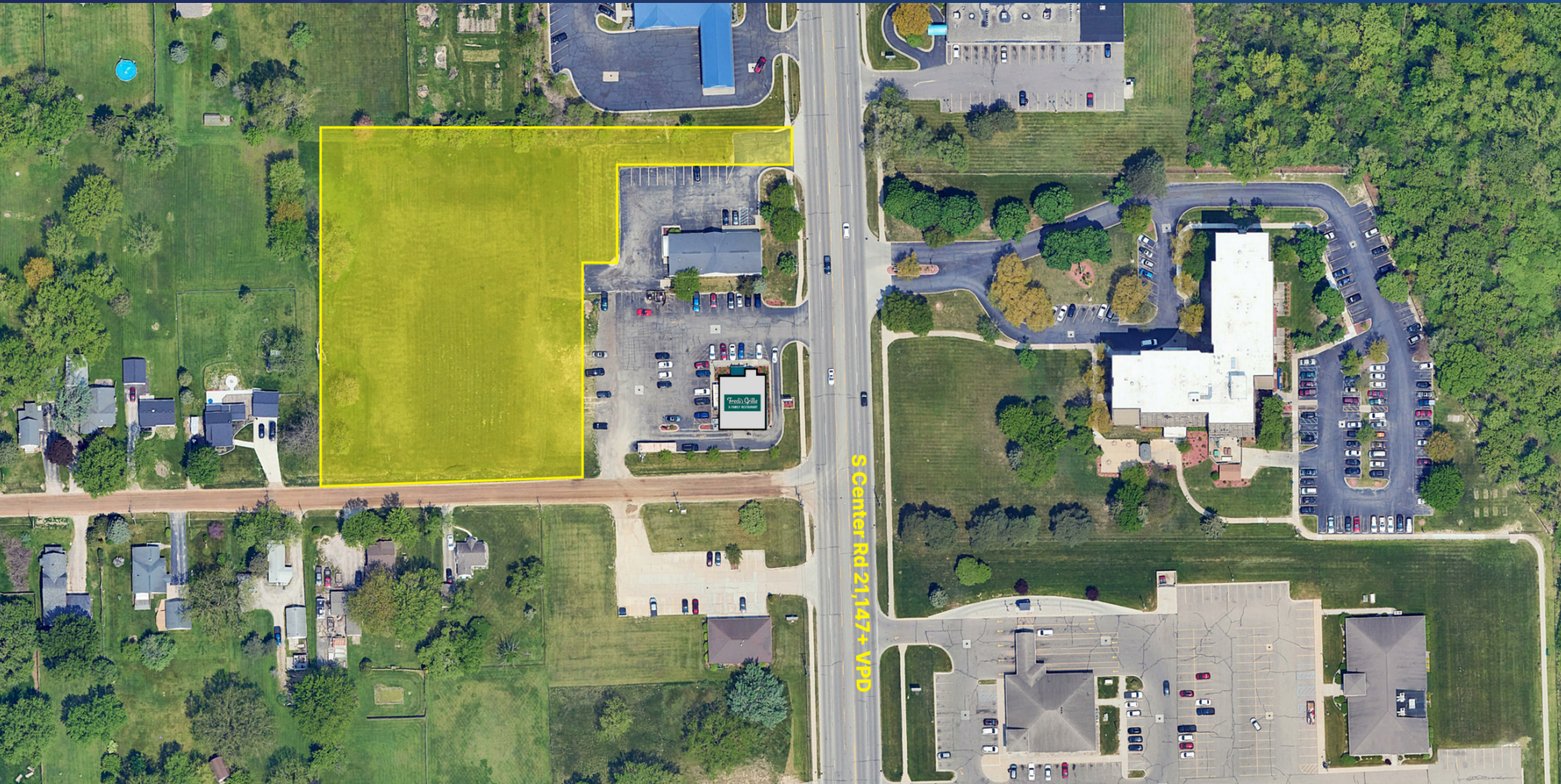


2.47 ACRES FOR SALE

2280 S CENTER ROAD, BURTON, MI 48519

2.47 ACRES AVAILABLE

\$500,000



KATHLEEN SIMOS

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2.47 ACRES FOR SALE

2280 S CENTER ROAD, BURTON, MI 48519

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Discover a prime real estate opportunity with this 2.47-acre parcel for sale in Burton, Michigan, strategically situated off Center Road. This bustling location boasts a vibrant commercial landscape, with neighboring retailers including McDonald's, Gordon Food Service, Valvoline, and more, providing a lucrative environment for potential development.

Positioned adjacent to Fredi's Grille, this property enjoys proximity to major north-south thoroughfares and is well-connected with bus routes along S Center Road. The site's strategic location is further emphasized by its accessibility to major intersections, including I-69, Davison Road, and Atherton Road.

LOCATION DESCRIPTION

S Center Road is a major north-south thoroughfare in Burton, Michigan. It is a busy road with a mix of residential and commercial properties, including big box stores, shopping centers, restaurants, and gas stations. The northernmost part of the road is lined with mostly residential neighborhoods, while the southernmost part is more commercial. S Center Road is also home to several historical landmarks, such as the Burton Historical Society Museum and the Dort Flint Auto World Museum.

Burton is a city in Genesee County, Michigan, and a suburb of Flint. It has a population of about 30,000 people and is known for its family-friendly atmosphere and affordable housing. The city is home to several parks and recreation facilities, as well as a variety of historical landmarks.

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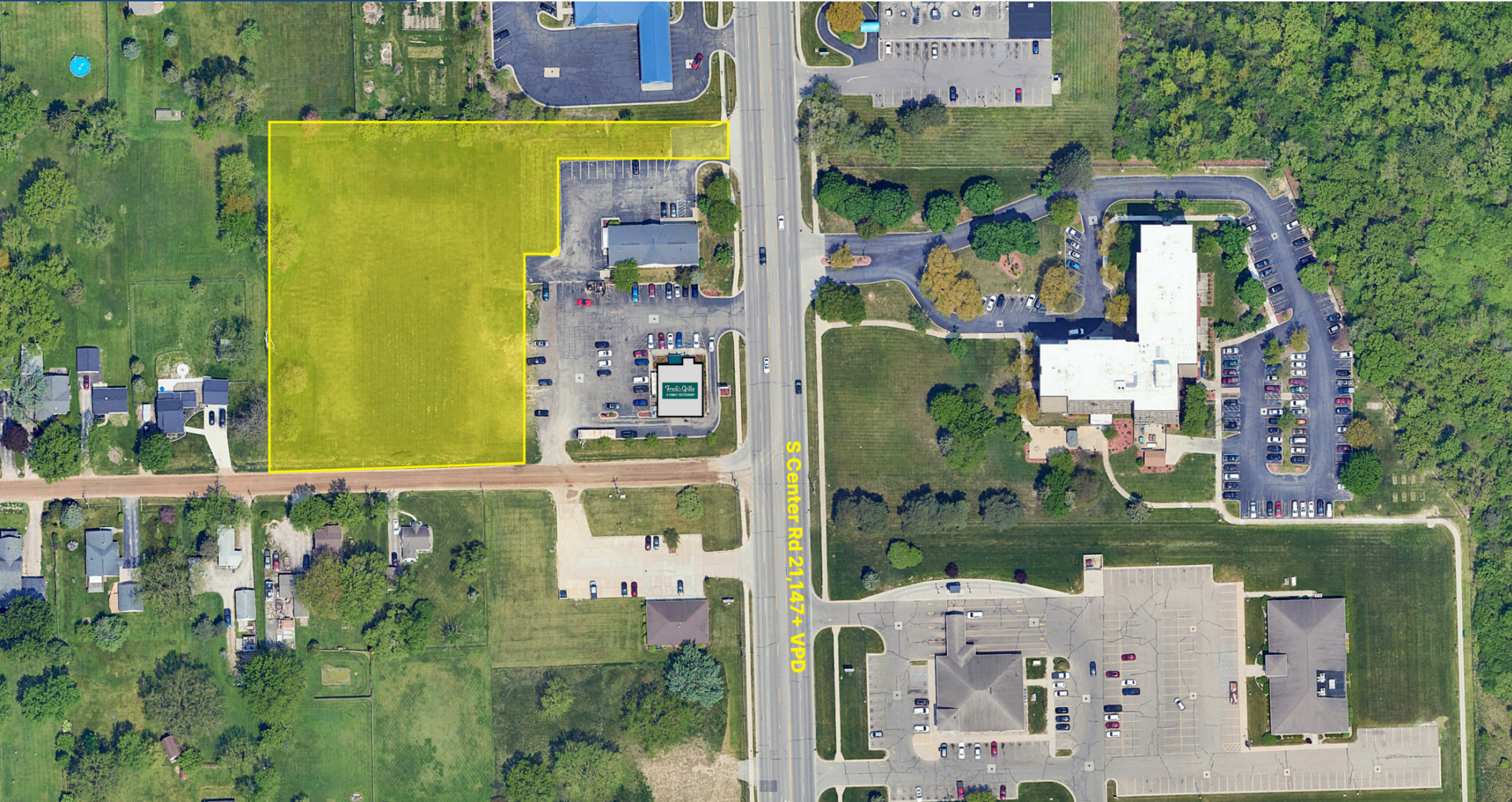
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TRAFFIC COUNTS



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ADDITIONAL PHOTOS



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TRADE AERIAL



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DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,253	21,318	51,379
Average Age	35.5	38.0	39.4
Average Age (Male)	28.0	34.4	37.5
Average Age (Female)	39.2	40.2	40.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,351	10,539	25,536
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$35,631	\$44,291	\$44,992
Average House Value	\$45,367	\$62,150	\$66,835

RACE	1 MILE	2 MILES	3 MILES
Total Population - White	2,732	11,054	33,354
Total Population - Black	3,259	9,268	14,817
Total Population - Asian	20	172	410
Total Population - Hawaiian	0	0	4
Total Population - American Indian	47	84	108
Total Population - Other	40	211	392

* Demographic data derived from 2020 ACS - US Census

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BROKER



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