

FREMONT DEVELOPMENT



SEC 21 Mile & Card Roads / Macomb, MI

LAST OUTLOT
AVAILABLE

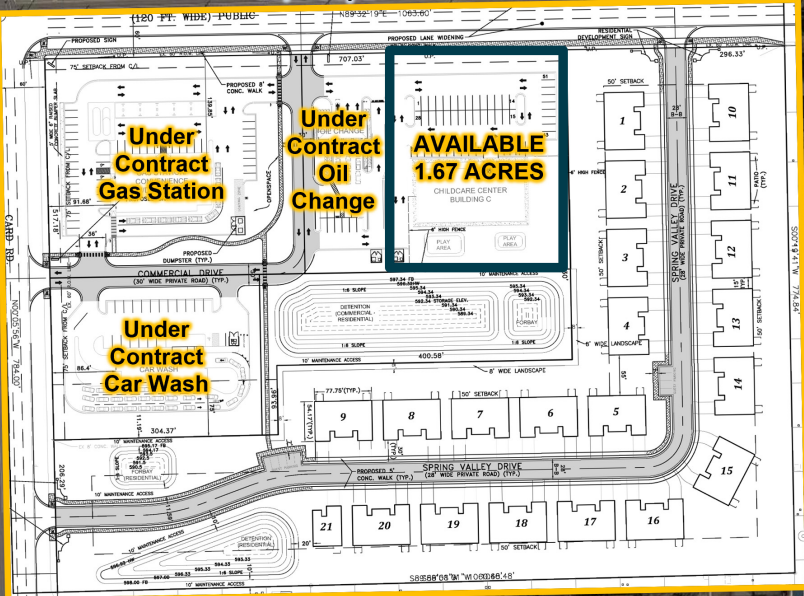


Card Rd

21 Mile Rd

22,264 vpd

16,489 vpd



RETAIL OPPORTUNITY

FREMONT DEVELOPMENT



Address

SEC 21 Mile & Card Roads
Macomb, MI 48044

Availability

1.67 Acres (Divisible)

Features

New development that includes 41 condominiums and 7.49 acres of commercial land. Excellent opportunity for a fast food restaurant, childcare, retail and medical. The property is surrounded by dense residential and sits across from Walgreens, CVS and Kroger. The property is zoned C-3, which allows for many uses.

Available for lease, ground lease or sale.

Construction will commence in fall 2024.

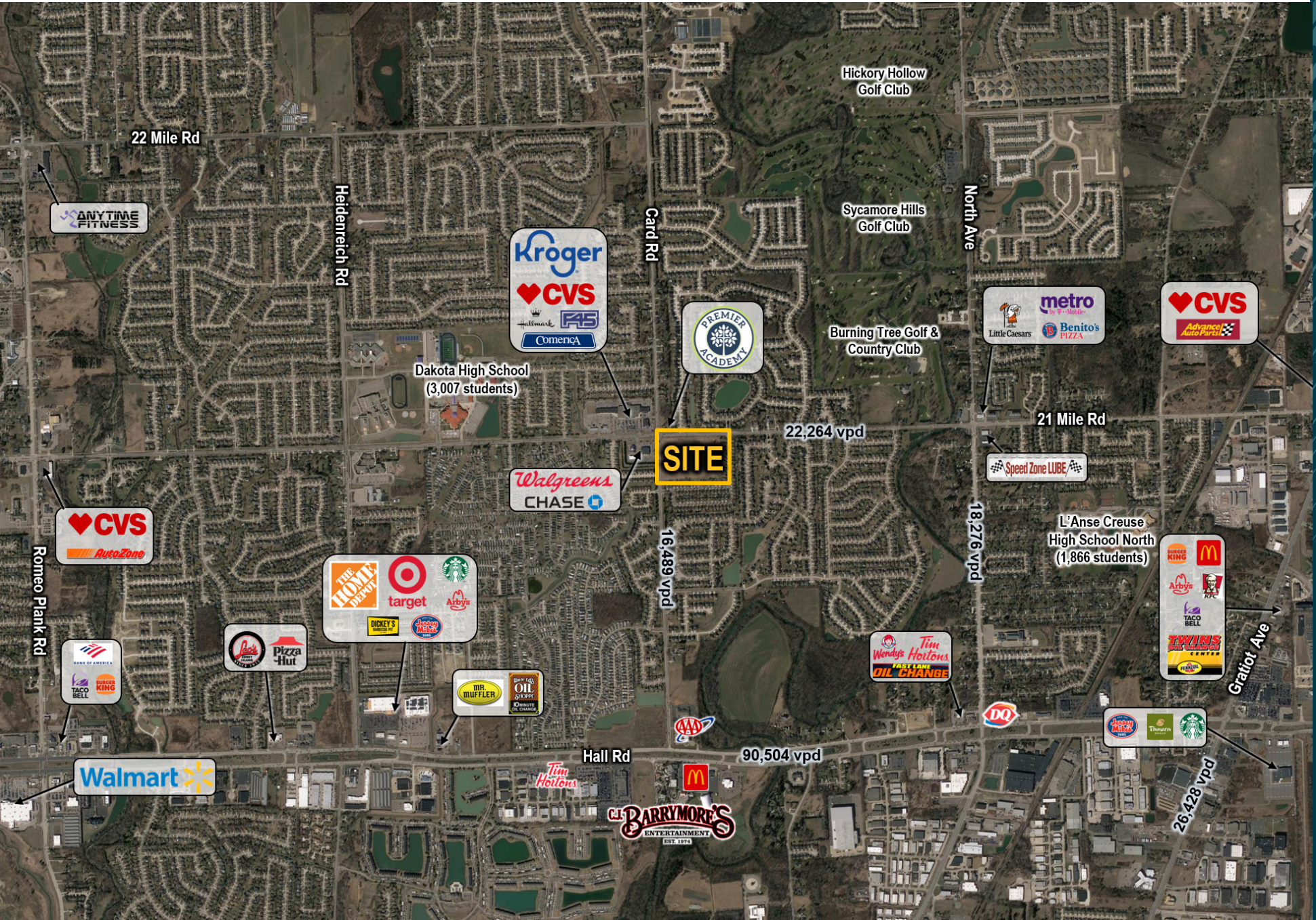
Area Tenants



Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	13,368	86,846	197,250
HOUSEHOLDS	4,429	32,908	80,456
AVG HOUSEHOLD INCOME	\$125,901	\$119,387	\$108,561
DAYTIME POPULATION	8,401	71,637	179,117

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AERIAL

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