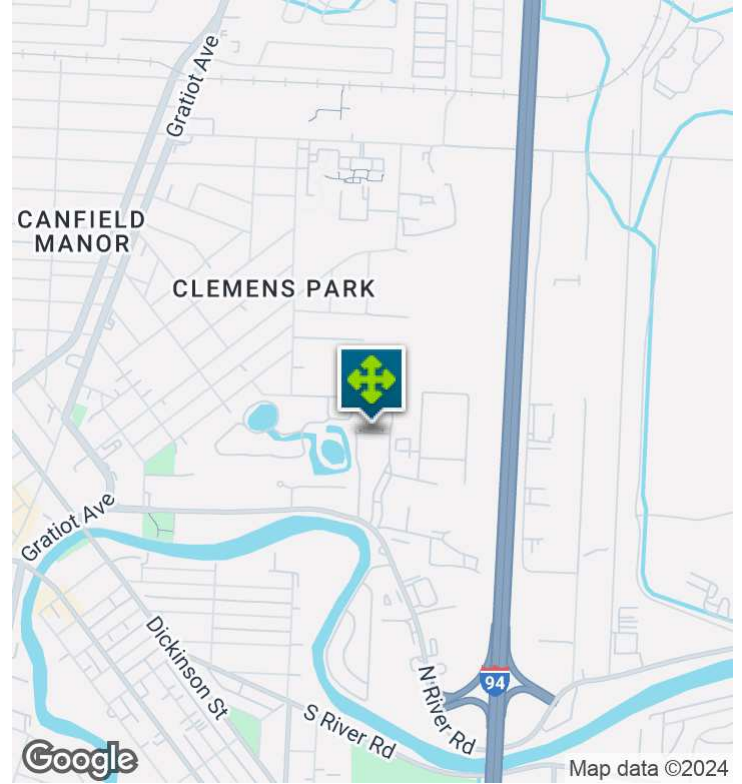
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Sale Price	\$195,000
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OFFERING SUMMARY

Building Size:	43,124 SF
Lot Size:	0.99 Acres
Price / SF:	\$4.52
Zoning:	L-1
Market:	Detroit
Submarket:	Macomb

PROPERTY OVERVIEW

This .99-acre lot is for sale on Macomb Daily Dr in Mount Clemens, MI. Ideal industrial property that is ready for development and suitable for all industrial uses, including manufacturing, warehousing, automotive, logistics, trucking, and more. All water and sewer utilities are available. The property is fully fenced, flat, and treeless!

LOCATION OVERVIEW

Land located on Macomb Daily Dr in Mount Clemens, Michigan, is primarily an industrial development area. One notable plot spans 0.99 acres, offering easy access to major highways, including I-94, making it attractive for commercial or industrial use. The area is close to various amenities, including Meijer and Citgo, and is surrounded by parking facilities and a few restaurants, making it a well-situated location for potential business developments

PROPERTY HIGHLIGHTS

- .99 acres of land
- Zoned L-1 for Industrial use
- City utilities available
- Adjacent to the Former Gibraltar Trade Center



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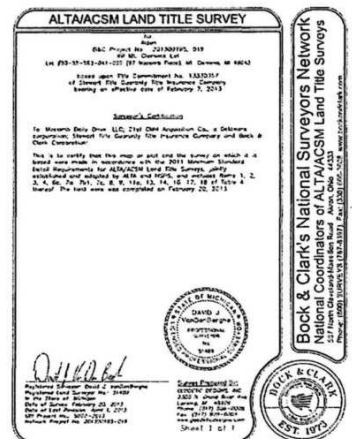
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ADDITIONAL PHOTOS



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AERIAL MAP

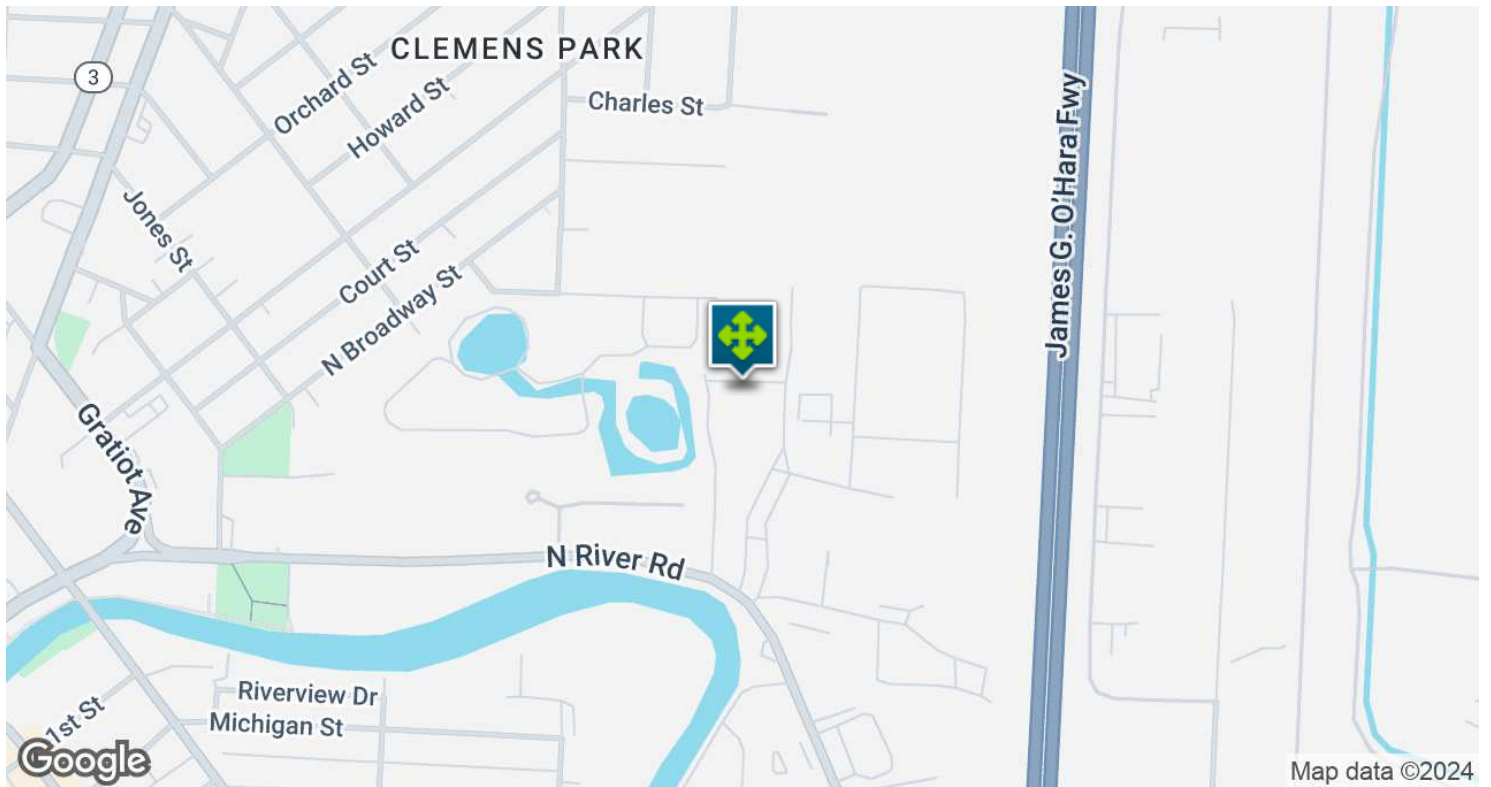
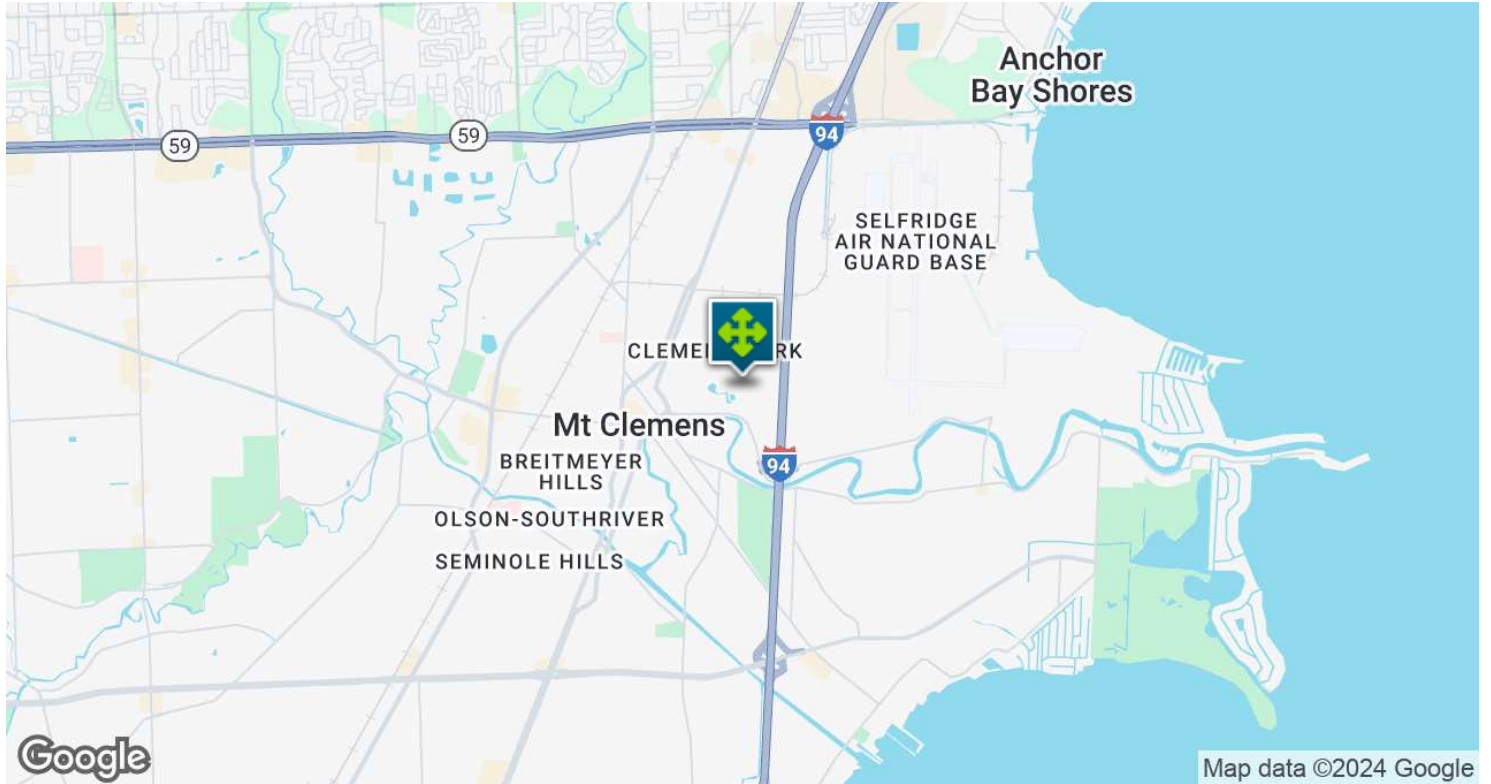


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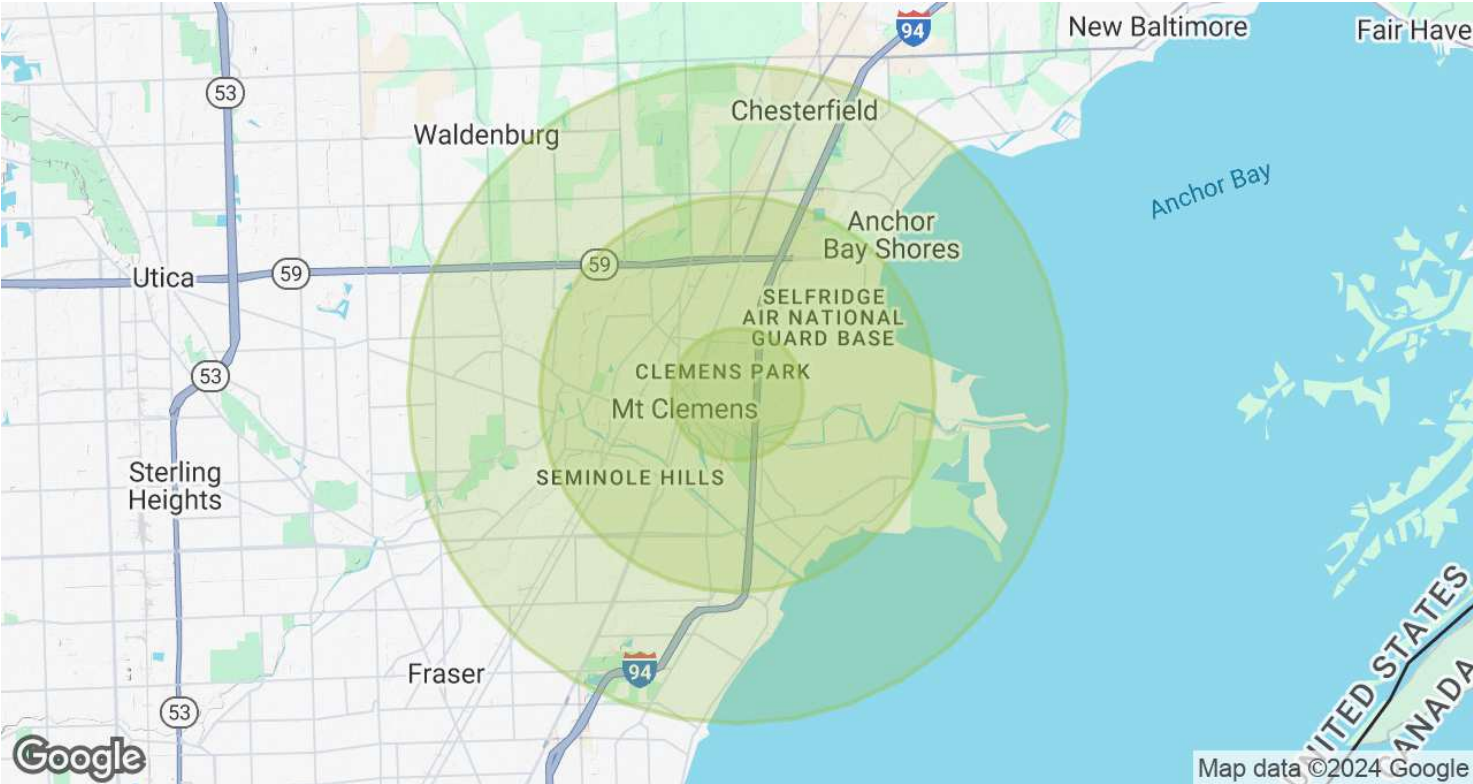
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,702	64,141	170,582
Average Age	39	42	42
Average Age (Male)	39	41	41
Average Age (Female)	40	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,923	28,519	72,246
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$54,953	\$85,859	\$99,558
Average House Value	\$154,398	\$233,779	\$270,072

Demographics data derived from AlphaMap

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FOR MORE INFORMATION, PLEASE CONTACT:



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