

# VACANT LAND

19 & Hayes Clinton Twp, MI 48038



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## Property Highlights

- Utilities on site, Zoned B-3, Site has access to 50,000+ Vehicles Per Day
- Adjacent to Burger King, Popeyes, Citizens Bank, McDonalds, Autozone, Jimmy Johns, Tim Hortons
- Ideal location for a Credit Union, Bank, Medical Office Building, Quick Lube, Quick Service Restaurant, Veterinarian, Dental Office
- There is over 2,500 Multi-Family units within a 1/2 Mile Radius of the property
- Rapid growth and development in this corridor
- New \$265m expansion to the Henry Ford Macomb Hospital Nearby
- New Construction Assisted Living Facility (177 Units)
- New Construction Retail Center 18,000 SF

## B-3 Zoning

- Office Buildings: Including administrative, executive, or professional offices.
- Medical Offices and Clinics: For outpatient human care.
- Banks and Financial Institutions: Includes credit unions and loan companies.
- Restaurants: Excluding drive-in or drive-through fast food restaurants.
- Retail Businesses and Service Establishments: All retail shops and consumer-facing service establishments.
- Automotive Services: Service centers and new vehicle sales showrooms.
- Childcare Centers: Facilities catering to childcare needs.
- Public Utilities: Including substations and telephone exchanges.
- Funeral Homes, Health Spas, Athletic Clubs, and Figure Salons.
- Lodging: Hotels or motels.
- Schools: For-profit institutions teaching non-academic subjects.
- Veterinary Clinics: Including facilities for overnight animal care.

**Asking Price:**  
**\$200,000**



**Zoning:**  
**B-3**



**Traffic Counts**  
**50,000+ VPD**



**Lot Size:**  
**0.76 Acre**



## STATISTICS

RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
Population	56,033	108,933	264,424	815,951
Households	25,121	45,345	106,734	329,261
Household Income	\$86,316	\$94,515	\$95,117	\$94,829

RADIUS	TOTAL SPECIFIED CONSUMER SPENDING
2 Miles	\$724.8M
5 Miles	\$3.4B
10 Miles	\$10.4B

METRIC	2 MILES	5 MILES	10 MILES
Median Age	44.4	42.7	42.2
Avg Household Size	2.2	2.4	2.4

CATEGORY	2 MILES	5 MILES	10 MILES
Entertainment, Hobbies & Recreation	\$112.6M	\$517.8M	\$1.6B
Apparel & Footwear	\$37.6M	\$175.1M	\$538.5M
Household Goods & Furnishings	\$120.6M	\$568.2M	\$1.8B
Food & Alcohol	\$201.7M	\$919.3M	\$2.8B

## NEW DEVELOPMENTS IN CLINTON TOWNSHIP, MICHIGAN

- Continued residential reinvestment and housing stabilization throughout Macomb County
- Ongoing roadway, intersection, and infrastructure improvements along major arterials including 19 Mile Road and surrounding corridors
- Healthcare facility expansion and medical office growth serving the greater Clinton Township trade area
- Retail and service-sector reinvestment along established suburban commercial corridors
- Continued regional employment stability supported by automotive manufacturing, defense contracting, logistics, and skilled trades throughout the greater Detroit metropolitan area

## EMPLOYMENT BASE & INDUSTRY MIX

### INDUSTRY & EMPLOYMENT BASE

Clinton Township is supported by a stable and regionally diversified employment base within Macomb County and the broader Detroit Metropolitan Statistical Area. The region benefits from employment anchored by automotive manufacturing and supplier networks, defense contracting, healthcare systems, logistics and distribution operations, skilled trades, education, and public-sector services. Clinton Township's proximity to major regional corridors and established employment hubs throughout Southeast Michigan positions the community within a deep and durable labor market, providing consistent daytime population support and recession-resistant economic fundamentals.

### ECONOMIC & DEMOGRAPHIC SUPPORT

Clinton Township benefits from established residential neighborhoods, strong owner-occupied housing patterns, and long-term suburban residency trends supported by working families, skilled trades professionals, healthcare employees, and automotive industry workers. Household incomes remain stable within the trade area, supporting consistent consumer spending across essential categories including food, fuel, automotive services, medical care, and convenience-oriented retail. High vehicle dependency—typical of established Southeast Michigan suburban markets—reinforces steady demand for accessible, corridor-based commercial development along primary arterials such as 19 Mile Road.

### RETAIL DEMAND & COMPETITIVE CENTERS

Retail demand in Clinton Township is concentrated along primary commercial corridors including 19 Mile Road, Hayes Road, Garfield Road, and Gratiot Avenue, which connect surrounding residential neighborhoods to employment centers throughout Macomb County and the greater Detroit region. These established corridors support national retailers, grocery anchors, medical users, service-oriented businesses, automotive uses, and neighborhood retail capturing daily-needs spending. Limited remaining infill parcels along high-visibility suburban arterials, combined with zoning controls and rising development costs, contribute to a supply-constrained retail environment—supporting strong long-term positioning for well-located commercial development sites.

## Clinton Township, Michigan

Located in Macomb County in Southeast Michigan, Clinton Township is an established suburban community positioned within the greater Detroit metropolitan area. The township benefits from strong residential density, long-term homeownership patterns, and proximity to major regional employment centers throughout Metro Detroit.

Historically rooted in automotive manufacturing and skilled trades, Clinton Township has evolved into a diversified suburban market supported by automotive supplier networks, defense contracting, healthcare systems, logistics and distribution operations, construction trades, education, and public-sector employment. Its location within commuting distance of Detroit, Warren, Sterling Heights, and Troy positions the community within a broad and durable regional labor network rather than as a standalone suburban pocket.

Major employment drivers in the surrounding trade area include automotive OEM and Tier 1 suppliers, regional healthcare systems, defense and government contractors, logistics and distribution facilities, educational institutions, and municipal and county government operations. Additional employment support is derived from surrounding Macomb and Oakland County population centers within the greater Detroit MSA.

Commercial activity in Clinton Township is concentrated along primary corridors including 19 Mile Road, Hayes Road, Garfield Road, and Gratiot Avenue. These arterials connect dense residential neighborhoods to established retail centers, grocery anchors, medical offices, and service-oriented businesses, reinforcing the corridor's role as a convenience-driven daily-needs market supported by consistent commuter traffic.

Lifestyle amenities include access to community parks, recreation facilities, regional shopping centers, and suburban retail nodes common throughout Southeast Michigan. Residents benefit from manageable commute times to major employment hubs while maintaining a stable, community-oriented suburban environment.

Education and workforce development are supported by local public school systems and proximity to higher education institutions throughout the Detroit metropolitan region. Clinton Township benefits from a stable cost of living relative to nearby urban cores, established residential density, and its position within one of Michigan's most economically significant regions.

Clinton Township combines strong suburban residential fundamentals, deep regional employment access, and established commercial infrastructure—positioning the community well for long-term retail stability and commercial development within the greater Detroit market.





**±33,000 VPD**

**Hayes Road**

**Subject Property**

**± 20,000 VPD**

**19 Mile Road**



**POPEYES**

**Citizens**



**Subject Property**

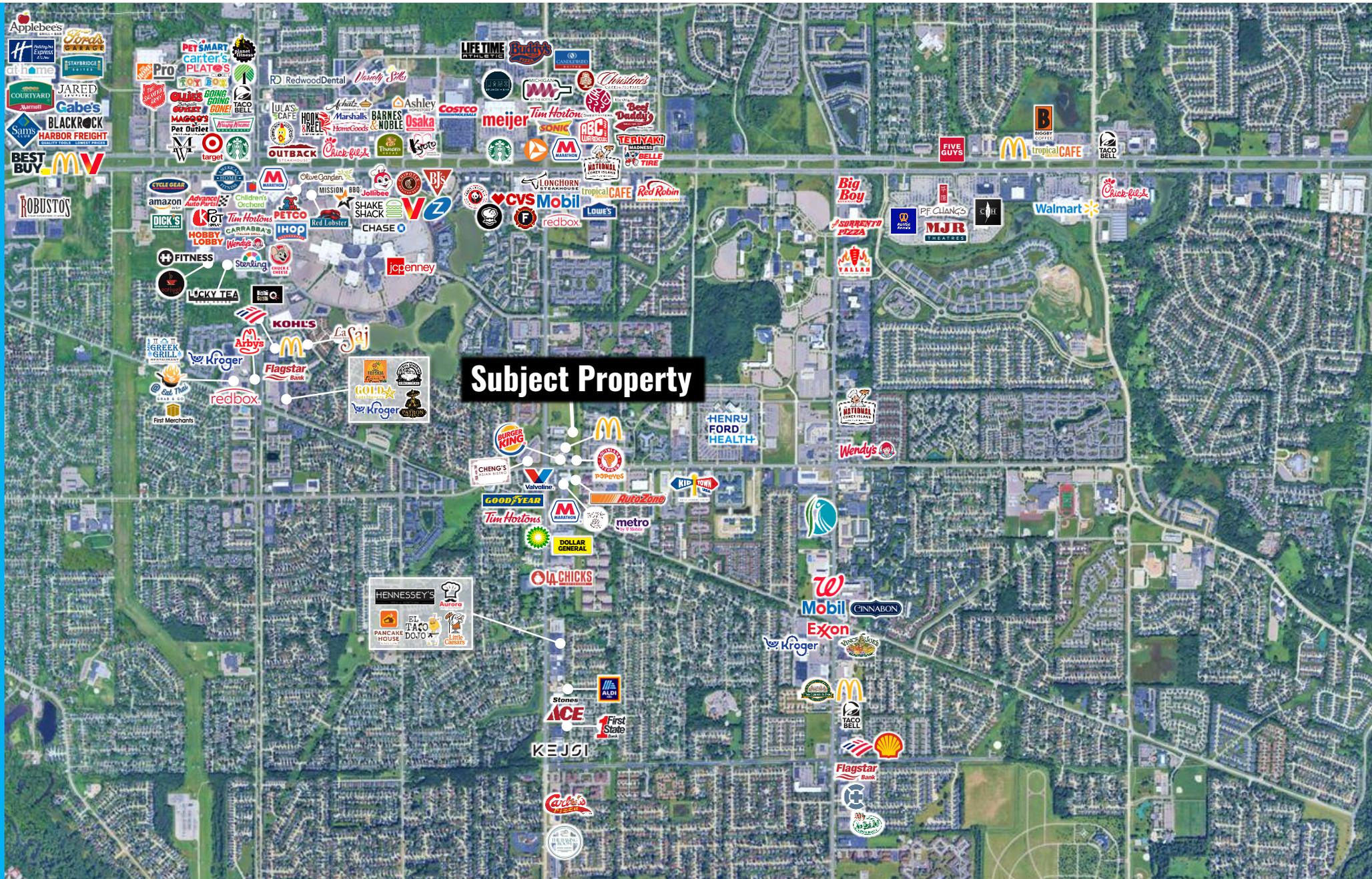
**± 32,773 VPD**  
**Hayes Road**

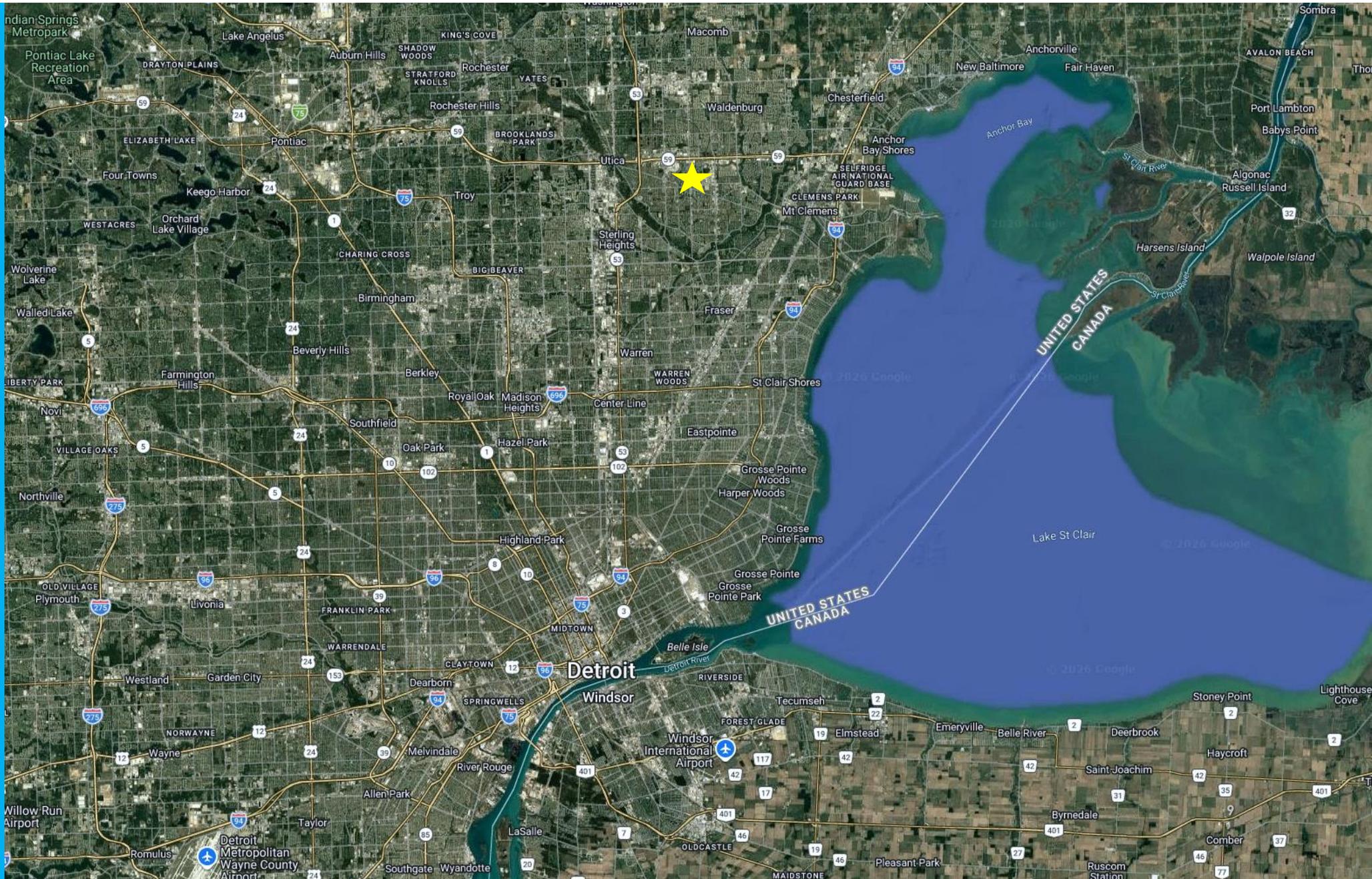
**19 Mile Road ± 19,222 VPD**

**Canal Road ± 9,372 VPD**

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# AERIAL OVERVIEW













**Brand New 18,000 SF Retail Development 1 Mile East of the Subject Property**



**Brand new \$265M Hospital Expansion 0.4 Miles East of the Subject Property**



**Brand new construction 172 Unit Residential Facility 0.5 Miles from the subject property**



## LISTING CONTACTS

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