

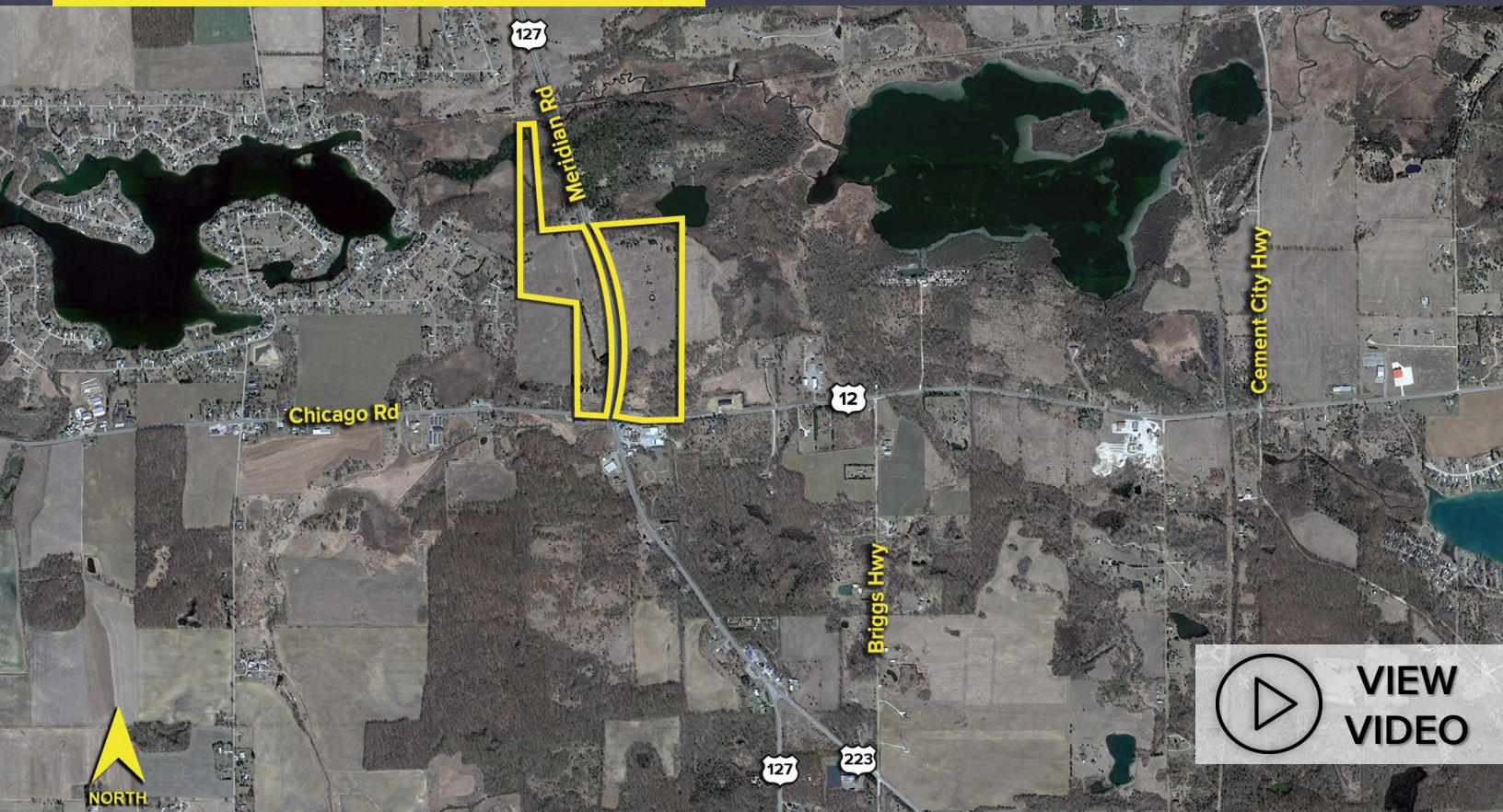
18808 US-12 HIGHWAY
CEMENT CITY, MICHIGAN

LAND FOR SALE OR LEASE
1.00 – 93.00 Acres Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

DEVELOPMENT OPPORTUNITY



PROPERTY FEATURES

- 1.00 - 93.00 acres available
- Large development parcel in at the busy intersection of US-12 and US-127, providing excellent regional access to Jackson, Lansing and Toledo
- Join a future Chrysler/Dodge/Jeep dealership and truck stop/gas station along this well-traveled corridor, positioned for continued commercial growth
- Excellent demographics and million-dollar homes on nearby lakes
- Pad sites are available for retail, restaurant, service and other commercial uses
- Large 58-acre parcel on the east side of US-127 available for an anchor retailer/commercial use
- Price: Contact Brokers



For more information, please contact:

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One Towne Square, Suite 1200

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18808 US-12 Highway – Cement City, Michigan

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Site Photos



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Conceptual Renderings



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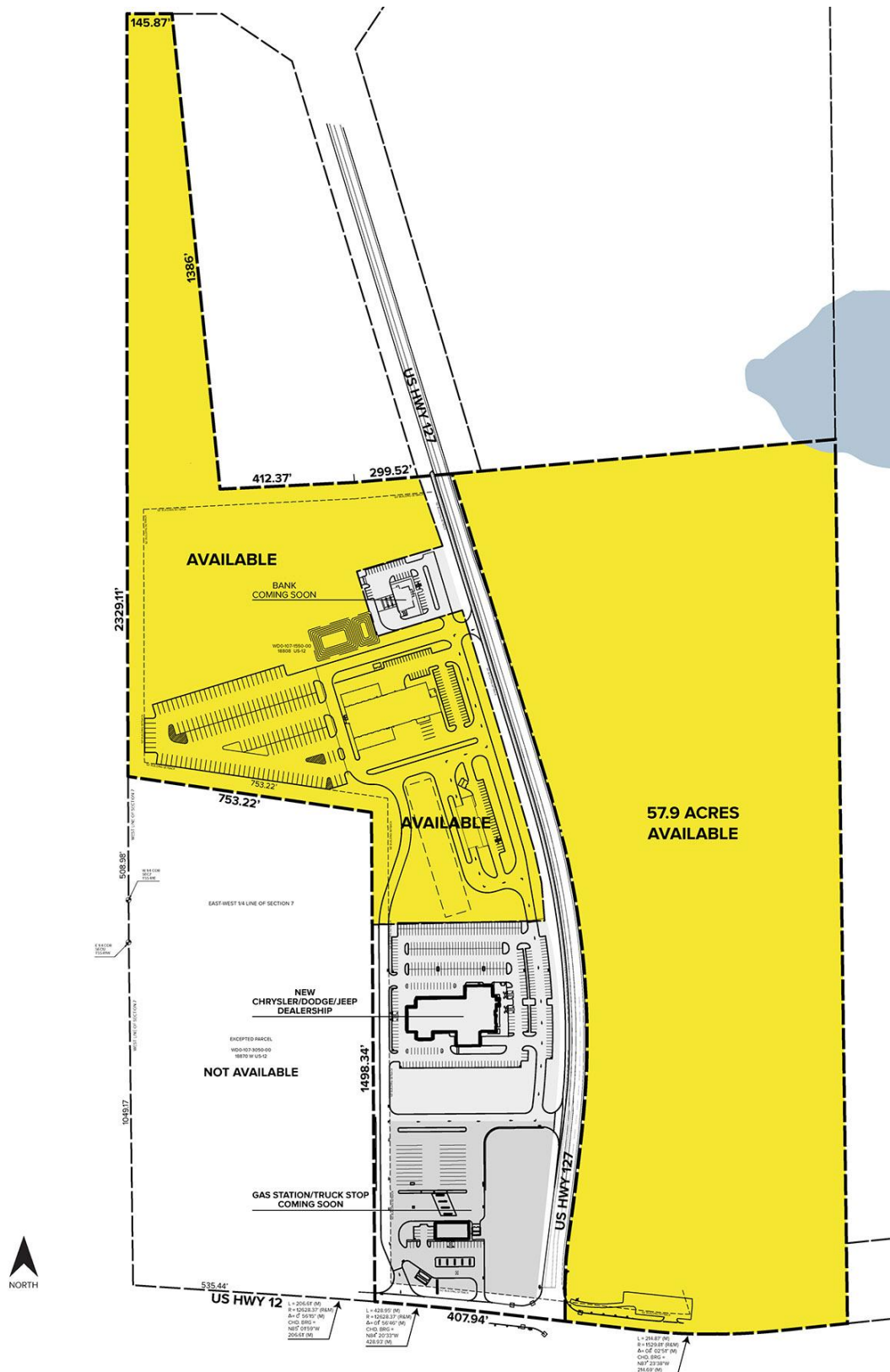
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Site Plan



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DISTANCE TO:

Michigan International Speedway – 7 Miles

Jackson – 13 Miles

Ann Arbor – 50 Miles

DISTANCE TO:

Lansing – 55 Miles

Toledo – 60 Miles

Detroit – 90 Miles

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	822	\$97,994
3 MILE	12,377	\$93,441
5 MILE	41,746	\$86,429

TRAFFIC COUNTS (TWO-WAY)

13,560	US-127 N. of US-12
11,040	US-127 S. of US-12
6,513	US-12 E. of US-127
8,862	US-12 W. of US-127

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