

LAND PROPERTY // FOR SALE

2.29 ACRES FOR REDEVELOPMENT JOIN SHEETZ & CLEAN EXPRESS CAR WASH

28800-28820 MOUND ROAD
WARREN, MI 48092



- 2.29 Acres For Sale
- Adjacent to Sheetz & Clean Express Car Wash
- Minutes from I-696
- **Traffic Count: $\pm 44,000$ VPD (AADT)**
- Flexible M-2 Zoning
- High-Traffic Retail Corridor
- Excellent Visibility



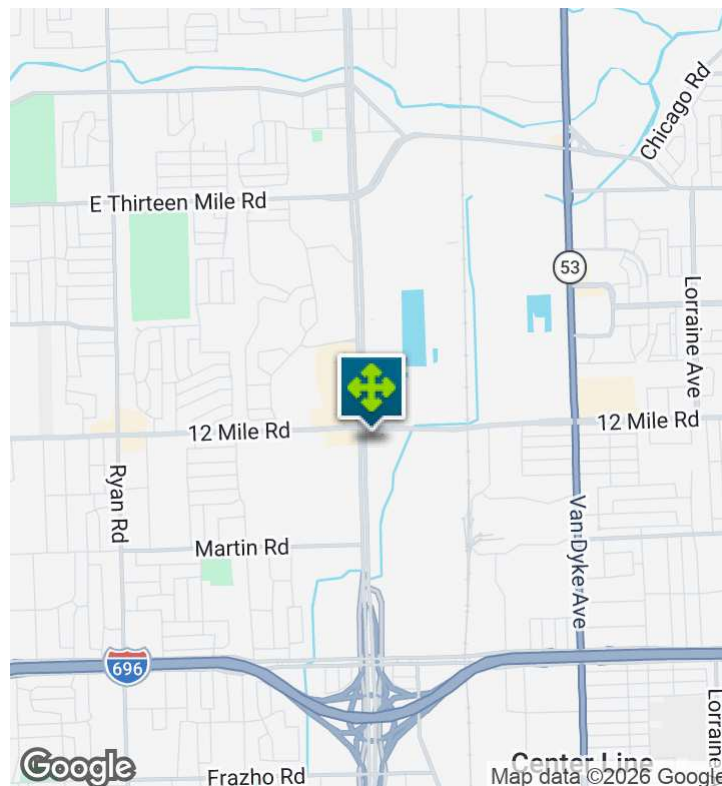
P.A. COMMERCIAL
Corporate & Investment Real Estate

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28800-28820 MOUND ROAD, WARREN, MI 48092 // FOR SALE

EXECUTIVE SUMMARY



Sale Price

\$3,900,000

OFFERING SUMMARY

Available SF:	10,990
Property Taxes:	\$26,800.07
Lot Size:	2.29 Acres
Price / Acre:	\$1,703,057
Traffic Count:	±44,000 VPD (AADT)
Year Built:	1955
Zoning:	MZ
Market:	Detroit
Submarket:	Macomb West

PROPERTY OVERVIEW

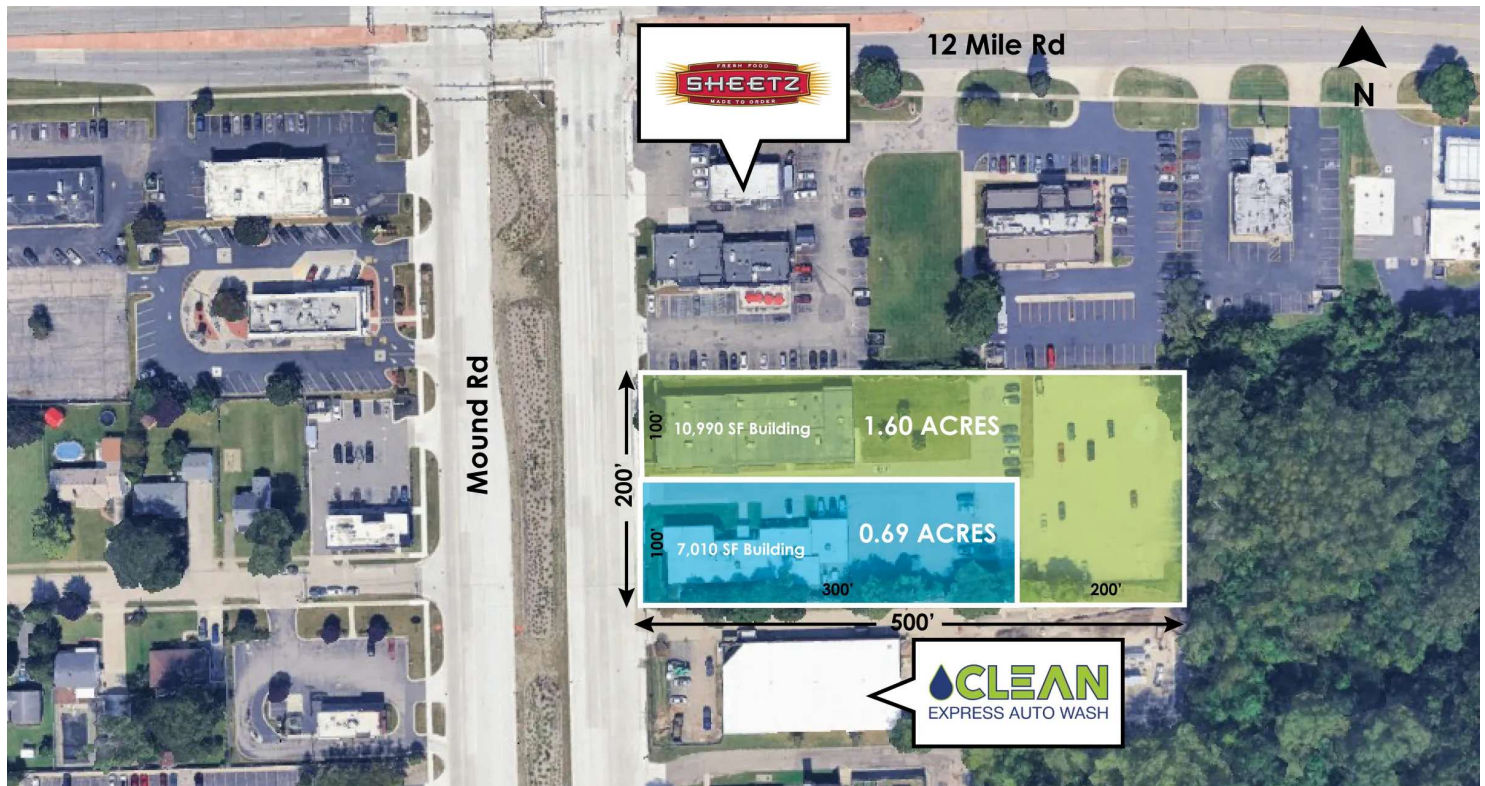
2.29 acres zoned M-2 with approximately 200' x 500' of land. The property is ideally situated with Sheetz bordering the north property line and Clean Express Car Wash bordering the south property line. Flexible M-2 zoning allows for a wide variety of commercial and industrial uses. The site is fully served by city utilities and includes a well-maintained office building. This outstanding high-visibility property benefits from exceptional traffic counts, making it an ideal location for numerous business opportunities. The offering consists of two parcels: 28820 Mound Road (Parcel No. 13-16-101-023), totaling 0.69 acres, and 28800 Mound Road (Parcel No. 12-13-16-101-010), totaling 1.61 acres. An additional 1.5 acres located to the rear of the property is also available for purchase.

LOCATION OVERVIEW

Discover the vibrant surroundings of 28800-28820 Mound Rd, Warren, MI 48092. Located in the heart of the bustling Detroit market, this area offers a prime opportunity for office investors. Situated within close proximity to major business centers, renowned dining and retail destinations, and convenient access to transportation hubs, the location presents an ideal foundation for future growth and success. Nearby points of interest include the Detroit Institute of Arts, Ford Field stadium, and the Detroit Riverwalk. With a dynamic mix of urban amenities and business opportunities, this area sets the stage for a compelling commercial investment.

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

For Sale: 2.29 acres zoned M-2 with approximately 200' x 500' of land. The property is ideally situated with Sheetz bordering the north property line and Clean Express Car Wash bordering the south property line. Flexible M-2 zoning allows for a wide variety of commercial and industrial uses. The site is fully served by city utilities and includes a well-maintained office building. This outstanding high-visibility property benefits from exceptional traffic counts, making it an ideal location for numerous business opportunities. The offering consists of two parcels: 28820 Mound Road (Parcel No. 13-16-101-023), totaling 0.69 acres, and 28800 Mound Road (Parcel No. 12-13-16-101-010), totaling 1.61 acres. An additional 1.5 acres located to the rear of the property is also available for purchase.

OFFERING SUMMARY

Sale Price:	\$3,900,000
Lot Size:	2.29 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,964	44,439	134,426
Total Population	7,423	109,532	324,868
Average HH Income	\$96,652	\$82,387	\$83,368

LOCATION HIGHLIGHT

The City of Warren's master plan notes that traffic volumes increase moving north on Mound Road, reaching about 44,000 vehicles per day between 11 Mile and 12 Mile Roads, just south of I-696.

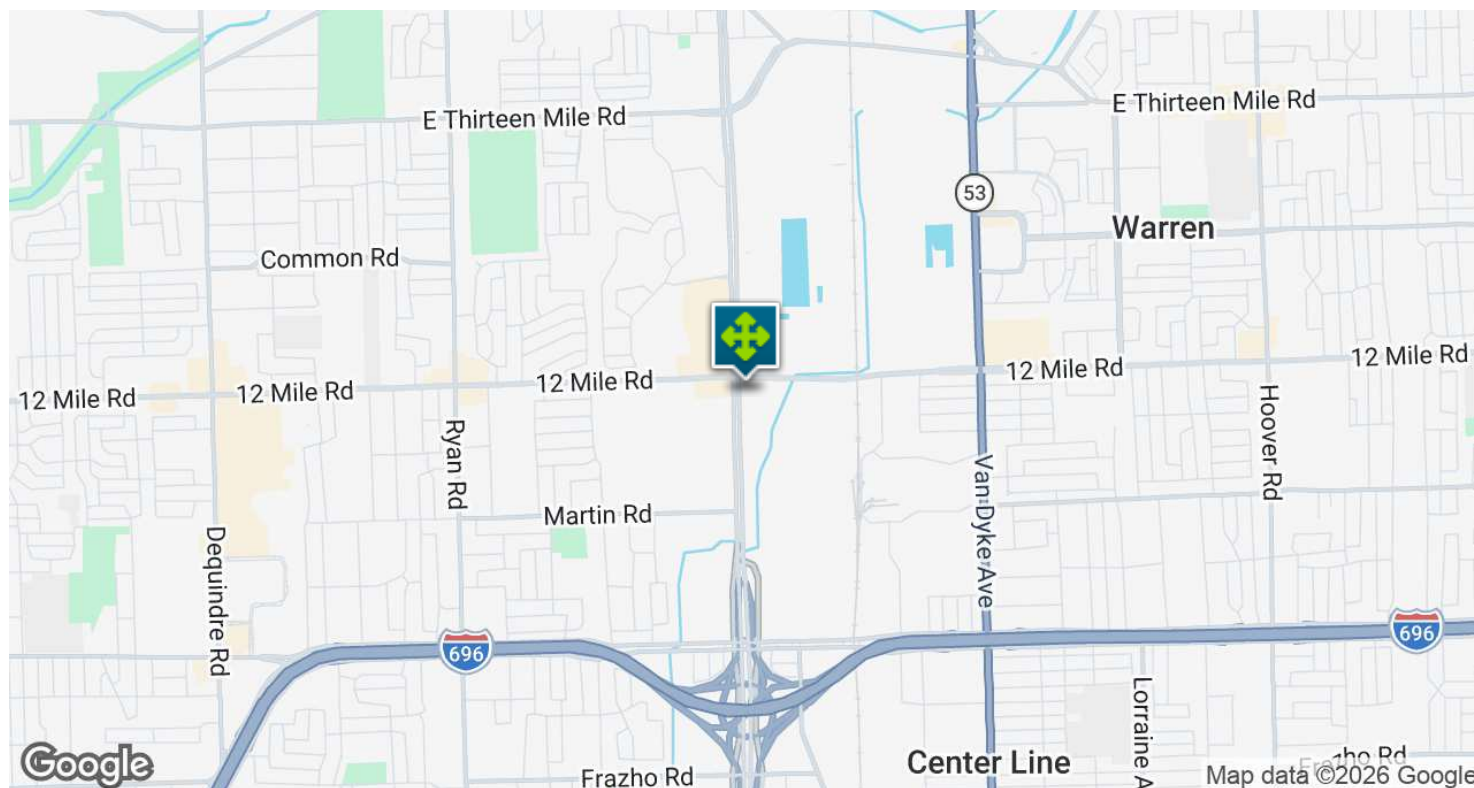
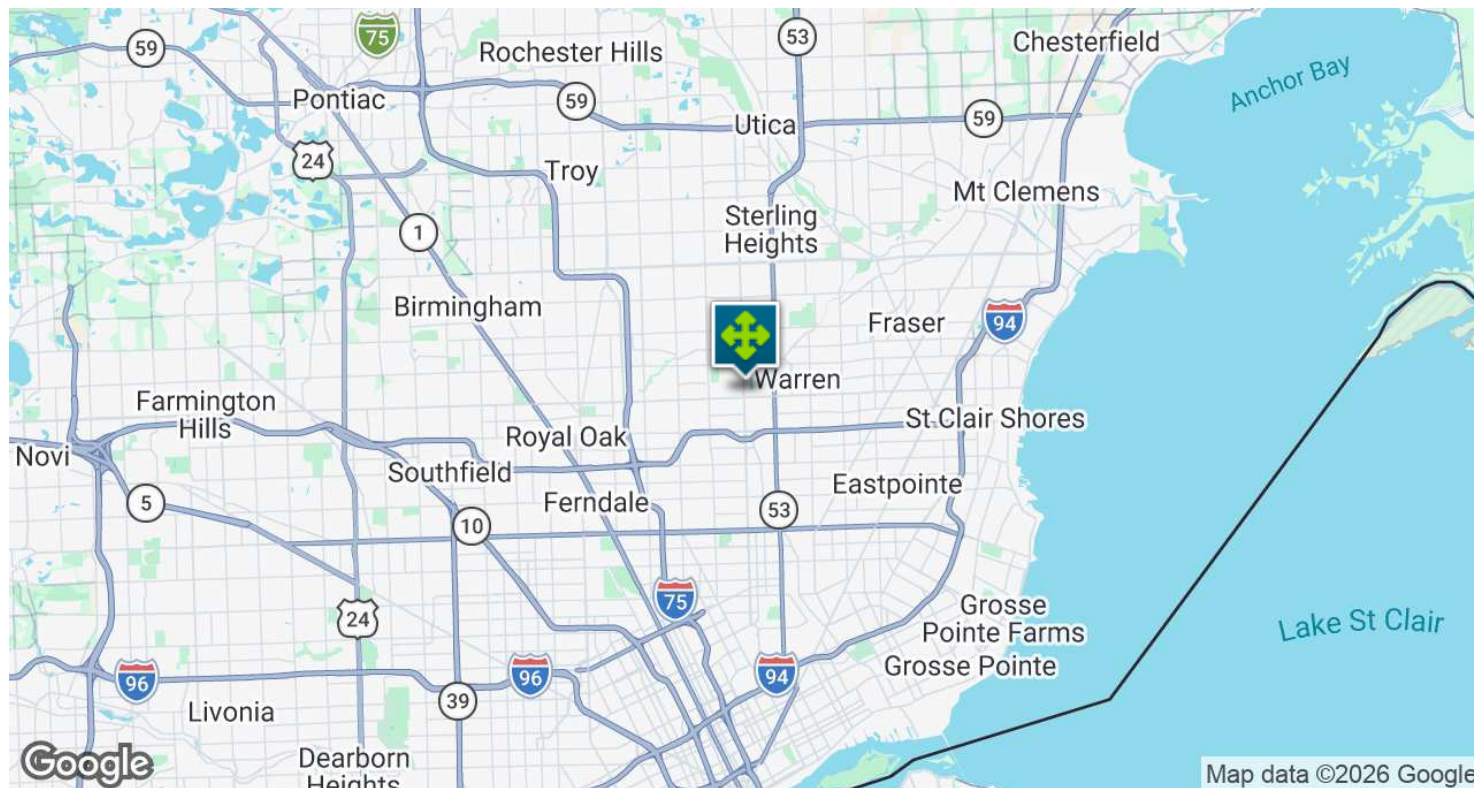
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ADDITIONAL PHOTOS



28800-28820 MOUND ROAD, WARREN, MI 48092 // FOR SALE

LOCATION MAP



John T. Arthurs PARTNER

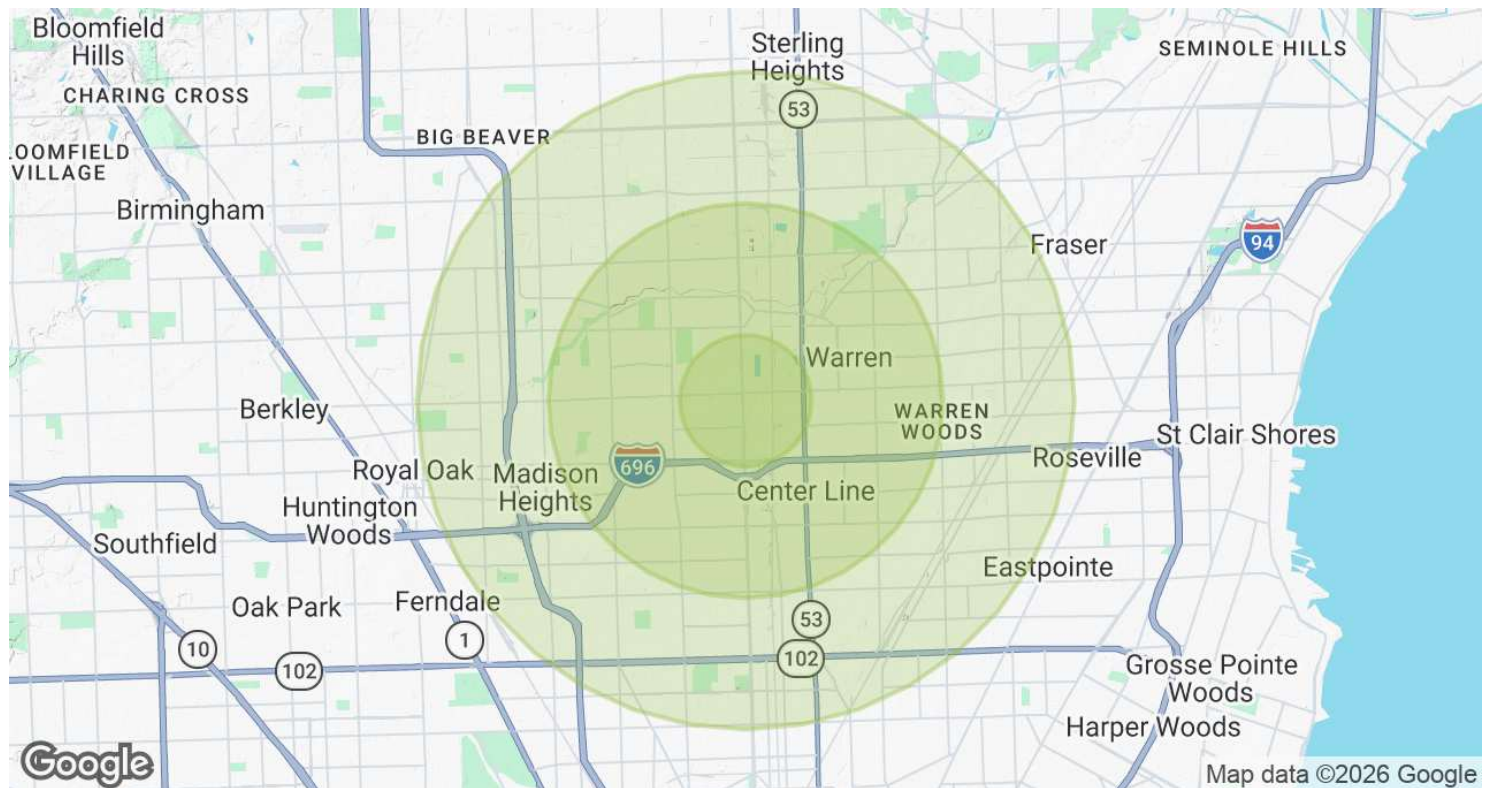
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,423	109,532	324,868
Average Age	44.5	40.4	39.3
Average Age (Male)	42.2	39.1	38.3
Average Age (Female)	46.5	42.5	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,964	44,439	134,426
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$96,652	\$82,387	\$83,368
Average House Value	\$205,142	\$200,435	\$201,760

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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