

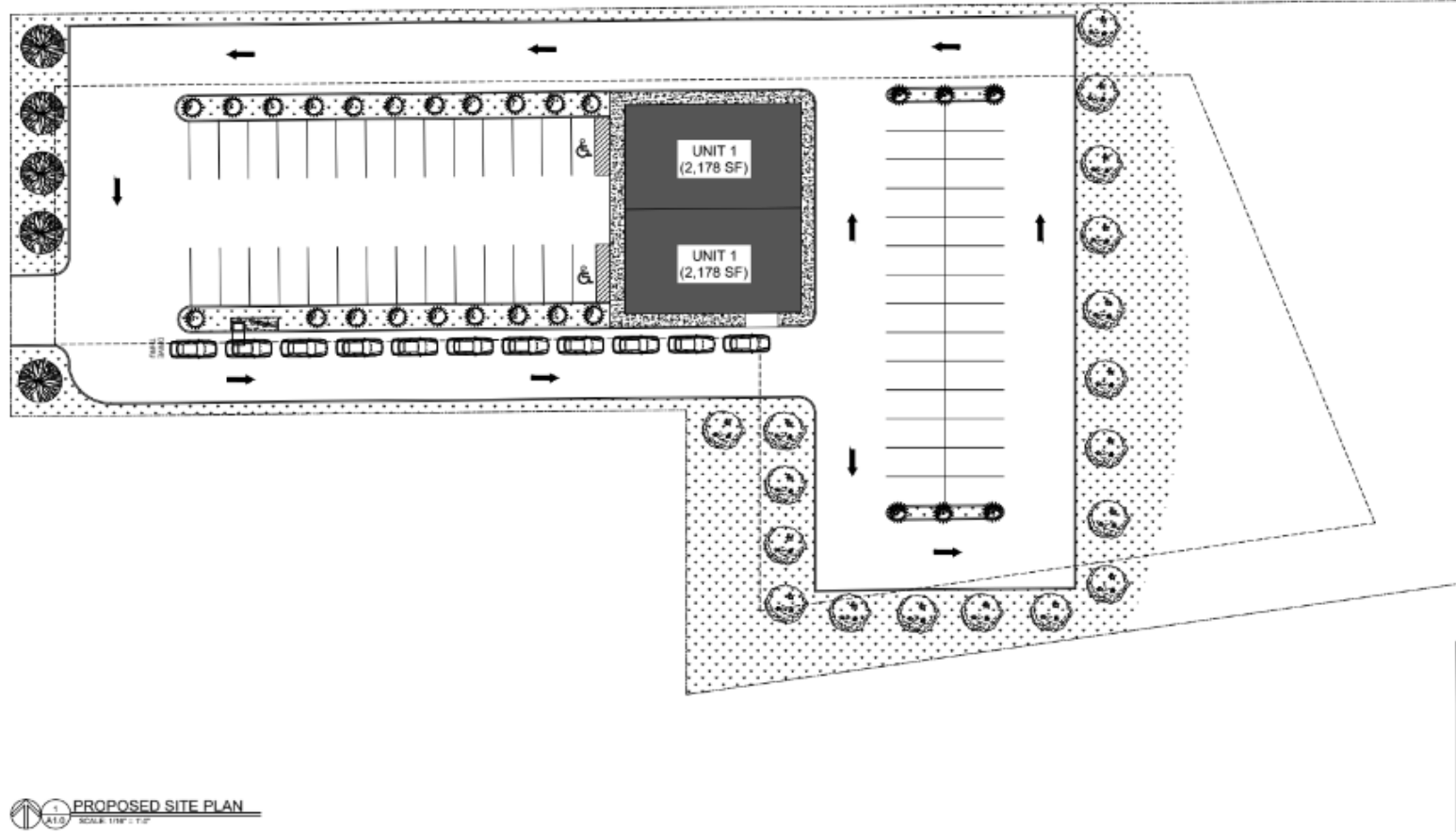


LEGACY
COMMERCIAL REAL ESTATE ADVISORS



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LAND PROPERTY

FOR LEASE | CALL FOR OFFERS |

LEGACYCREA.COM

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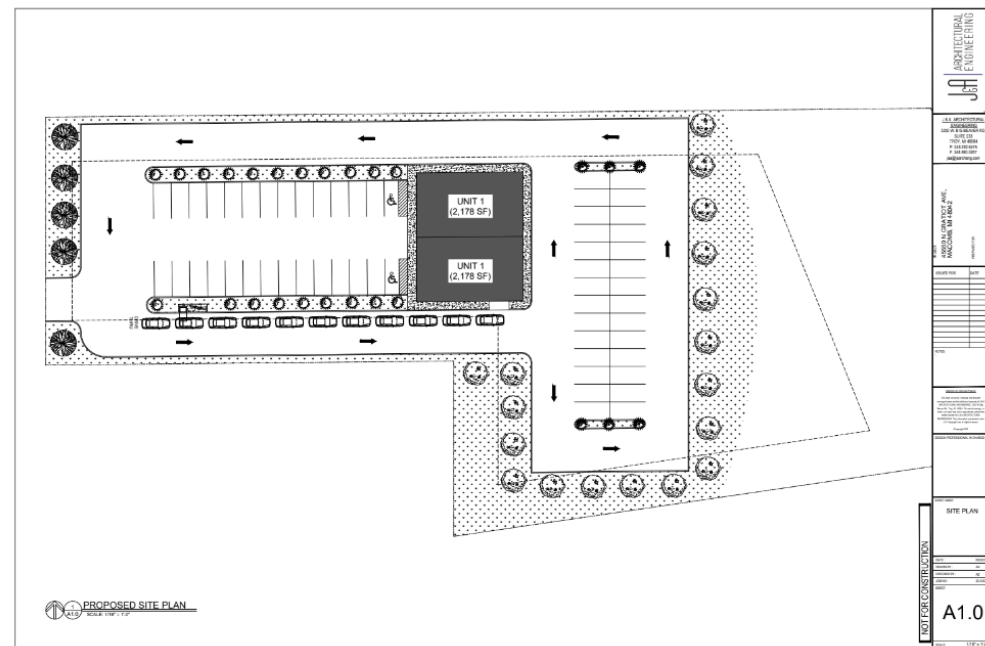
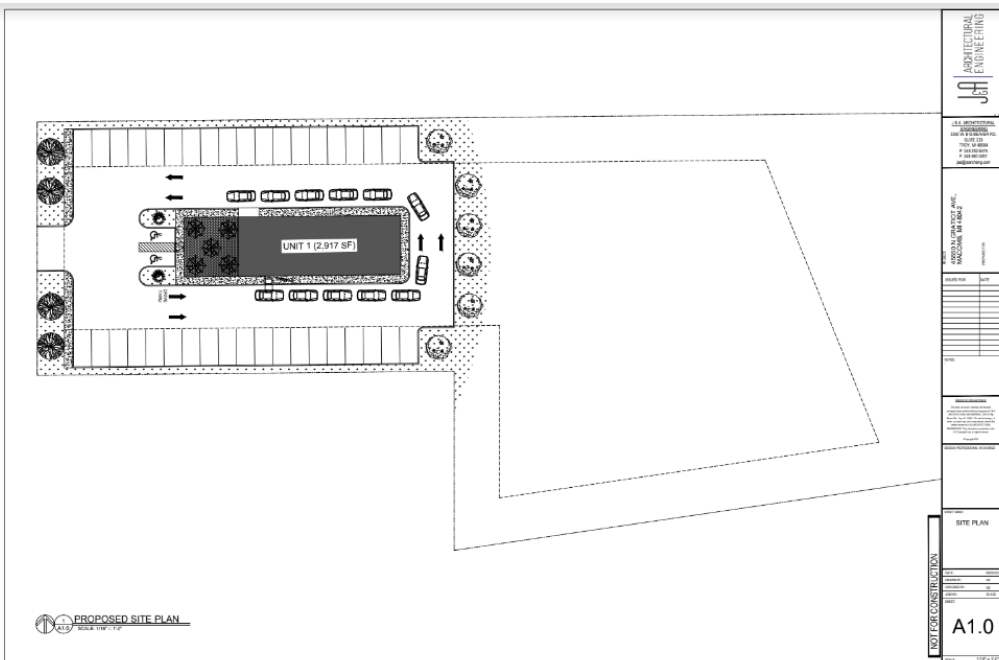
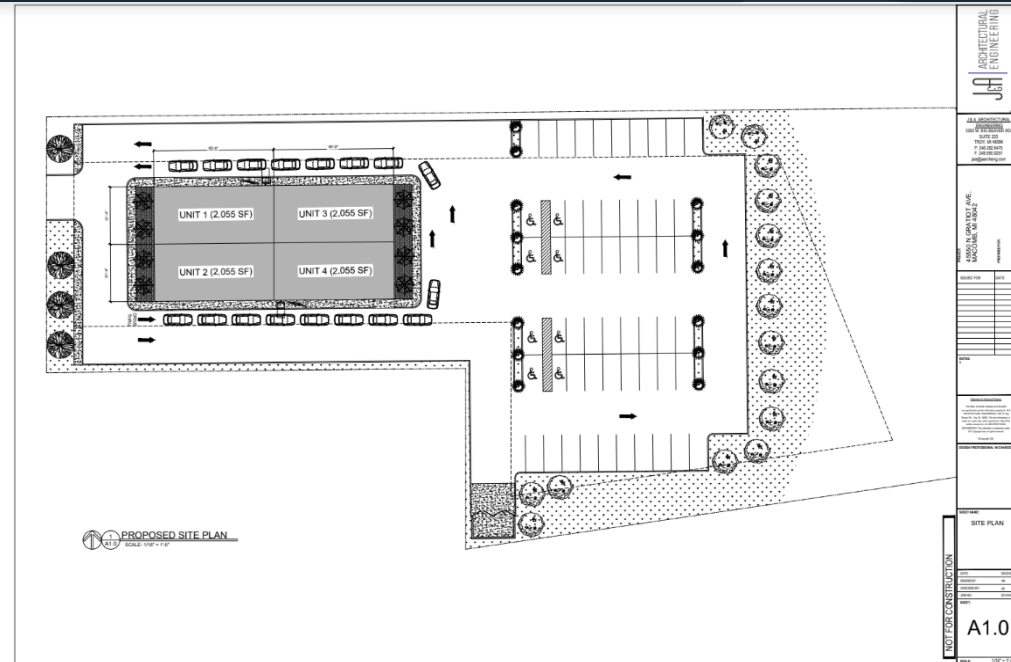
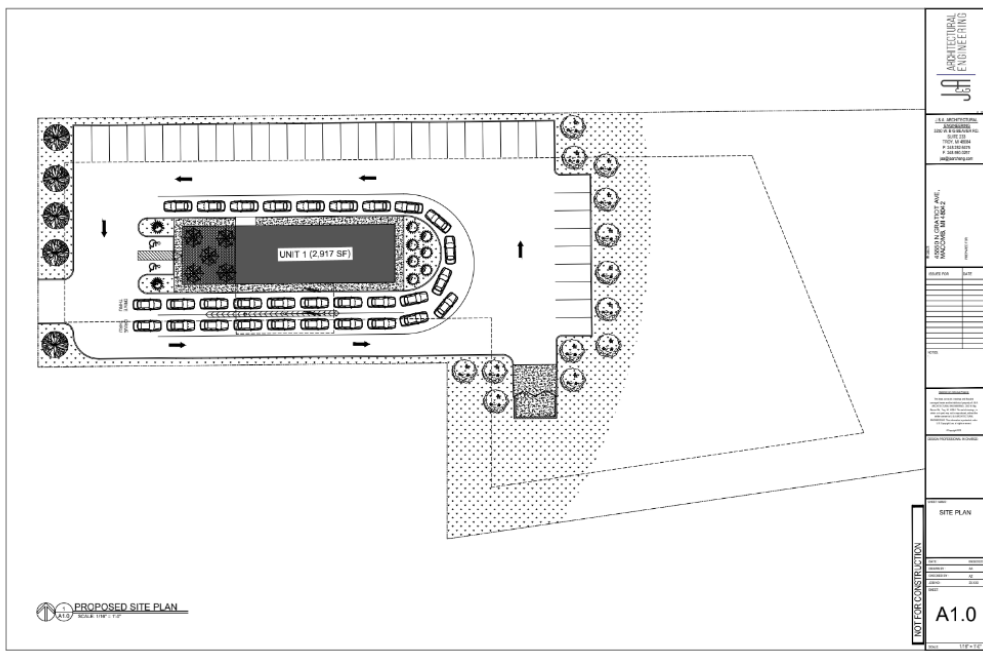
MACOMB TOWNSHIP, MI

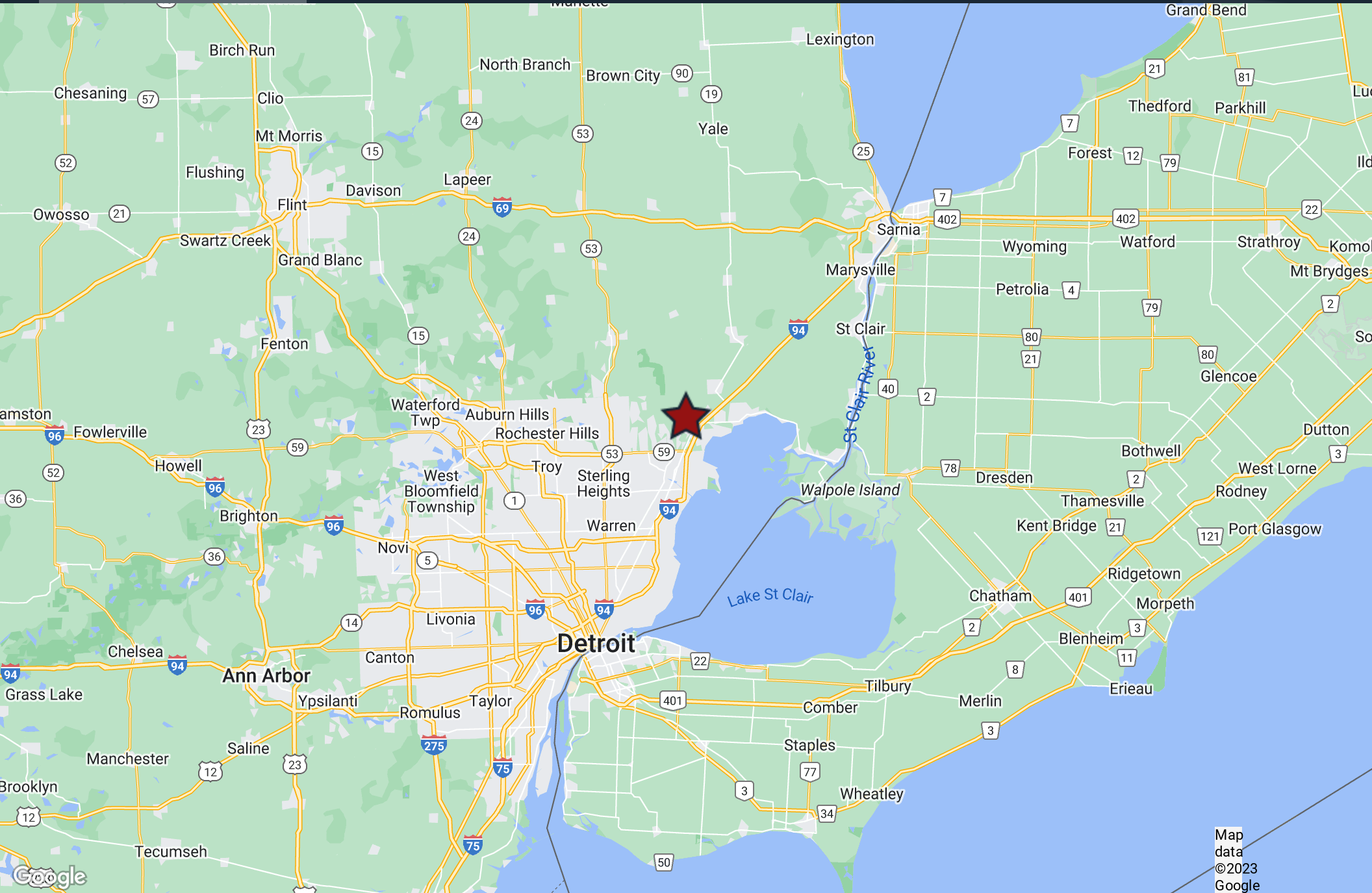
- 2.25 Acre Land Property in Macomb Township, MI - Ground Lease Available, Build to Suit
- Detroit MSA - TOP 15 MSA - Ranked (#14) in the U.S.A.
- Dense Demographics - 57,000+ People Reside within 3 Mile Radius of Site
- Located on a Major East/West Thoroughfare Serving Several Counties as a Primary Retail Artery Featuring Over 3 Million Square Feet of Retail Over a 2.5 Mile Stretch. The Hall Rd Shopping Corridor is the Largest Retail Corridor in Michigan.
- Surrounded by Walmart Supercenter, Menards, and Several National Retailers
- High Traffic Counts - 34,500+ Vehicles Pass Site Daily on N Gratiot Ave
- In Walking Distance to L'anse Creuse High School

PROPERTY DETAILS

Land Area:	2.25 Acres
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Price (PSF):	-
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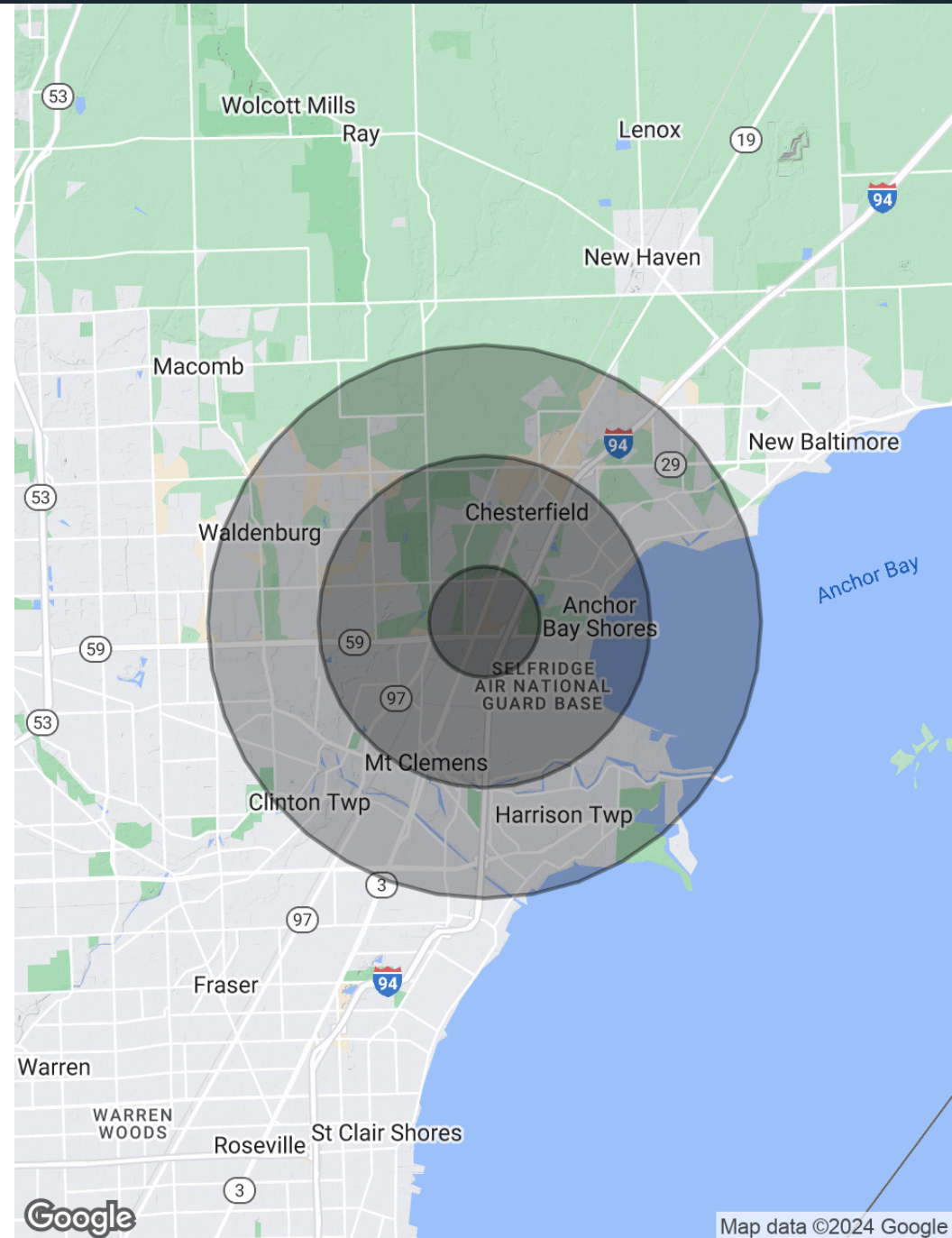
Map data ©2023 Imagery ©2023 , Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,770	57,369	170,266
Average Age	42.8	39.6	41.3
Average Age (Male)	44.3	39.4	39.8
Average Age (Female)	42.7	40.0	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,685	21,895	66,441
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$92,005	\$83,250	\$91,776
Average House Value	\$186,471	\$167,574	\$191,715

* Demographic data derived from 2020 ACS - US Census





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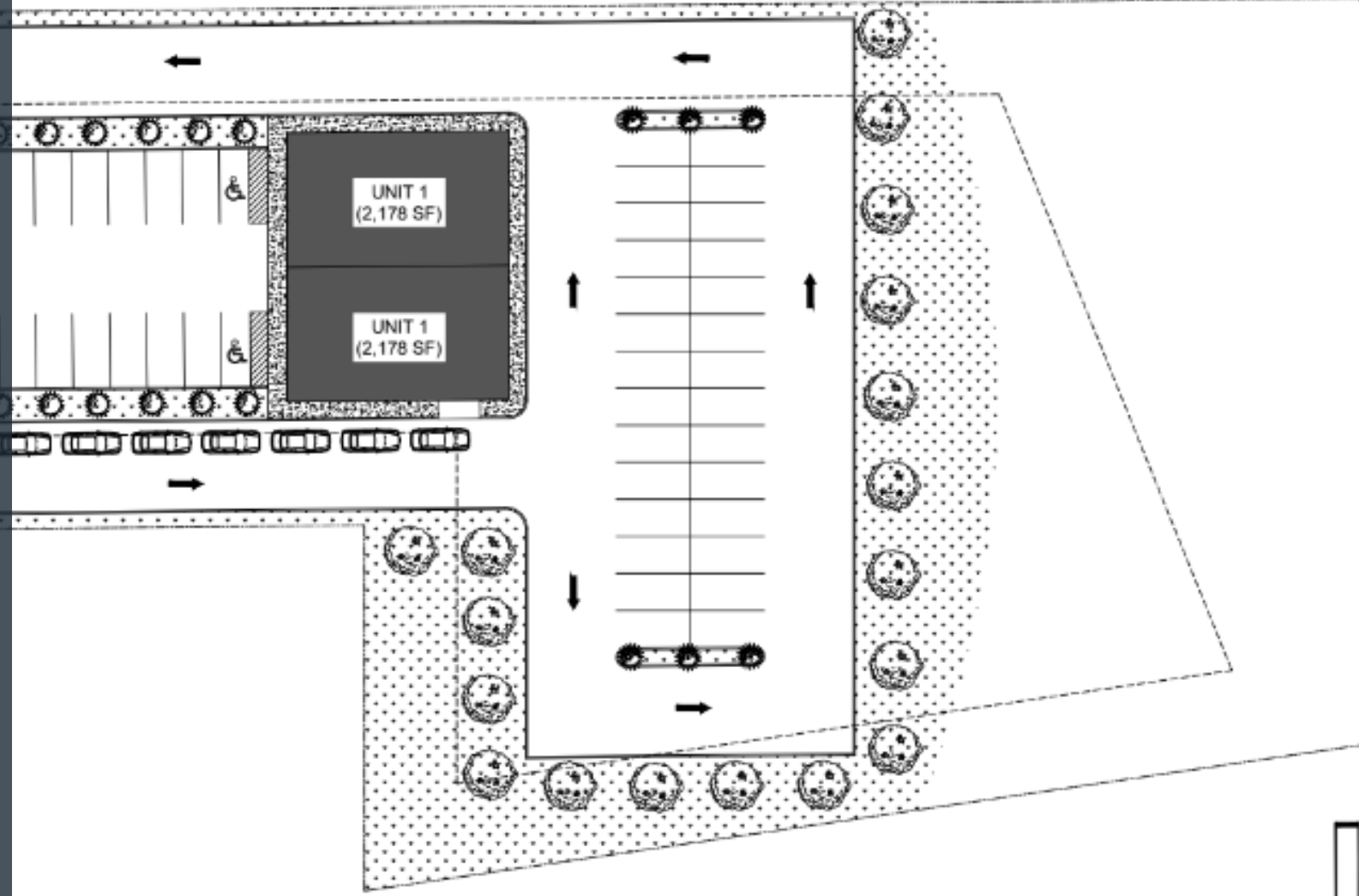
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PROPOSED SITE PLAN

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NOT FOR CONSTRUCTION