



Asking Price:

**\$1,750,000**  
(\$226,683/Acre)

**CONTACT US**



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FOR SALE

# 9200 E. 34 Road Cadillac, MI

± 7.72 Acres for Redevelopment

## Land Highlights

- Located Between the US-131 Highway Interchange and Along the Main Retail Trade Corridor
- Site Includes Over 656.57" of Frontage on 34 Rd.
- Land Use Recommendations Include Fast Casual, Car Wash, Gas Stations or Convenience.

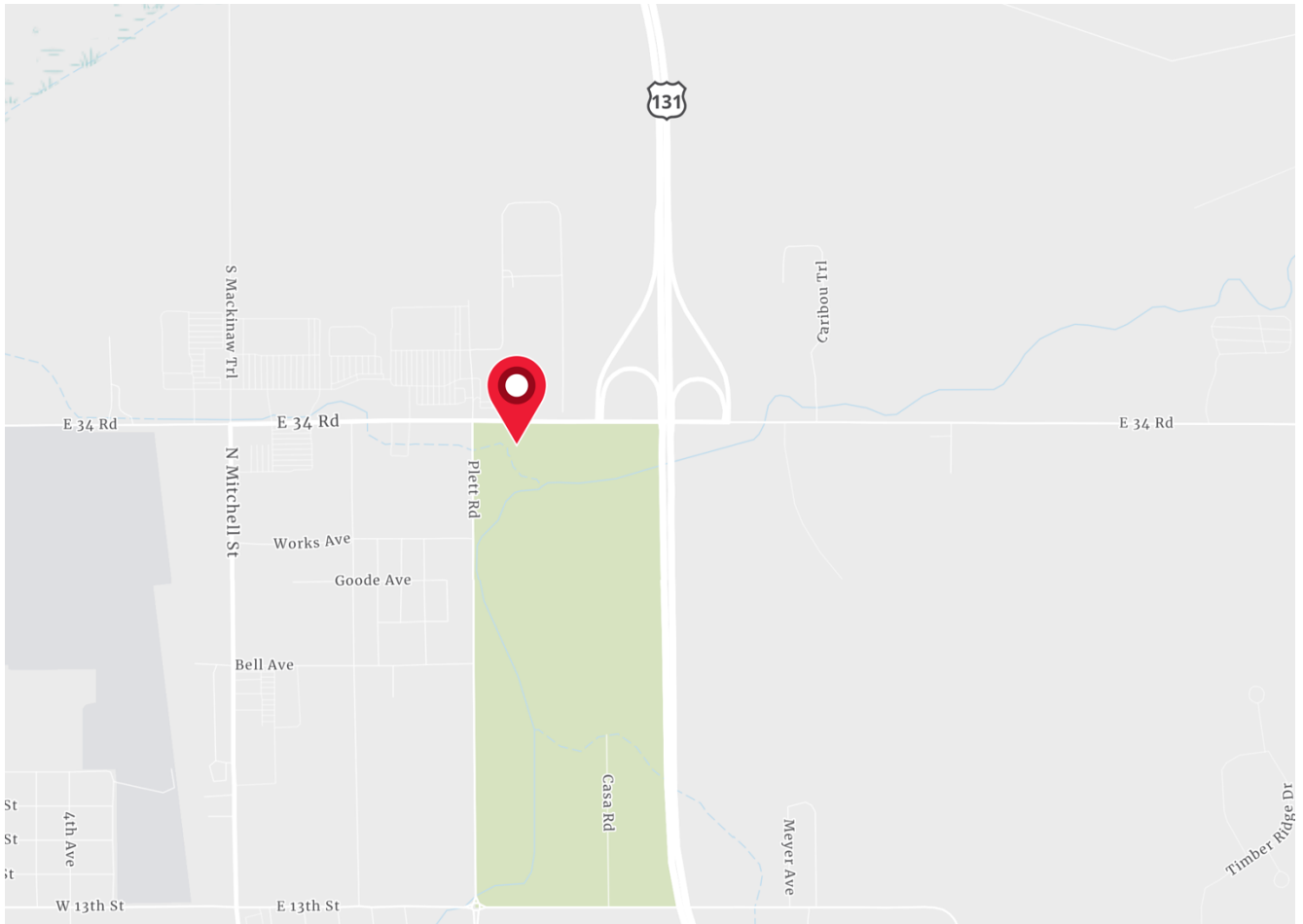
## Legal Descriptions

- PAR "C"DESC AS COM AT NW COR OF SEC; E 657.58 FT TO POB: E 328.79 FT; S 651.69 FT;W 329.05 FT; N 650.97 FT TO POB. EXC HWY R/W L348 P77 '96 --3.86 AM/L-- & PAR "D" DESC AS COM AT NW COR OF SEC; E 986.37 FT TO POB: E 328.78 FT; S 652.4 FT; W 329.06 FT; N 651.69 FT TO POB. EXC HWY R/W --3.86 A M/LHAR. SEC. 27 T22N R9W -CAPS- [[INCL. 27-2204 '97

± 7.72 ACRES FOR SALE

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# Land Specifications



## Highlights

- Zoned C-2
- Ideal Location for Highway Service Users
- Utilities Are Available Adjacent to the Site (Public Water & Sewer)
- Located in Prime Retail Corridor with Big Box Users Such as Walmart, The Home Depot, Meijer, Tractor Supply, Aldi, Harbor Freight, Lowe's and Many More.

## Financials

<b>Sale Price</b>	\$1,750,000
<b>Sale Price Per Acre</b>	\$226,683
<b>Annual Property Taxes</b>	\$1,498.62
<b>Assessed Value (2024)</b>	\$97,200
<b>Taxable Value (2024)</b>	\$50,245

## Land Specifications

<b>Parcel Id:</b>	2209-27-2203
<b>Acreage:</b>	± 7.72

± 7.72 ACRES FOR SALE



# Merchant Map



# Demographics

2024 SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	328	10,894	17,459
Total Households	122	4,343	7,265
Total Family Households	87	2,629	4,416
Average Household Size	2.61	2.46	2.35
Median Age	48.3	39.5	41.6
Population Age 25+	240	7,456	12,214
2010 – 2021 Population: Annual Growth Rate (CAGR)	0.65%	0.21%	0.16%
2022 – 2023 Population: Annual Growth Rate (CAGR)	0.58%	0.63%	0.52%

2024 POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	51.5%	50.7%	49.7%
Female Population / % Female	48.5%	49.3%	50.3%

INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Median Household Income	\$94,569	\$57,024	\$58,852
Average Household Income	\$130,626	\$76,906	\$79,810
Per Capita Income	\$52,124	\$31,036	\$32,926

SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	222	863	1,062
Total Daytime Population	2,765	18,161	24,477
Daytime Population: Workers	2,567	12,256	14,765
Daytime Population: Residents	198	5,905	9,712

## Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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