

1.46 +/- Acres | 5970 E Grand River Genoa Twp, MI 48843 - FOR SALE



EXCLUSIVELY LISTED BY:

**STEVE GRONOW**

810-599-5147

[Steve@chestnutrealestate.com](mailto:Steve@chestnutrealestate.com)

**CHRISTIAN BUGEJA**

810-217-1126

[Christian@chestnutrealestate.com](mailto:Christian@chestnutrealestate.com)



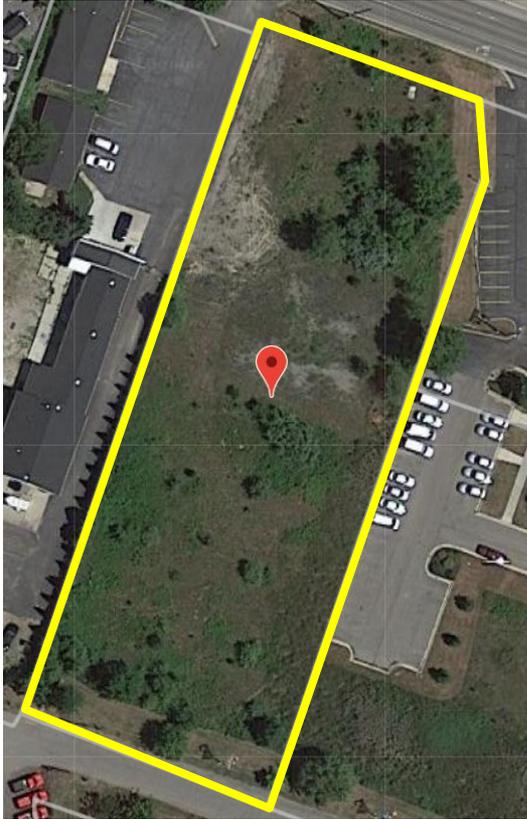
1.46 +/- Acres | 5970 E Grand River | Genoa Twp, MI 48843



**Asking Price:** \$269,900

**Property Highlights:**

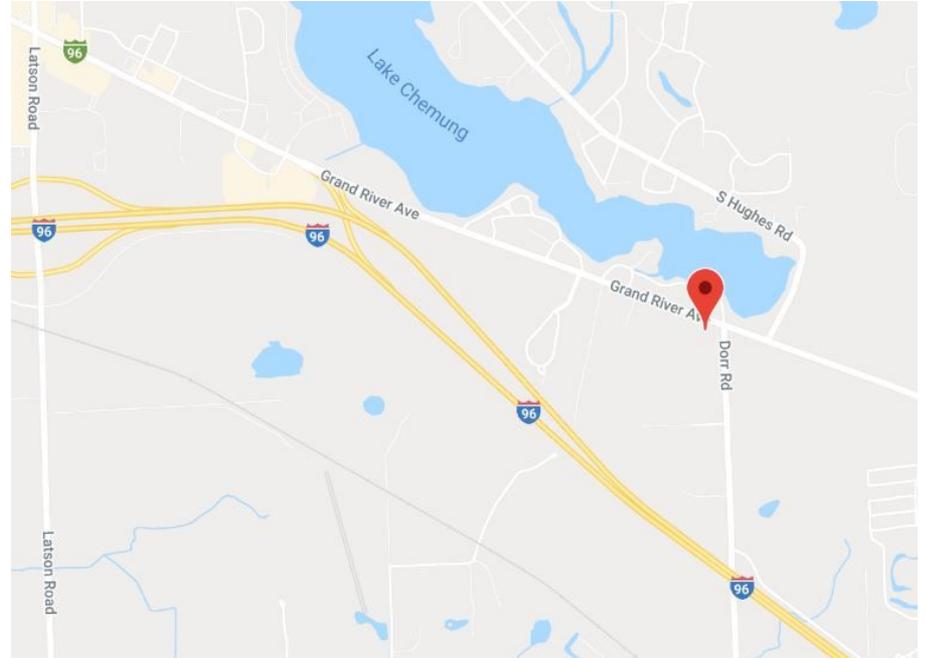
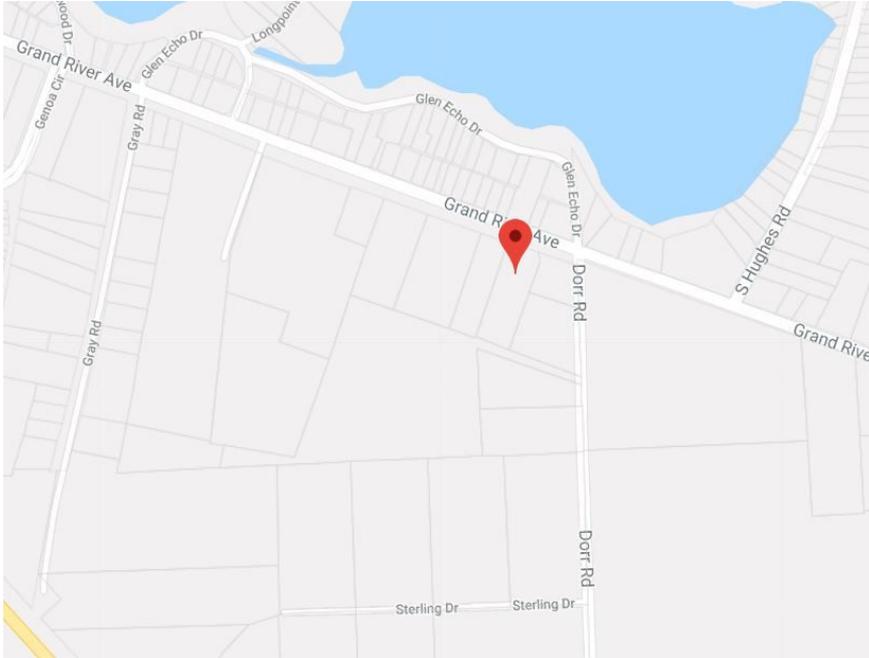
- Parcel ID Number: 11-10-400-028
- 1.46 Acre located directly off E Grand River with 140' Grand River Frontage
- Zoned General Commercial District allowing a wide variety of commercial uses
- Tremendous traffic counts and growing
- Surveyed Site - Flat, clear, and level lot
- Property is located between Howell and Brighton with easy access to local retail, office, medical users and I-96 Latson Interchange
- Previous approved site plan for 19,000 Sq ft office/retail space
- Utilities on site - City Water & Sanitary Sewer



**Location Description:** North Side of Grand River, W of Dorr Road, between Howell and Brighton



**Legal Description:** SEC 10 T2N R5E COMM SE COR SEC TH N2\*E 800 FT TH N66\*W 169 FT TO POB TH S2\*W 46.25 FT TH S23\*W 393.03 FT TH N66\*W 156.68 FT TH N23\*E 436 FT TH S66\*E 140 FT TO POB CONT 1.56 AC SPLIT 8/93 FR 026 & 027 CORR 12/94



Chestnut Real Estate | 810-599-3984 | [ChestnutRealEstate.com](http://ChestnutRealEstate.com)  
6253 Grand River, Ste 800 Brighton MI 48114

# 1.46 +/- Acres | 5970 E Grand River | **Traffic Count and Demographics**



## Traffic >>

Collection Street	Cross Street	Traffic Vol	Year	Distance
Grand River Rd	S Hughes Rd E	13,936	2012	0.06 mi
I- 96 Bus	Hughes Rd E	15,240	2016	0.06 mi
I- 96 Bus	Glen Echo Dr NW	15,240	2017	0.06 mi
I- 96 Bus	Hughes Rd E	16,594	2017	0.15 mi
Grand River Rd	S Hughes Rd E	14,334	2012	0.15 mi

Made with TrafficMetrix® Products

## Demographics >>

	1 Mi	3 Mi
Population	1,850	17,007
Households	821	6,854
Average Age	42.60	42.00
Median HH Income	\$61,342	\$77,534
Daytime Employees	1,864	11,868
Population Growth '18-'23	↑ 3.6%	↑ 2.8%
Household Growth '18-'23	↑ 3.9%	↑ 3.0%

Data from CoStar Realty Information Inc.

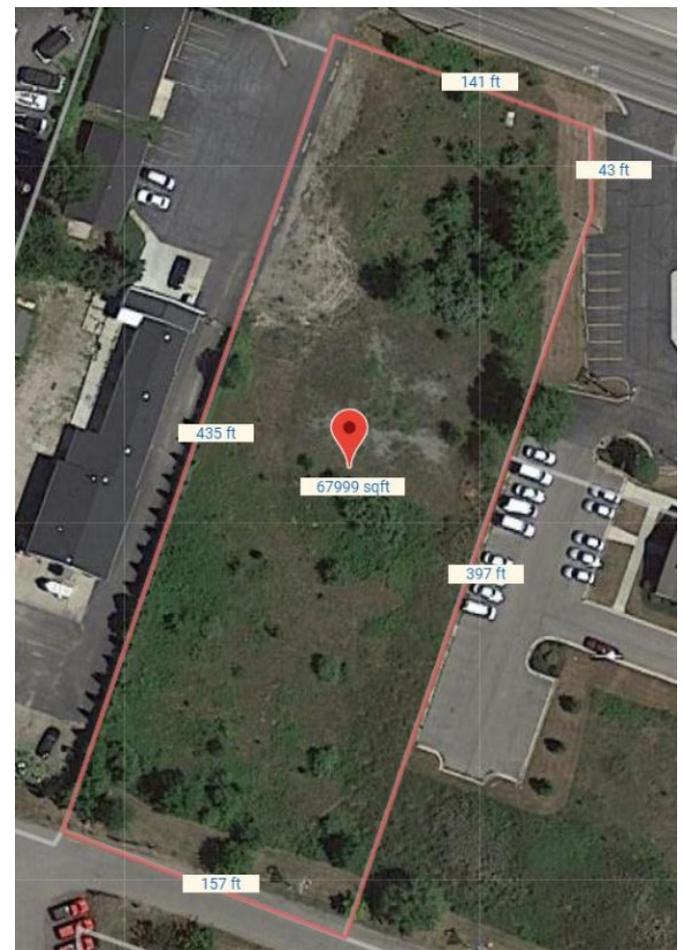
## 1.46 +/- Acres | 5970 E Grand River | **Zoning**

Zoning: General Commercial District

This parcel was previously site plan approved for a 19,000 sq. ft. of office/retail space. Utilities are at the site, and the zoning allows a wide variety of commercial uses included but not limited to:

- Retail establishments and shopping centers
- Banquet Halls
- Child Care Center
- Personal and business service establishments
- Restaurants and/or other food/beverage businesses
- Banks/Credit Unions
- Medical and professional offices
- Vocational and technical training facilities
- Places of worship

\* Zoning Ordinance available upon request



# | 5970 E Grand River | Concept Plan



LOCATION MAP NOT TO SCALE

**PROPOSED LAYOUT DATA:**  
 5970 EAST GRAND RIVER  
 MODEL L 18

GROSS SITE AREA BASED ON JENNINGSTON COUNTY #1 DEPT (86) AERIALS: 86,174 SQ. FT. (1.96 ACRES)

ZONING: GC1 GENERAL COMMERCIAL (EXCLUDES TOWN CENTER OVERLAY DISTRICT REQUIREMENTS)

PROPOSED USE: RETAIL  
 PROPOSED BUILDING GROSS SQUARE FOOT: 11,600 GSF

**COMMERCIAL DISTRICT PHYSICAL STANDARDS**

REQUIREMENT	MINIMUM	MAXIMUM
SETBACK FRONT:	10 FT. OR 5 FT. #100	75 FT.
SETBACK REAR:	PARKING AVIATION YARD	10 FT. EACH
SETBACK SIDE:	10 FT. EACH	10 FT. EACH
SETBACK REAR:	10 FT.	10 FT. SIDE AND REAR
SETBACK PARKING LOT:	10 FT.	10 FT. SIDE AND REAR
MAXIMUM COVERAGE:	20% (80%)	10% (90%)
MAX BUILDING HEIGHT:	75% (25%) IMPERVIOUS SURFACE 45 FT. (15 FT.) GREENBELT	50% (50%) IMPERVIOUS SURFACE ONE STORY

**PARKING CALCULATIONS**

REQUIRED: 1 PARKING SPACE PER 200 SF OF GROSS RETAIL FLOOR AREA — 11,600 GSF / 200 GSF = 47  
 2 ADA ACCESSIBLE PARKING SPACES REQUIRED PER 500 SPACES

PROVIDED: 47 PARKING SPACES INCLUDING 2 ADA ACCESSIBLE

**PROPOSED LANDSCAPING**

PROPOSED LANDSCAPING: 1 CANOPY TREE AND 100 SF OF LANDSCAPED AREA PER 500 SF OF FLOOR SHALL BE PLACED ON THE EASTERN END OF THE PARKING AREA

PROVIDED: 1 CANOPY TREE (100 SF LANDSCAPED AREA)

GREENBELT ALONG STREET FRONTAGE: 5 FT. WIDE GREENBELT SHALL BE PLANTED ALONG EACH PUBLIC STREET FRONT-OF-YARD (FOLLOWING) CANOPY TREE FOR EVERY 100 SF OF FRONTAGE

**BUFFER ZONE**

WHEN COMMERCIAL DISTRICT IS ADJACENT TO THE SAME A BUFFER ZONE 10' IS REQUIRED. THE BUFFER ZONE IS 10' MINIMUM WIDTH WITH 1 CANOPY TREE OR EQUIVALENT TREE OR 3 BARKED PER EACH TWENTY (20) FT. ALONG THE PROPERTY LINE BETWEEN THE ADJACENT COMMERCIAL DISTRICT



# | 5970 E Grand River | **Previously developed and approved plans**



**Building Front**



**Building Back**



Chestnut Real Estate | 810-599-3984 | [ChestnutRealEstate.com](http://ChestnutRealEstate.com)  
6253 Grand River, Ste 800 Brighton MI 48114

# | 5970 E Grand River | Previously developed and approved plans

