

## SELF STORAGE DEVELOPMENT SITE - 2041 PARKWOOD AVE

2041 Parkwood Ave, Ypsilanti, MI 48198



EXCLUSIVELY LISTED BY:

**JOSEPH EVANGELISTA**

*Associate*

[jevangelista@thomasduke.com](mailto:jevangelista@thomasduke.com)

**JAMES PORTH**

*Partner*

[jporth@thomasduke.com](mailto:jporth@thomasduke.com)

# FOR SALE

248.476.3700



**OFFERING SUMMARY: 2041 Parkwood Ave | Ypsilanti, MI 48198**

**PROPERTY OVERVIEW**

4.9 Acres of Vacant Land for Self Storage Development. Special Land Use Application Submitted Prior to IT Zoning Changes that Removed Storage from Use.

**OFFERING SUMMARY**

Sale Price:	\$850,000
Lot Size:	4.9 Acres
Price / Acre:	\$173,469
Zoning:	IT (Innovative & Technology) ~ SLU App Submitted Prior to Zoning Change

**PROPERTY HIGHLIGHTS**

- 4.9 Acre Site in Ypsilanti Township - 84,700+ Population within 4 Mile Radius
- Can Build Up to 130,000 NSF - Mixture of Indoor Climate Control & Drive Up
- Under Supplied Market for Storage - 227,000 Sq Ft of DEMAND within a 4 Mile Radius
- \$22.90 / Sq Ft Average Rental Rates in Area
- Storage is a Special Land Use & Recent Zoning Changes Create an EXTREMELY High Barrier to Entry
- Special Land Use Application Submitted Prior to Zoning Change & Confirmed On-File w/ Township

**BUILDING/PROPERTY INFORMATION: 2041 Parkwood Ave | Ypsilanti, MI 48198**
**BUILDING INFORMATION**

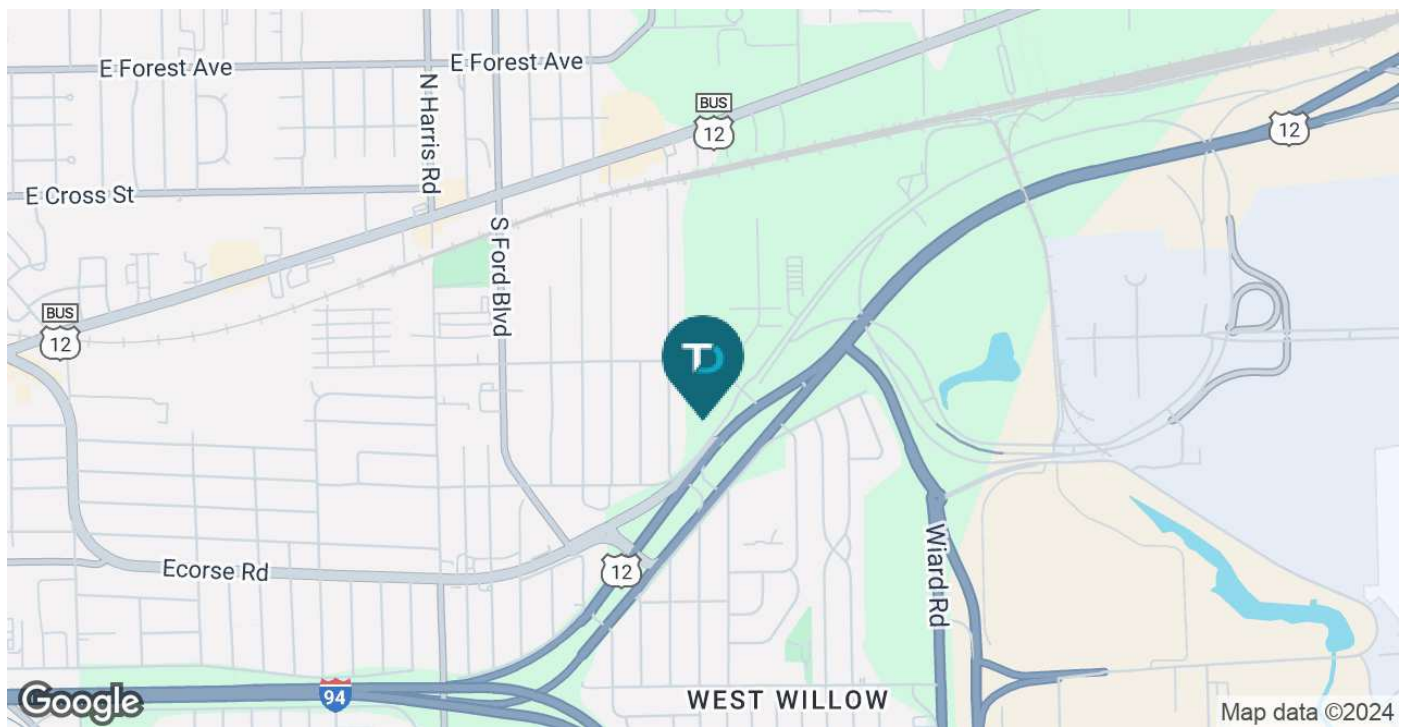
Price/AC: \$173,469  
 Utilities: City Water & Sanitary Sewer

**PROPERTY INFORMATION**

Lot Size: 4.9 Acres  
 Property Type: Land  
 Property Subtype: Industrial  
 Zoning: IT (Innovative & Technology) - SLU App Submitted Prior to Zoning Change  
 Traffic Count: Parkwood Ave - 21,711 vpd  
 Hwy 12 - 26,485 vpd  
 I-94 - 99,081 vpd  
 Legal Description: Available Upon Request  
 APN: K-11-11-100-008

**LOCATION INFORMATION**

Great logistics - High Density & Traffic Counts ~ at the Michigan Avenue & i-94 interchange. Close to Willow Run Airport.





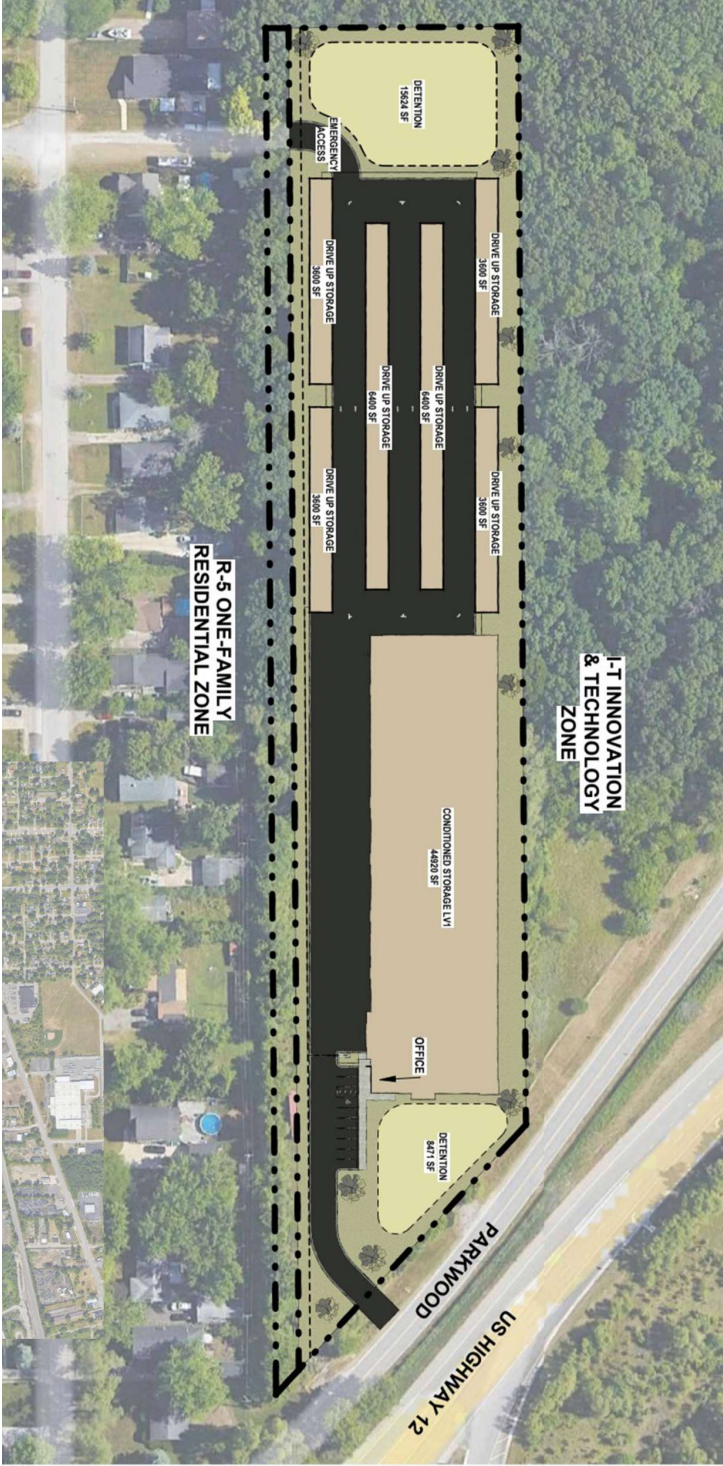


**ADDITIONAL PHOTOS:** 2041 Parkwood Ave | Ypsilanti, MI 48198



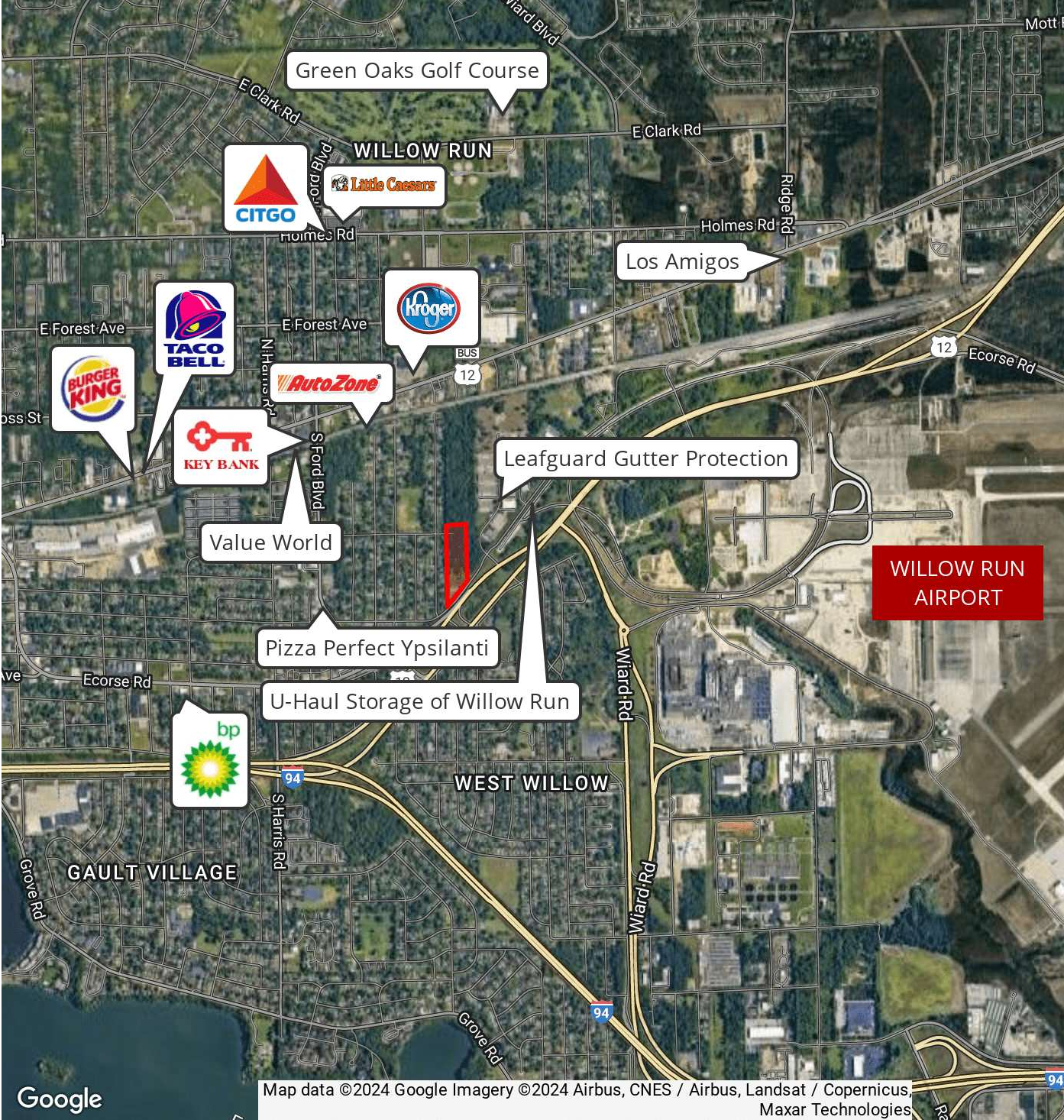


**ADDITIONAL PHOTOS:** 2041 Parkwood Ave | Ypsilanti, MI 48198



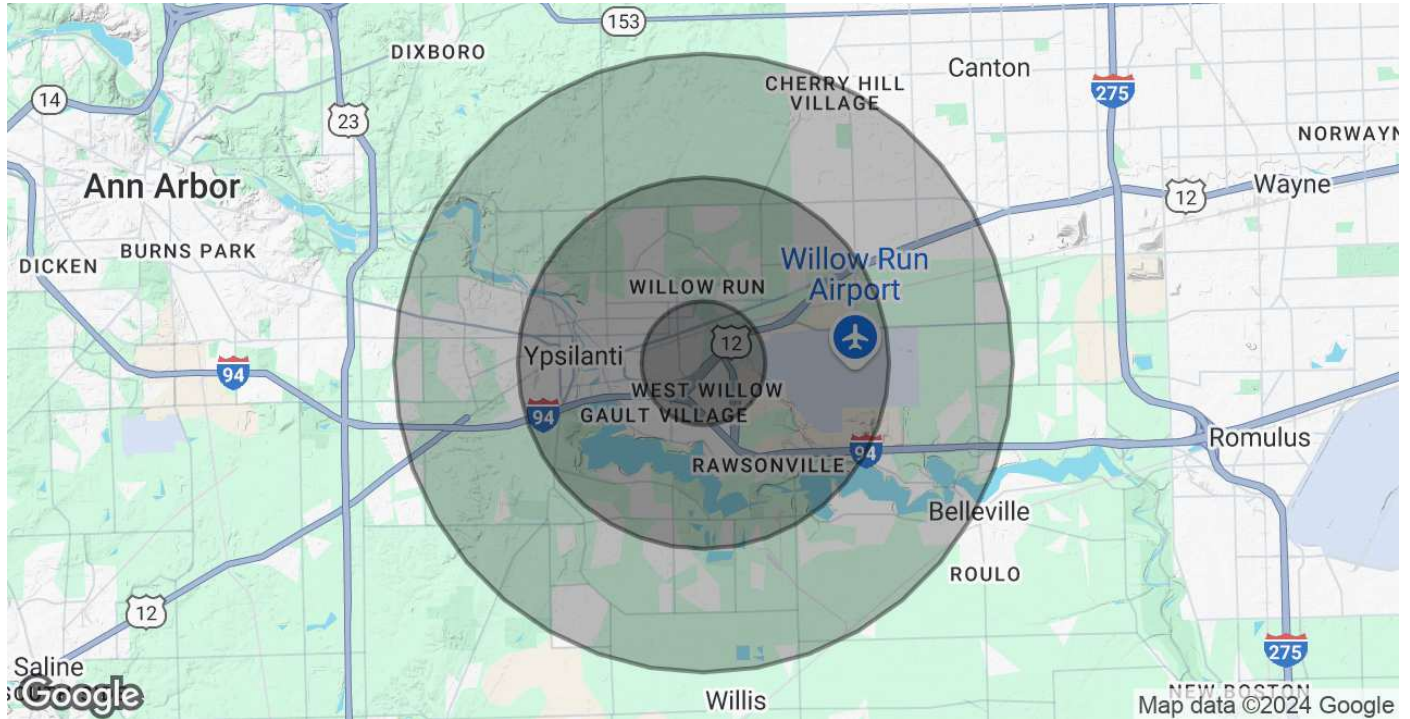


**RETAILER MAP - PARKWOOD: 2041 Parkwood Ave | Ypsilanti, MI 48198**





**DEMOGRAPHICS MAP & REPORT: 2041 Parkwood Ave | Ypsilanti, MI 48198**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,339	57,557	126,684
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,395	24,574	52,569
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$62,569	\$76,686	\$101,766
Average House Value	\$137,579	\$226,339	\$291,848

Demographics data derived from AlphaMap