

LAND PROPERTY // FOR SALE

0.5 ACRES OF COMMERCIAL LAND ON AUBURN RD NEAR DEQUINDRE RD

2466 AUBURN RD

SHELBY TOWNSHIP, MI 48317



- 0.5 acres vacant lot
- On Auburn Rd, between Dequindre Rd and Ryan Rd
- Mostly cleared, utilities at road
- Zoned C1 Local Retail Business
- Excellent development opportunity
- 78' of frontage with great visibility (11,000 cars/day)

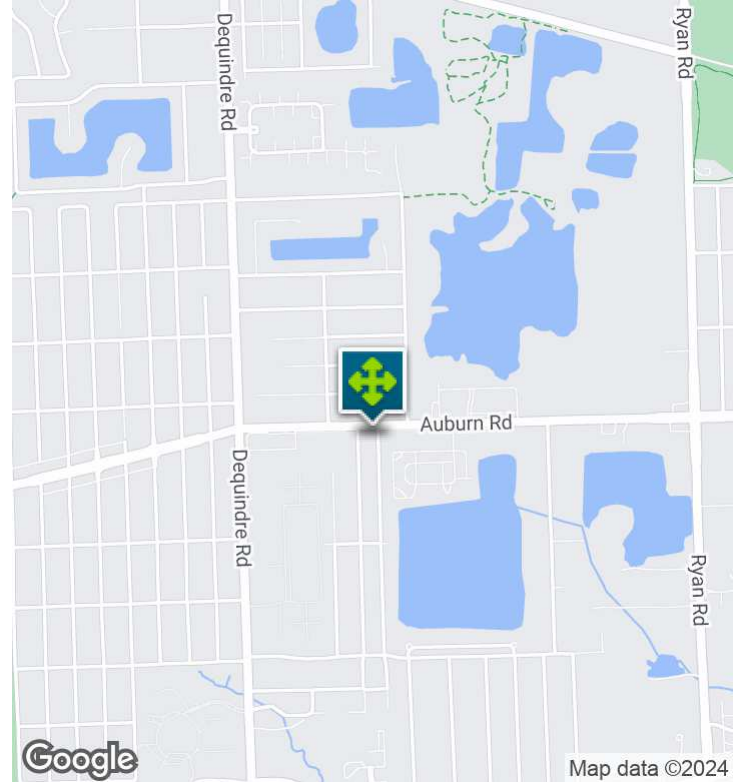


P.A. COMMERCIAL
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EXECUTIVE SUMMARY



Sale Price	\$220,000
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OFFERING SUMMARY

Lot Size:	0.5 Acres
Year Built:	1935
Zoning:	C1 Local Retail Business
Market:	Detroit
Submarket:	Macomb
Traffic Count:	11,000

PROPERTY OVERVIEW

Half-acre vacant lot prime for development. Utilities are on-site or nearby. Mostly clear area on busy Auburn Road between Dequindre and Ryan Roads, Near residential and multifamily communities. Perfect for child care, salon, studio, personal services, retail or a restaurant. Site plan for 3,000 SF building included. Lots of visibility with 11,000 cars per day. Just east of Rochester Hills' highly publicized Auburn Corridor redevelopment.

LOCATION OVERVIEW

Located on busy Auburn Road, just east of Dequindre Road. Surrounded by residential and multifamily development.

PROPERTY HIGHLIGHTS

- 0.5 acres vacant lot
- On Auburn Rd, between Dequindre Rd and Ryan Rd
- Mostly cleared, utilities at road
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PROPERTY DETAILS

Sale Price	\$220,000
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	C1 Local Retail Business
Lot Size	0.5 Acres
APN #	23-07-31-126-025
Lot Frontage	78 ft
Lot Depth	275 ft
Corner Property	Yes
Traffic Count	11000

LOCATION INFORMATION

Street Address	2466 Auburn Rd
City, State, Zip	Shelby Township, MI 48317
County	Macomb
Market	Detroit
Sub-market	Macomb
Cross-Streets	Auburn Rd & Dequindre Rd

TAXES & VALUATION

Taxes:	\$2,200
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PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Water	Yes
Sewer	Yes



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ADDITIONAL PHOTOS



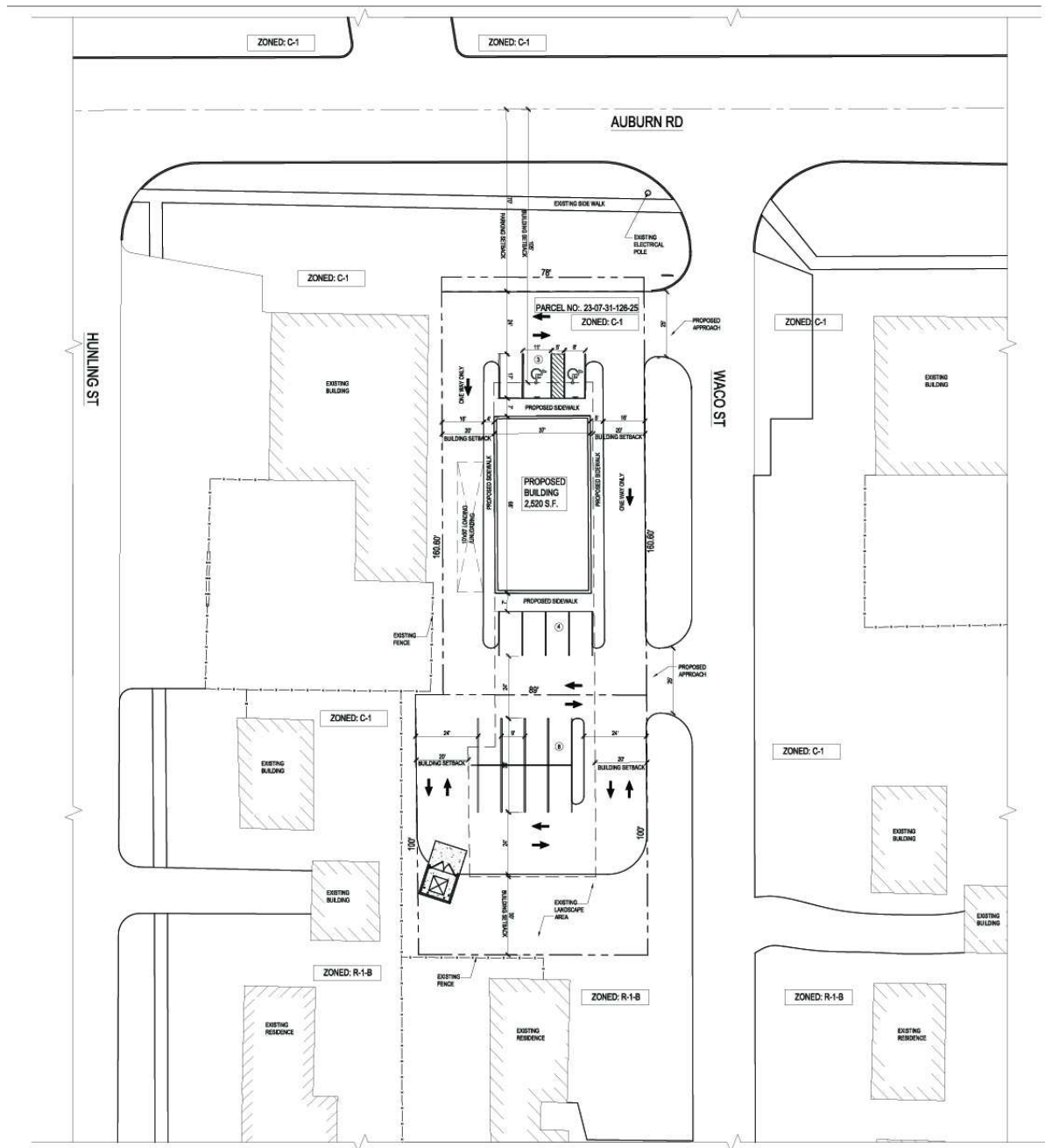
Front View



Side View

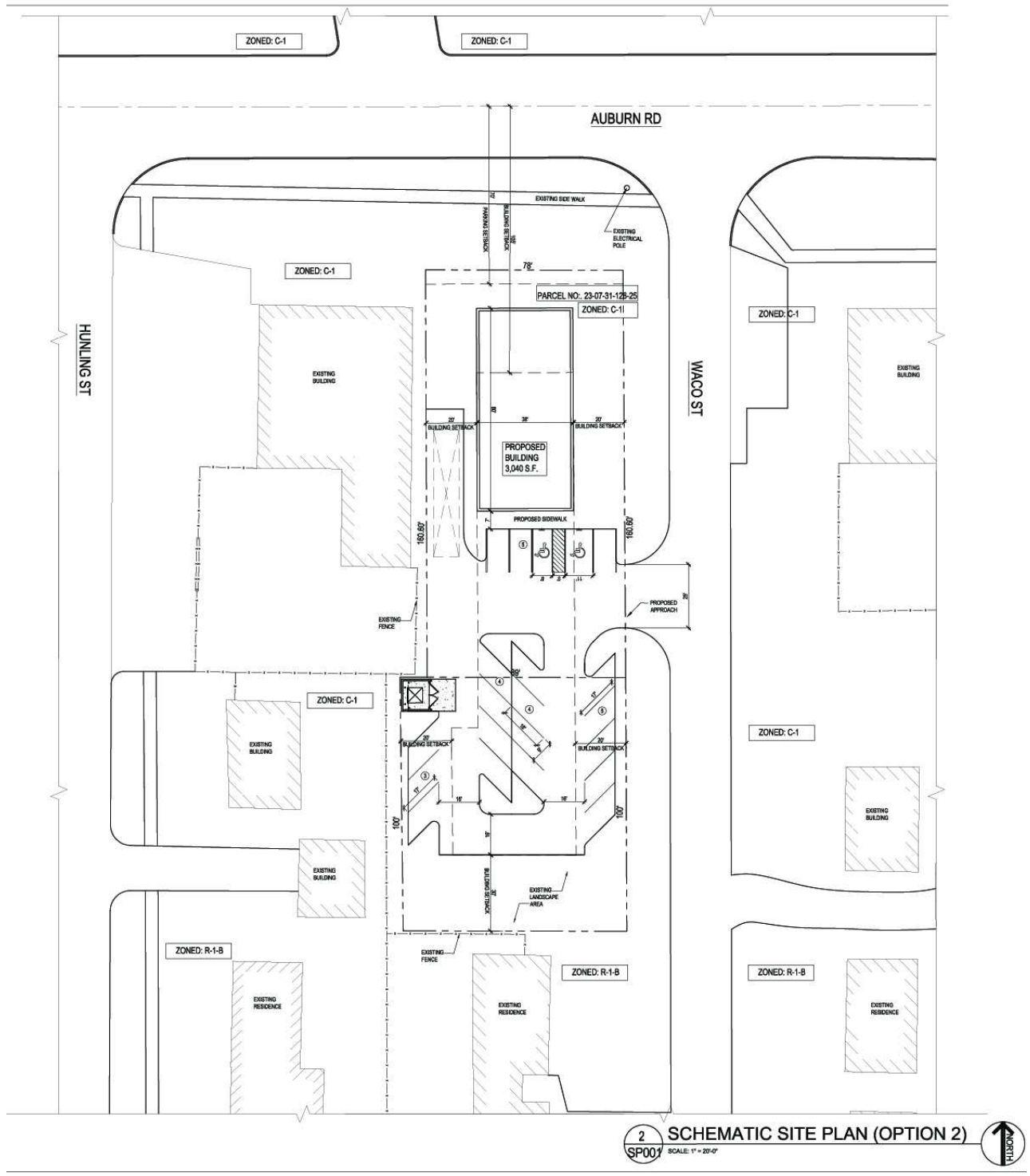


SITE PLAN // OPT 1



2 SCHEMATIC SITE PLAN (OPTION 1)
 SP001 SCALE: 1" = 20'-0"

SITE PLAN // OPT 2



2 SCHEMATIC SITE PLAN (OPTION 2) 
SP001 SCALE: 1" = 20'-0"

C-1 Local Retail Business

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

A. INTENT

The C-1 Local Retail Business district is designated to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas. Protection of nearby residential districts is considered of importance; thus, businesses which tend to be a nuisance to immediately surrounding residential areas are excluded, even though the goods sold or services offered might fall within the convenience classification.

It is further the intent of this district to provide these goods and services in a physical setting that is compatible with surrounding residential neighborhoods and which are of a neighborhood size and character. Whenever possible, local retail business districts should be developed with consolidated site features to provide for a continuity of appearance and function and to minimize any negative impacts on nearby residential neighborhoods or the Township's thoroughfare system.

i User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- The following uses are permitted subject to the standard in [Section 4.24](#).
1. Convenience stores[§], up to 3,000 sq. ft.
 2. Outlet or on-site bakery for in-store sale and limited sales off-site, up to 2,400 sq. ft.
 3. **Restaurants** (sit-down restaurants (without entertainment), restaurants with liquor service, and cocktail lounges), up to 5,000 sq. ft. §4.26
 4. Specialty food[§], up to 1,200 sq. ft.
 5. **Fast-food/carry-out**, up to 1,500 sq. ft. §4.27
 6. Wearing apparel/accessories, up to 1,500 sq. ft.
 7. Home furnishings, up to 2,400 sq. ft.
 8. Specialty home improvement, up to 2,400 sq. ft.
 9. Hardware stores, up to 10,000 sq. ft.
 10. Drug stores and grocery stores, up to 12,000 sq. ft.
 11. Gift and specialty stores[§], up to 1,600 sq. ft.
 12. Stationary, up to 5,000 sq. ft.
 13. Barber/beauty salons, up to 2,400 sq. ft.
 14. Beauty schools, up to 5,000 sq. ft.
 15. Dry cleaners/laundromats (pick-up stations with limited dry cleaning on site), 2,400 square feet
 16. Tanning salons, up to 1,200 square feet
 17. Video stores, up to 7,500 square feet
 18. Repair, up to 1,000 square feet
 19. **Personal services, other**[§]; up to 1,600 sq. ft. §4.29
 20. Banks, credit unions and similar uses[§]
 21. **Professional office buildings**[§] §4.19

B. PRINCIPAL PERMITTED USES

22. **Public utility buildings, telephone exchange buildings, transformer stations and substations. No such use shall have a service yard or storage yard.** §4.9
23. Accessory buildings[§]
24. **Accessory uses**[§] §4.13
25. **Temporary buildings**[§] §4.25
26. **Churches** §4.4

C. SPECIAL LAND USES

1. **Private schools** §4.4
2. **Gasoline self-service stations** §4.28
3. **Child care centers**[§], **nursery**[§] and **similar uses** §4.12
4. **Planned unit development** §3.37
5. **Communication towers** §4.20
6. Other uses similar to those listed in this Section

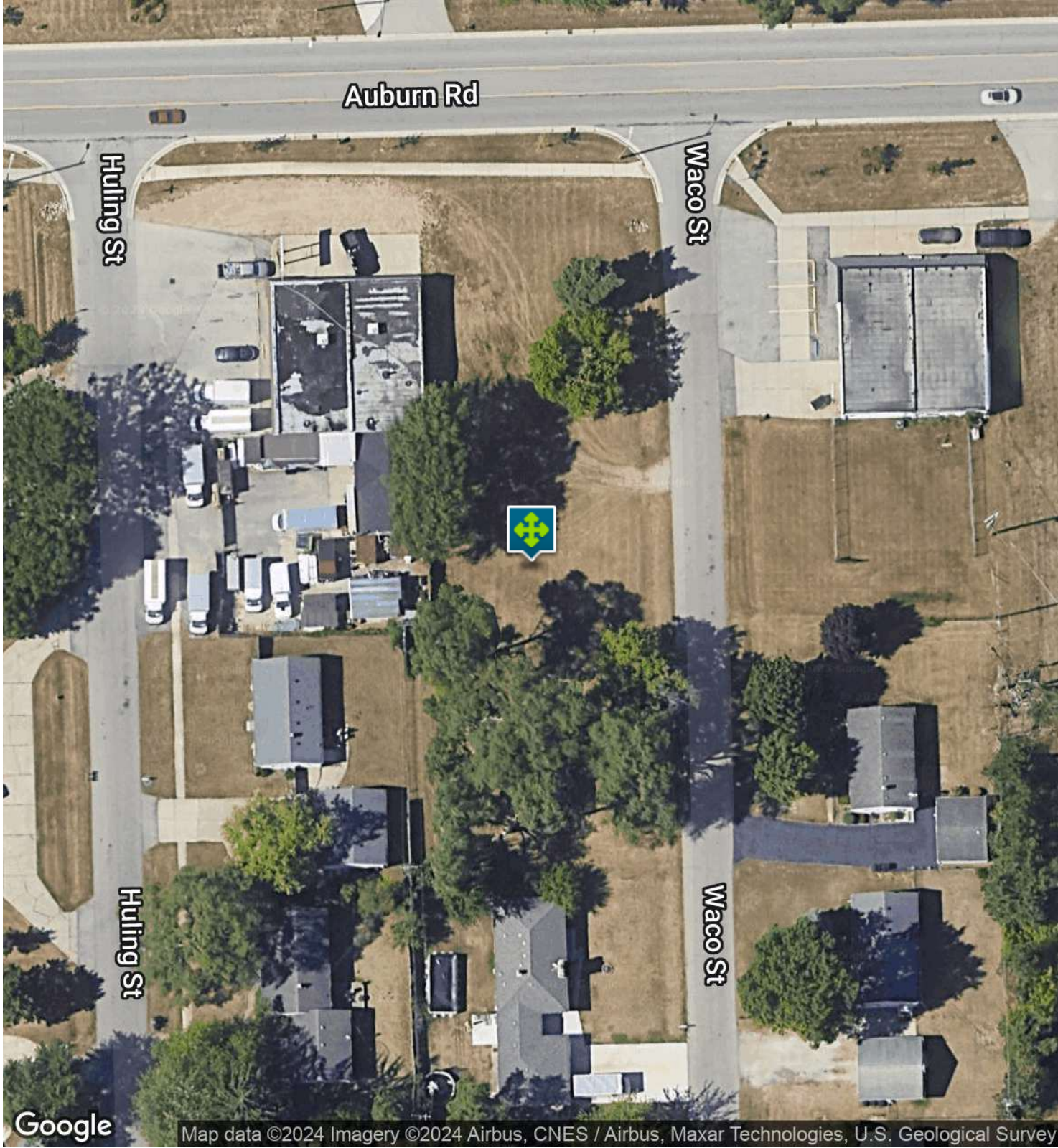
D. ACCESSORY LAND USES

1. **Propane sales** §4.21
2. **Massage therapy** §4.22



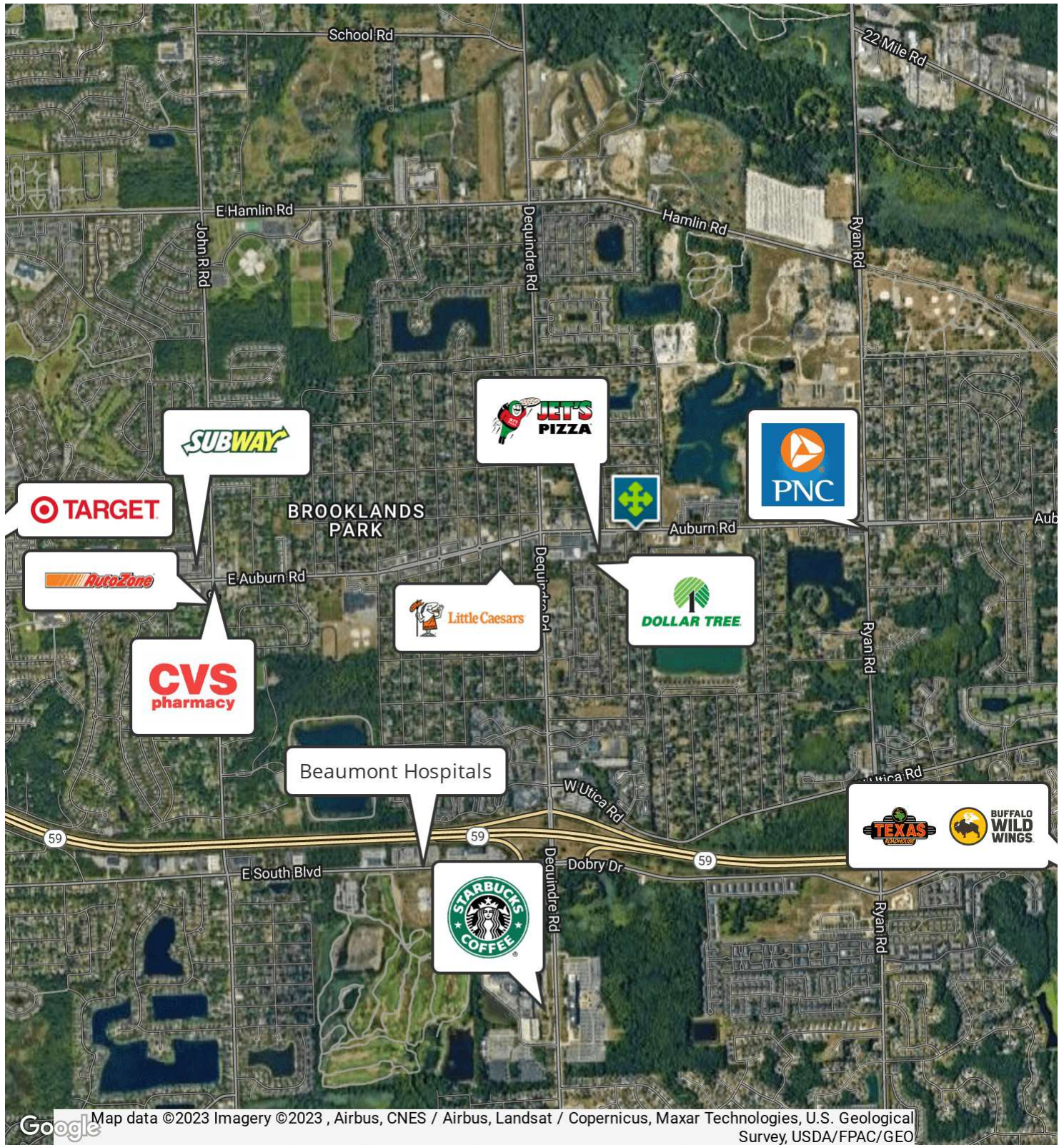
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AERIAL MAP



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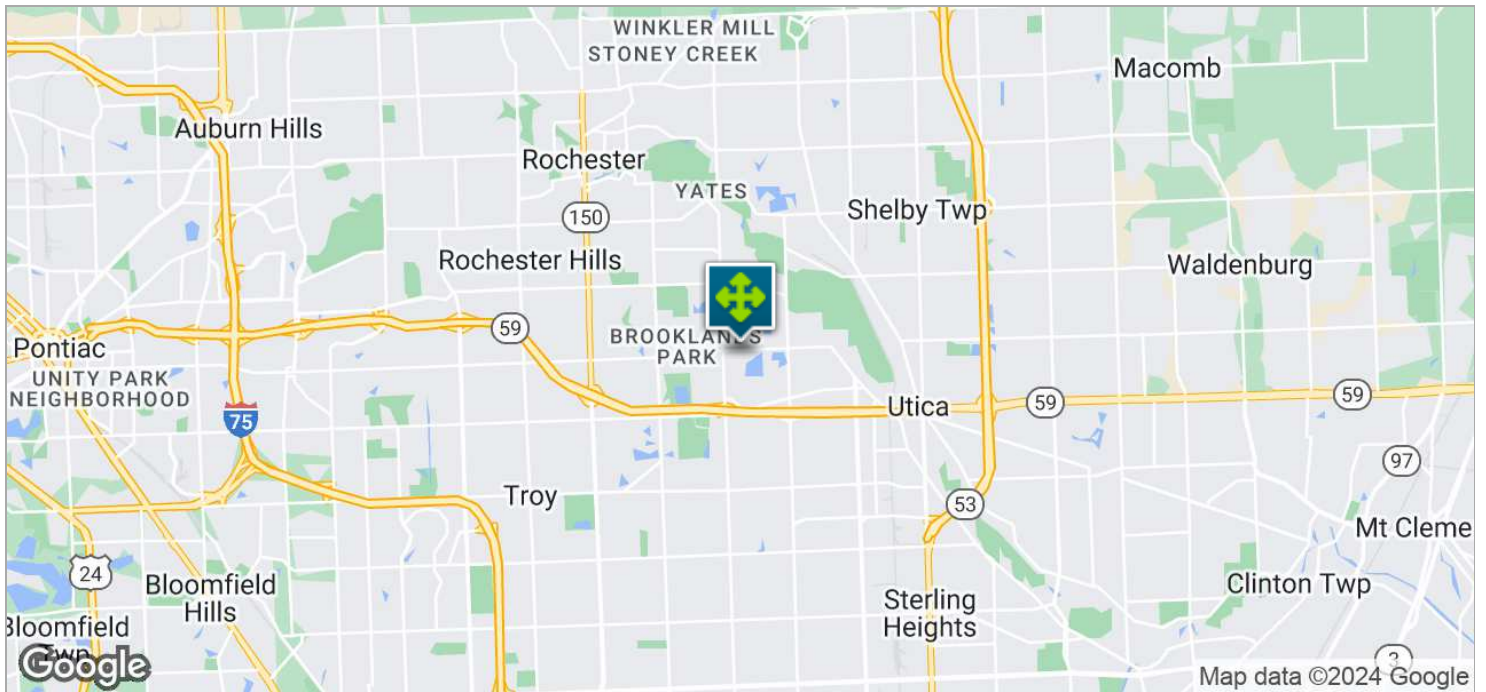
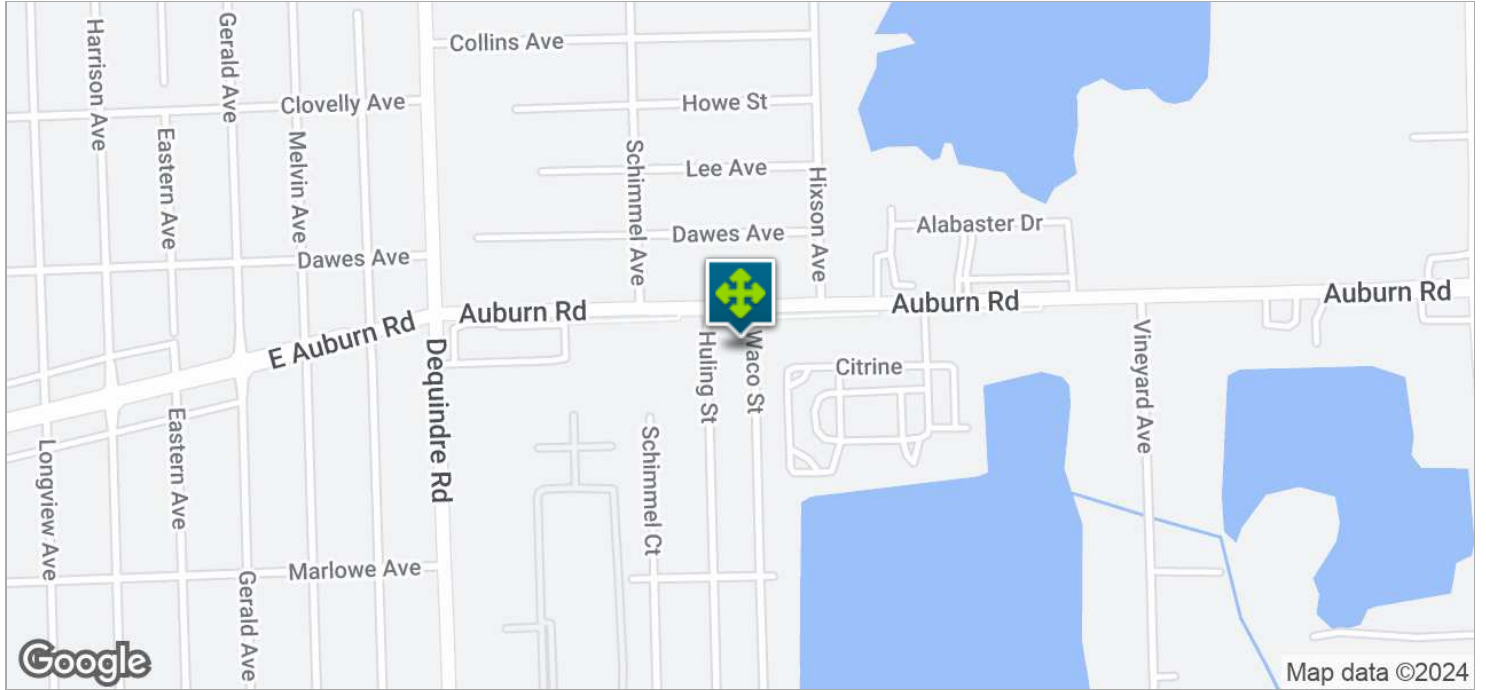
RETAILER MAP



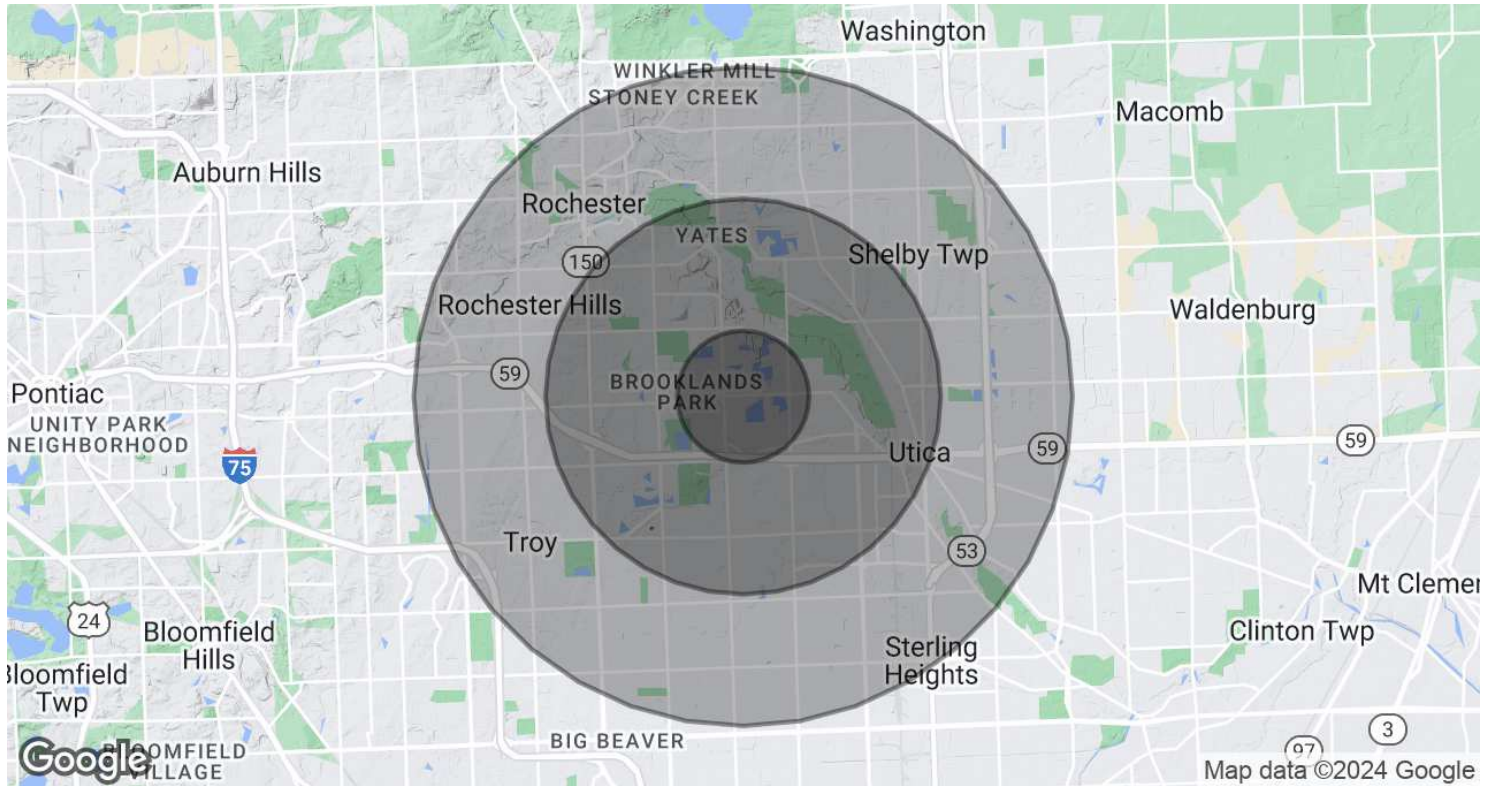
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LOCATION MAPS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,899	71,047	206,904
Average Age	39.7	41.2	42.8
Average Age (Male)	37.1	40.0	41.0
Average Age (Female)	42.5	42.2	44.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,700	30,360	84,470
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$74,455	\$91,743	\$99,524
Average House Value	\$180,213	\$229,377	\$251,532

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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