

For Sale PRIME REDEVELOPMENT OPPORTUNITY



2611 E M-21
Corunna, MI 48817



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Redevelopment Opportunity! The property boasts **1.59** acres of prime redevelopment land with 220' of frontage on M-21. Strategically positioned directly in front of Meijer next to their Meijer Express Gas Station, surrounding users include Taco Bell, Culver's, Starbucks and McDonalds. Home Depot, Walmart and numerous other retailers are in proximity.

Parcel Information

Municipality	Caledonia Charter Township
County	Shiawassee County
Lot Size	1.59 Acres
Frontage	220' on M-21
Facility	4,566 SF Industrial Building
Parking	±70 Spaces
Parcel #	007-16-400-012-01
Zoning	B-2 (Wholesale businesses and large-site retail)
Assessed Value (2023)	\$158,100
Property Tax (2023)	\$6,726.08
Utilities	<ul style="list-style-type: none"> Currently serviced with a well. Public Water available at M-21. Public Sewer from Caledonia Twp.
Zoning Uses	<ul style="list-style-type: none"> Drive-ins and restaurants Wholesale and retail Repair garages and service stations
Billboard	±\$3,300/Year income through 12/26

Population



0-5 minutes:
4,330
10 minutes:
18,904
15 minutes:
15,179

Average HH Income

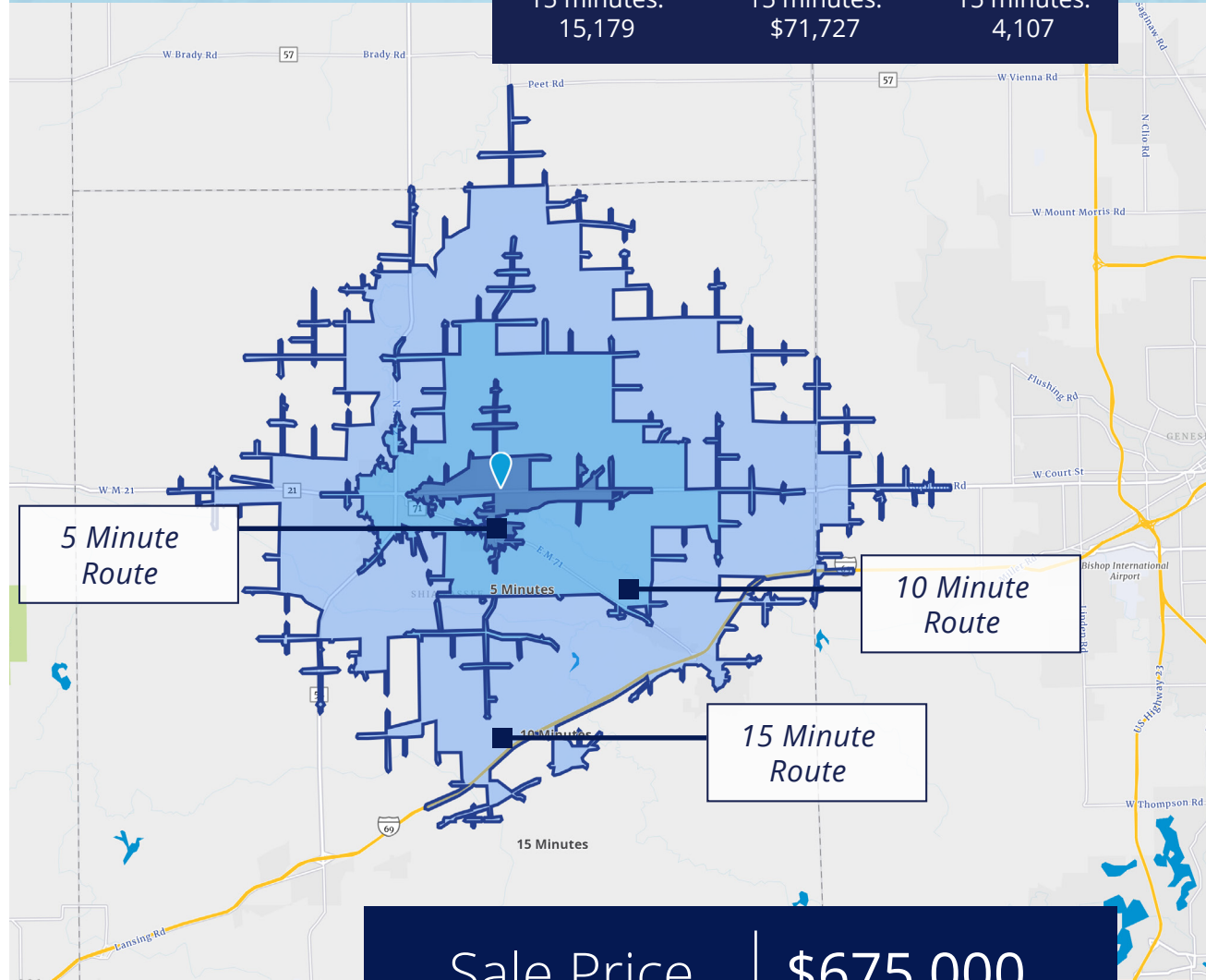


5-10 minutes:
\$60,699
10 minutes:
\$64,495
15 minutes:
\$71,727

Workforce



10-15 minutes:
3,999
10 minutes:
7,557
15 minutes:
4,107



Sale Price | \$675,000

Aerial Overview



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