

FOR SALE

# PREMIER FREESTANDING OFFICE BUILDING

45399 UTICA PARK BLVD, UTICA, MI 48315

**6,720 SF  
AVAILABLE**

**SIGNAGE**

ECODE #993

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

## PROPERTY DETAILS

<b>LOCATION:</b>	45399 Utica Park Blvd, Utica, MI 48315
<b>PROPERTY TYPE:</b>	Freestanding
<b>DATE AVAILABLE:</b>	Immediately
<b>SALE PRICE:</b>	\$1,399,000.00
<b>PROPERTY TAXES:</b>	\$29,520.74
<b>BUILDING SIZE:</b>	6,720 SF
<b>LOT SIZE:</b>	1.70 AC
<b>LOT DIMENSIONS:</b>	MXD (Mixed Use Development)
<b>ZONING:</b>	C-1
<b>ANCHORS:</b>	Sam's Club, Dave & Buster's, Value City Furniture
<b>TRAFFIC COUNT:</b>	Hall Rd (M-59) (84,928 CPD) Van Dyke Fwy (50,199 CPD)

EXCLUSIVELY LISTED BY:



**LOUIS J.  
CIOTTI**  
Managing Director  
[lcotti@landmarkcres.com](mailto:lcotti@landmarkcres.com)  
248 488 2620

\$1,399,000.00

**SALES PRICE**

6,720 SF

**BUILDING SIZE**

### TENANTS



### HIGHLIGHTS

- 6,720 SF office building for sale in the City of Utica
- ±1.70 Acre Lot
  - (Condo unit with shared site access, maintenance, and adjacent land for future development)
- Prime location near Hall Rd (M-59) & Van Dyke Fwy (M-53)
  - High-traffic retail corridor
- Excellent access & visibility with strong signage potential in established business park
- Constructed in 2008 with upgraded features on both interior and exterior
- Property is in excellent condition, offering large private offices, conference rooms, and two kitchenettes.
- Building includes large vault for secure storage
- Excellent "owner occupied" opportunity
- Zoning: MXD (Mixed Use)

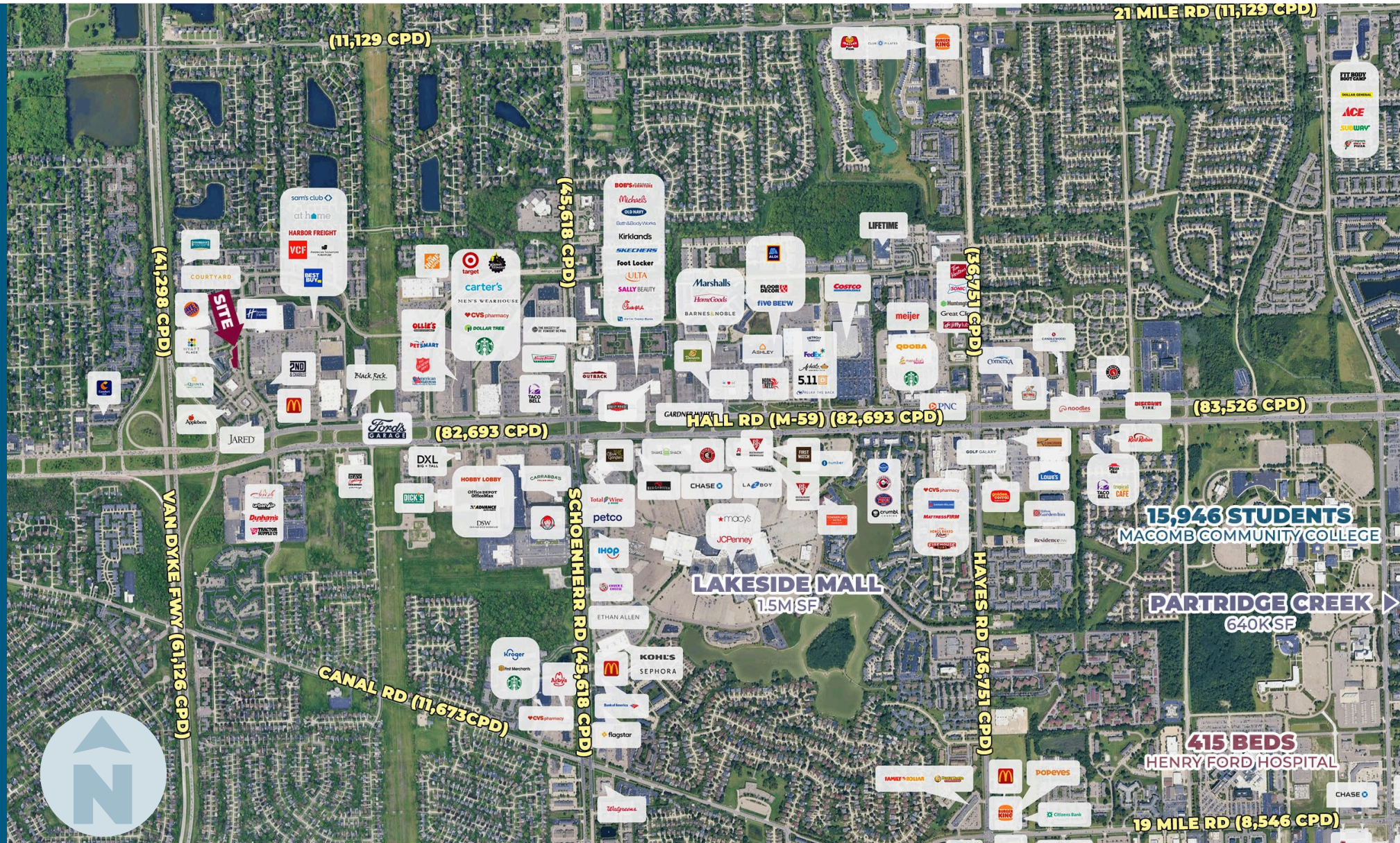


# MICRO AERIAL



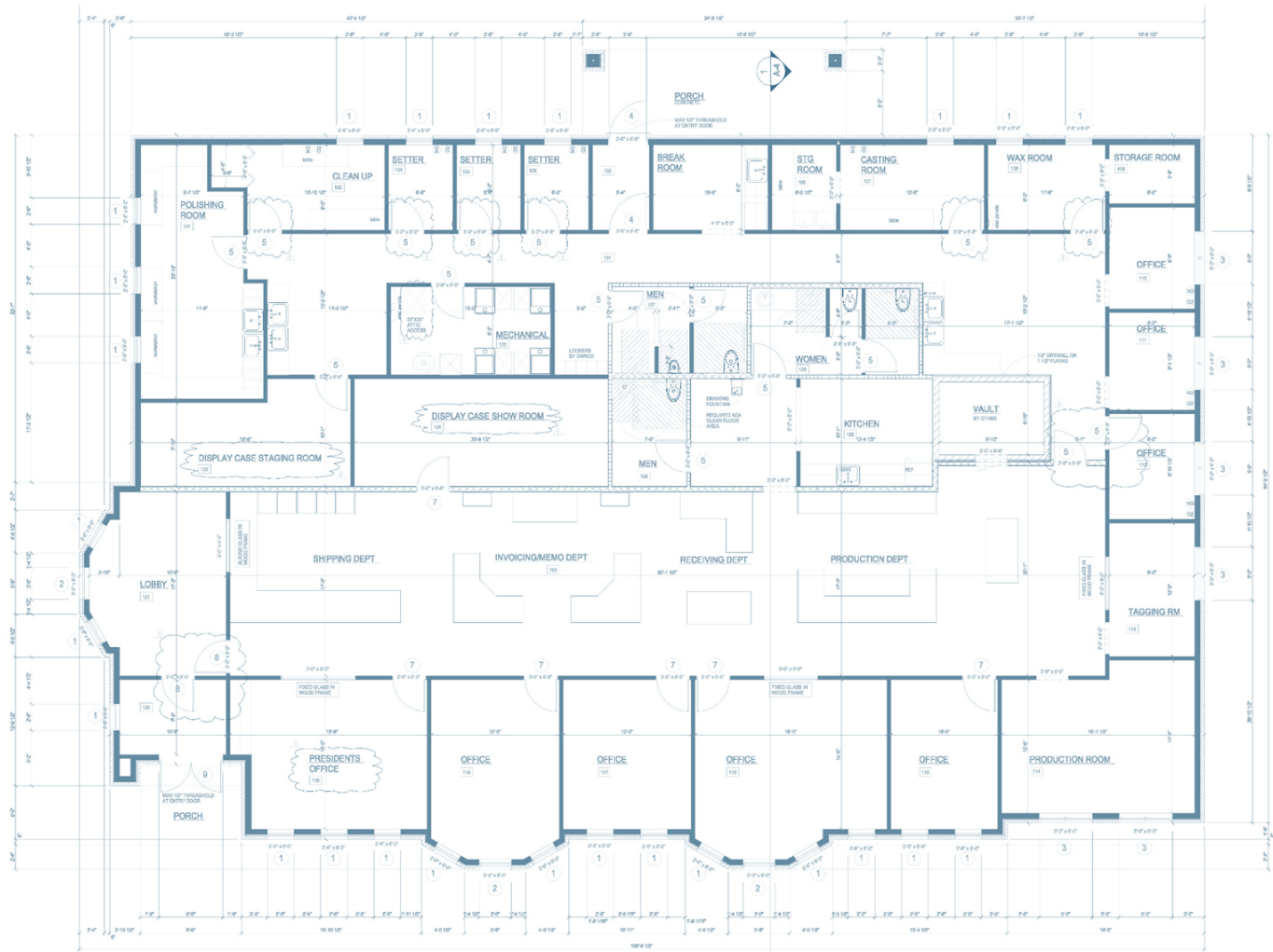


# MACRO AERIAL

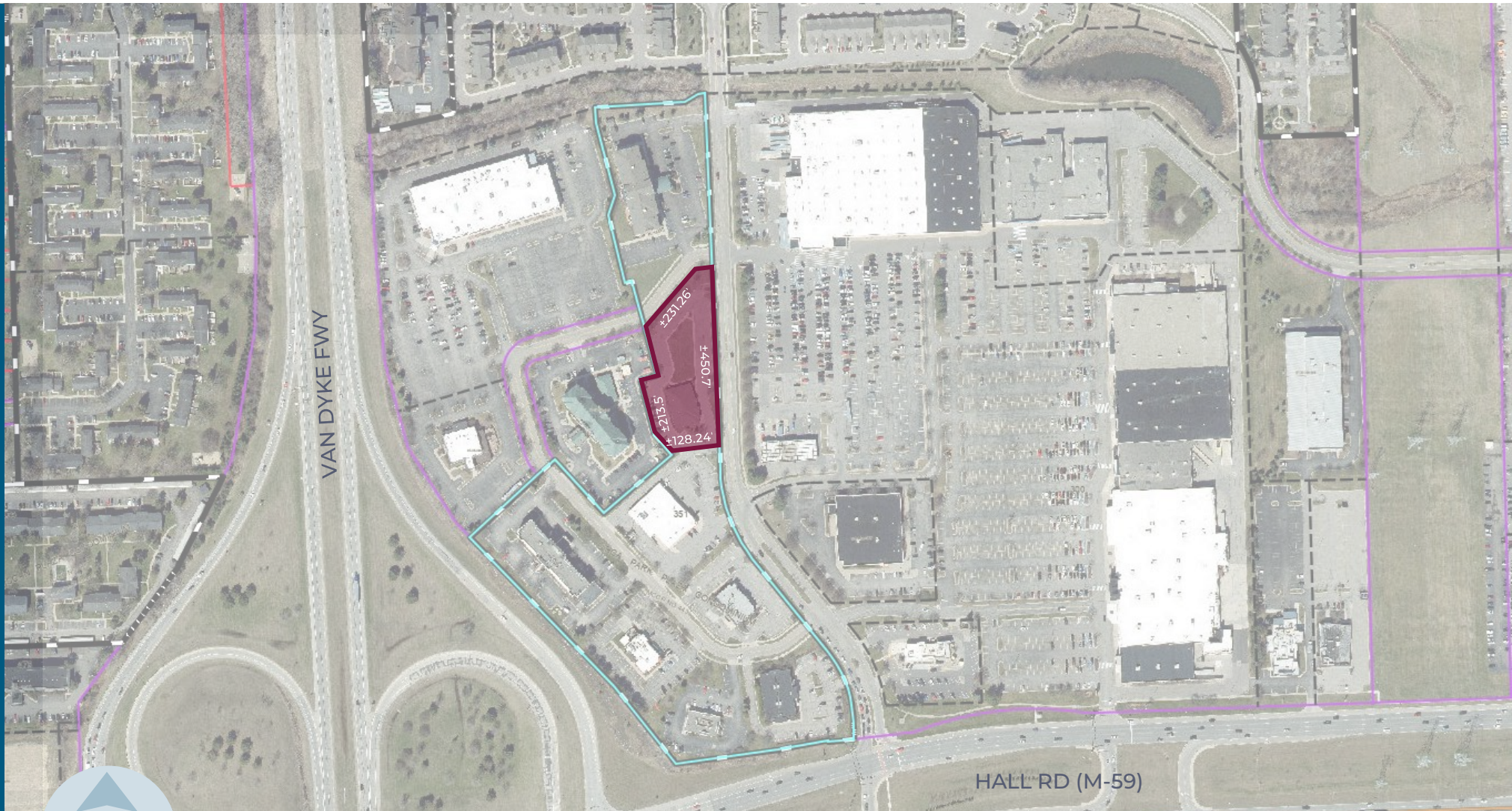




# FLOOR PLAN



# PLAT

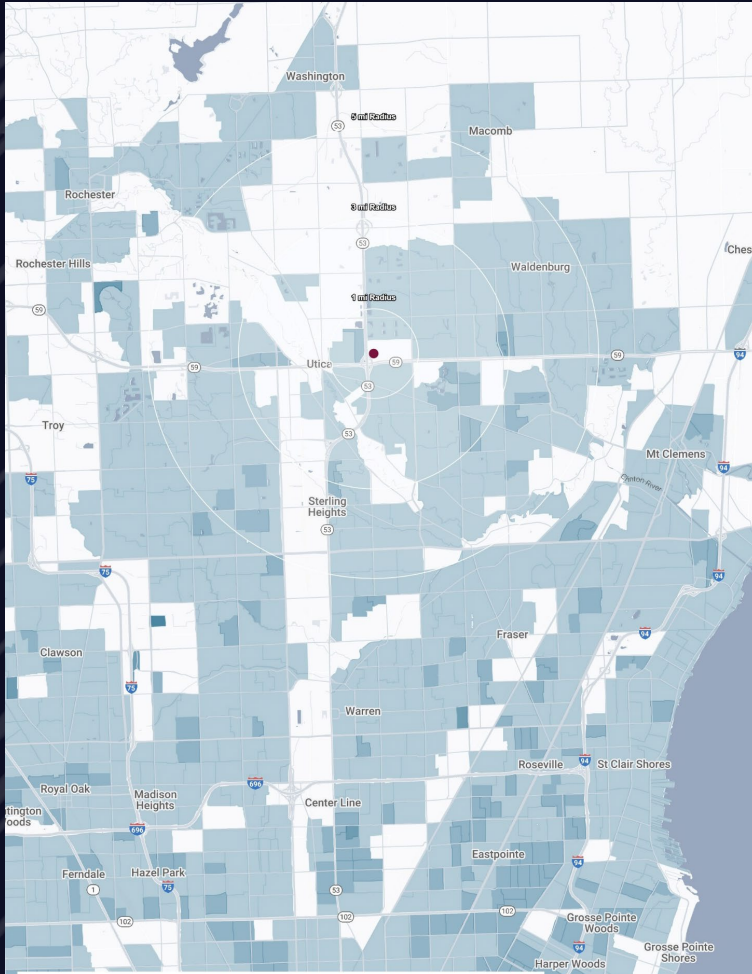




## SITE PHOTOS



# DEMOGRAPHICS



## PRIMER FREESTANDING OFFICE BUILDING

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# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	11,162	94,334	246,266
2030 Projected Population	11,158	93,796	247,617
2020 Census Population	11,034	95,099	246,041
2010 Census Population	10,426	91,406	233,445
Projected Annual Growth 2025 to 2030	-	-0.1%	0.1%
Historical Annual Growth 2010 to 2025	0.5%	0.2%	0.4%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Estimated Households	4,870	40,629	99,832
2030 Projected Households	4,963	41,136	102,170
2020 Census Households	4,656	39,967	97,948
2010 Census Households	4,265	37,930	91,406
Projected Annual Growth 2025 to 2030	0.4%	0.2%	0.5%
Historical Annual Growth 2010 to 2025	0.9%	0.5%	0.6%

RACE	1 MILE	3 MILE	5 MILE
2025 Est. White	82.6%	80.9%	80.9%
2025 Est. Black	7.7%	8.5%	8.1%
2025 Est. Asian or Pacific Islander	5.1%	5.7%	6.4%
2025 Est. American Indian or Alaska Native	0.2%	0.1%	0.1%
2025 Est. Other Races	4.4%	4.8%	4.5%

INCOME	1 MILE	3 MILE	5 MILE
2025 Est. Average Household Income	\$101,113	\$99,860	\$112,670
2025 Est. Median Household Income	\$80,790	\$82,619	\$91,960
2025 Est. Per Capita Income	\$44,174	\$43,128	\$45,739

BUSINESS	1 MILE	3 MILE	5 MILE
2025 Est. Total Businesses	355	3,950	8,506
2025 Est. Total Employees	3,282	41,651	91,742



## CONTACT US



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