

34860 UTICA ROAD
FRASER, MICHIGAN



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

INDUSTRIAL/RETAIL FOR SALE
10,675 Square Feet Available



PROPERTY FEATURES

- 10,675 square feet available
- 3,843 square feet office
- 17' clear height
- (2) 10' x 10', 12' x 12' grade level doors
- 1000 amps, 240 volts, pad transformer
- Pristine industrial warehouse with open office/showroom
- Sealed epoxy floors
- Potential for industrial or retail use
- Glass block windows, new paving
- Sale Price: \$850,000 (\$79.63/sq. ft.)



For more information, please contact:

BEN WILKIEMEYER
(248) 359 0624
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PAUL SAAD
(248) 359 0652
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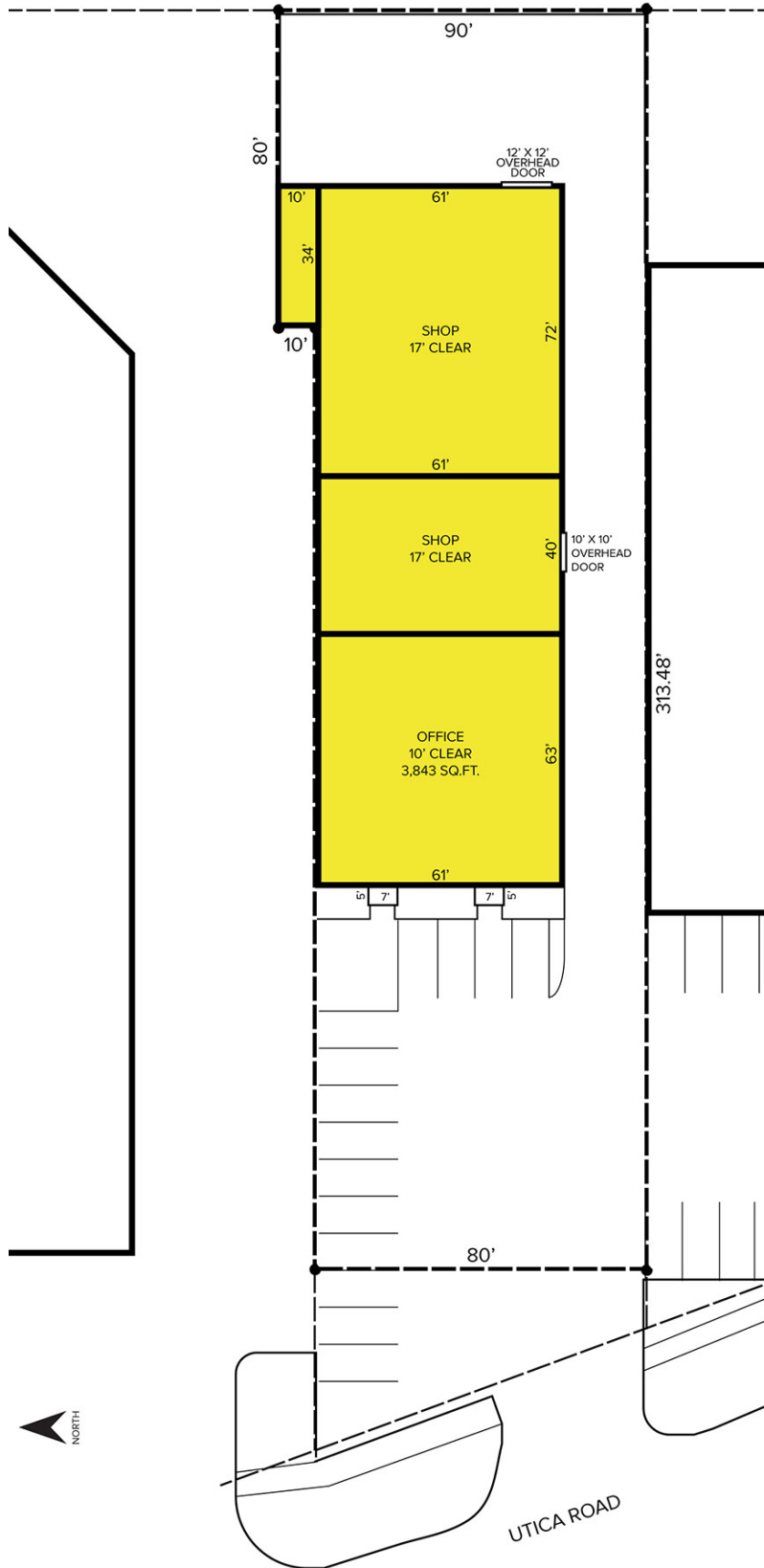
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

34860 Utica Road – Fraser, Michigan

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Site Plan



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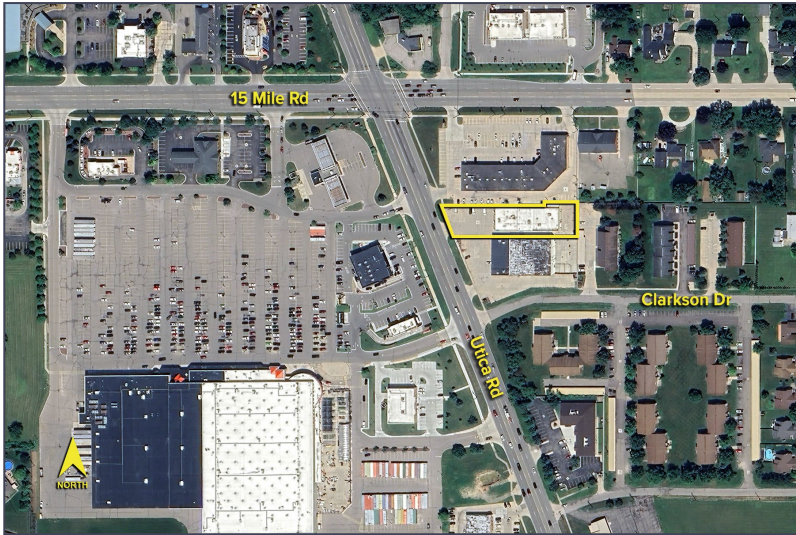
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	11,507	\$83,039
3 MILE	111,538	\$75,722
5 MILE	303,109	\$75,702

TRAFFIC COUNTS (TWO-WAY)

29,336	15 Mile Rd. E of Utica Rd.
27,395	15 Mile Rd. W of Utica Rd.
32,030	Utica Rd. S of 15 Mile Rd.
30,131	Utica Rd. N of 15 Mile Rd.



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