

37361 GROESBECK HIGHWAY

CLINTON TOWNSHIP, MI 48036



Sale Price	\$999,000
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PROPERTY OVERVIEW

Prime Commercial Investment Opportunity – 37361 Groesbeck Hwy, Clinton Township, MI

OFFERING SUMMARY

Available SF:	
Lot Size:	3.1 Acres
Price / Acre:	\$322,258
Zoning:	I-1

Exceptional I-1 zoned property with 250 feet of frontage on busy Groesbeck Highway. This high-visibility location is ideal for a variety of commercial or light industrial uses. Located near the growing Parkway Shopping Plaza, this site offers strong investment potential in a thriving area. Don't miss this prime opportunity in Clinton Township!

PROPERTY HIGHLIGHTS

- Zoned I-1
- High-traffic area - 25,403/Vehicle Count
- 250 feet of frontage
- Strategic location
- Versatile commercial potential
- Ideal for various ventures
- Median Household Income average \$ 74,468
- Excellent investment opportunity

Disclaimer: All information contained herein, including but not limited to zoning, is from sources deemed reliable but is not guaranteed by Lino Realty, Inc. and is submitted subject to errors, omissions, change of price, rental or other terms, prior sale, lease, or withdrawal without notice. Buyers and tenants should verify all information, including zoning and permitted uses, independently with the appropriate authorities.

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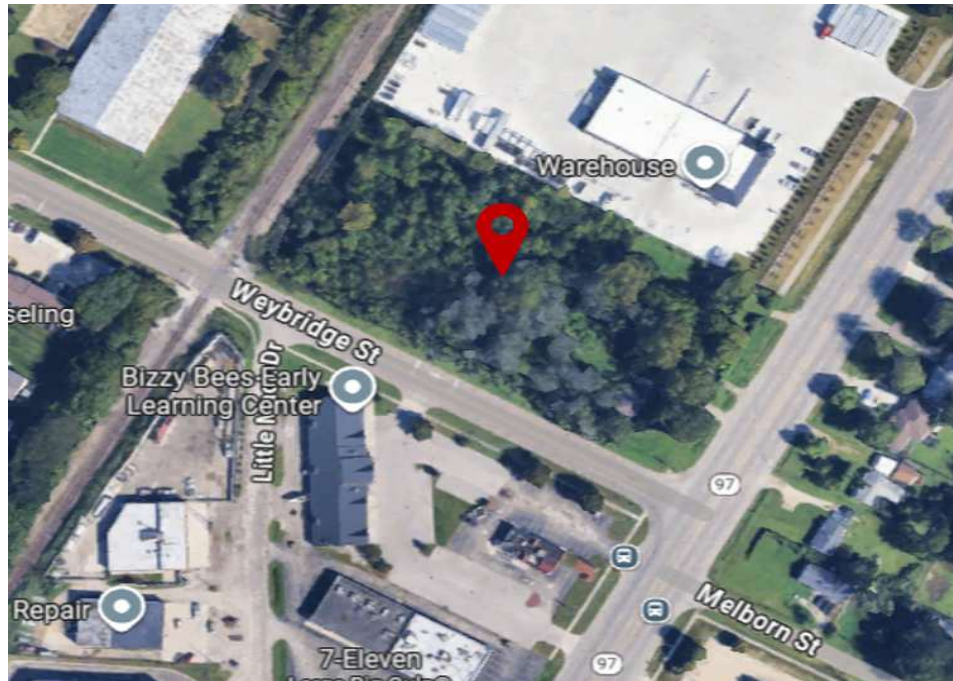
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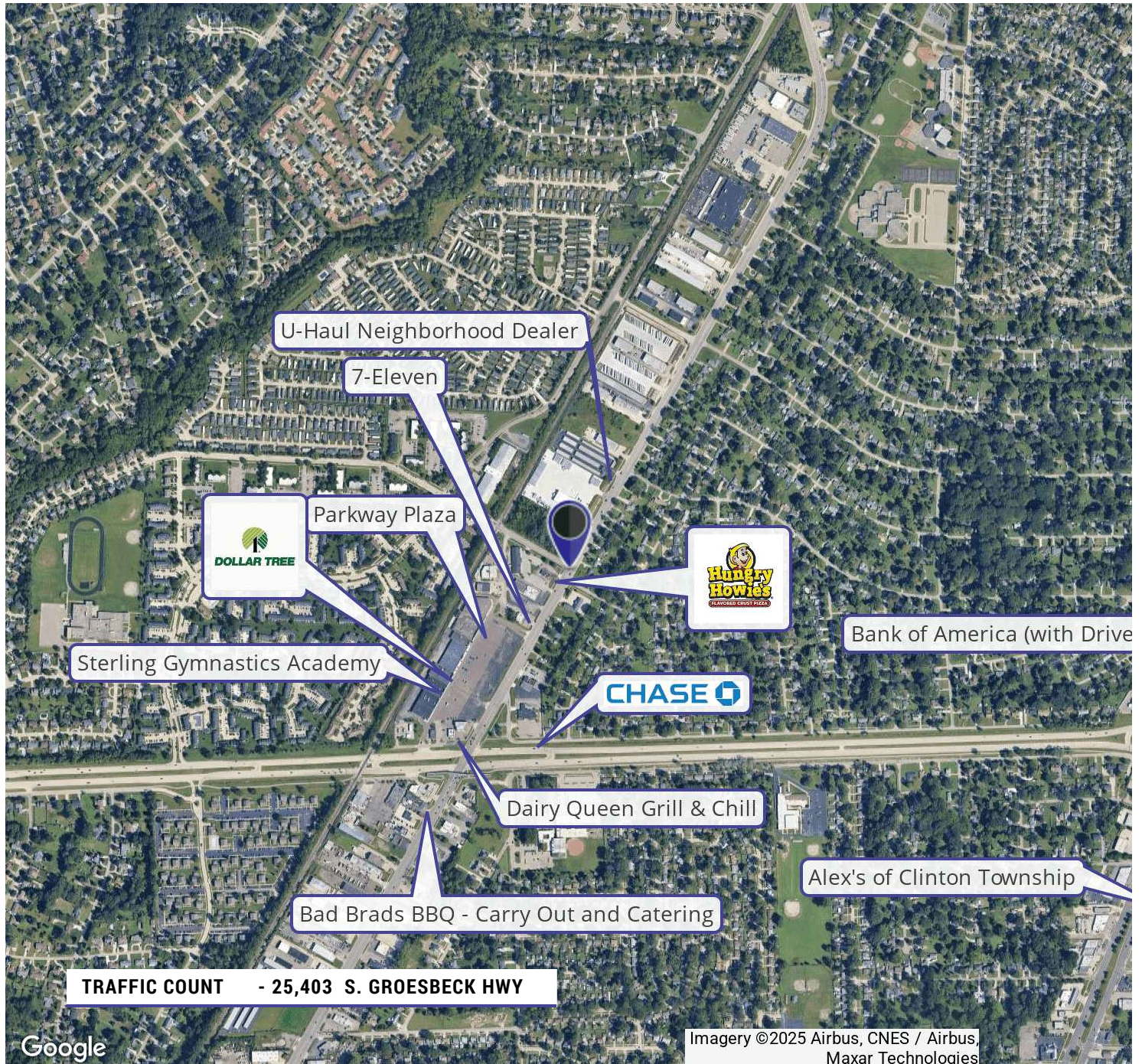
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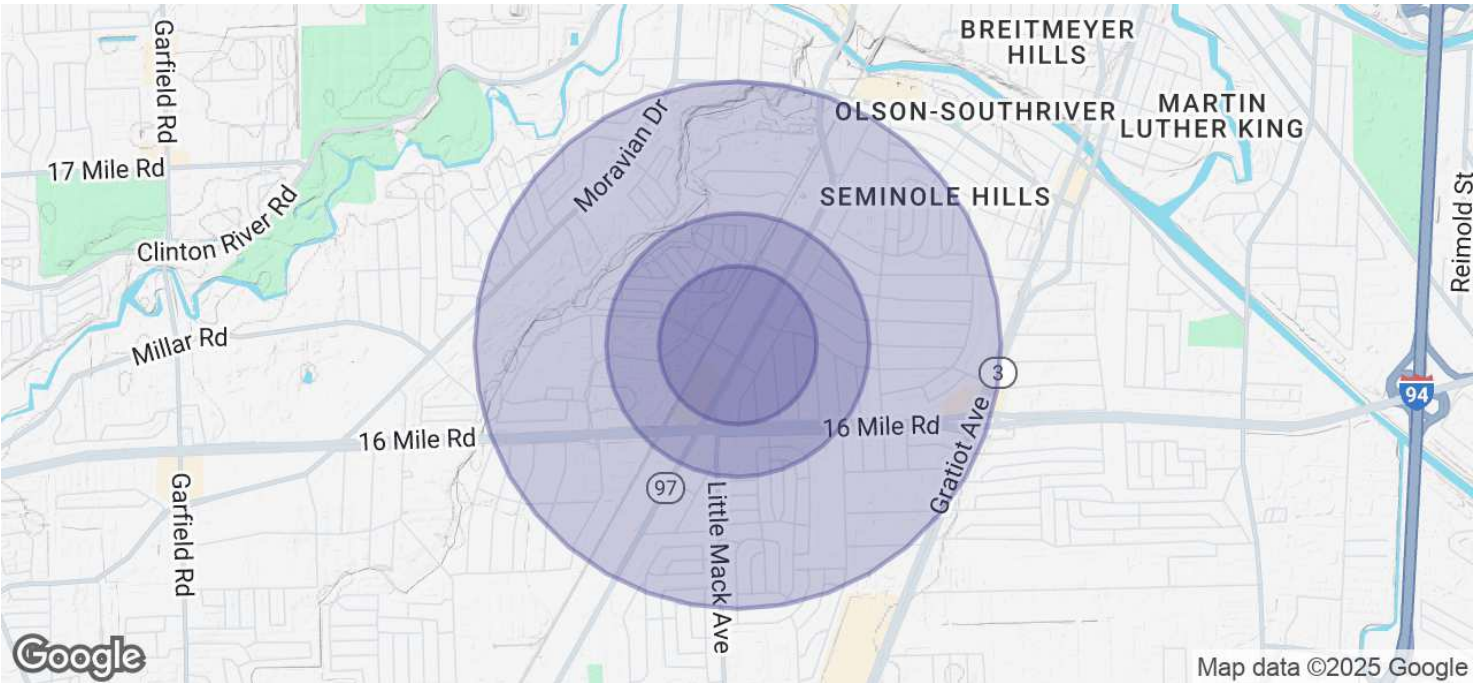
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,298	4,242	12,741
Average Age	42	42	42
Average Age (Male)	40	40	41
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	561	1,854	5,429
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$74,468	\$73,288	\$79,182
Average House Value	\$184,294	\$179,984	\$197,832

Demographics data derived from AlphaMap

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