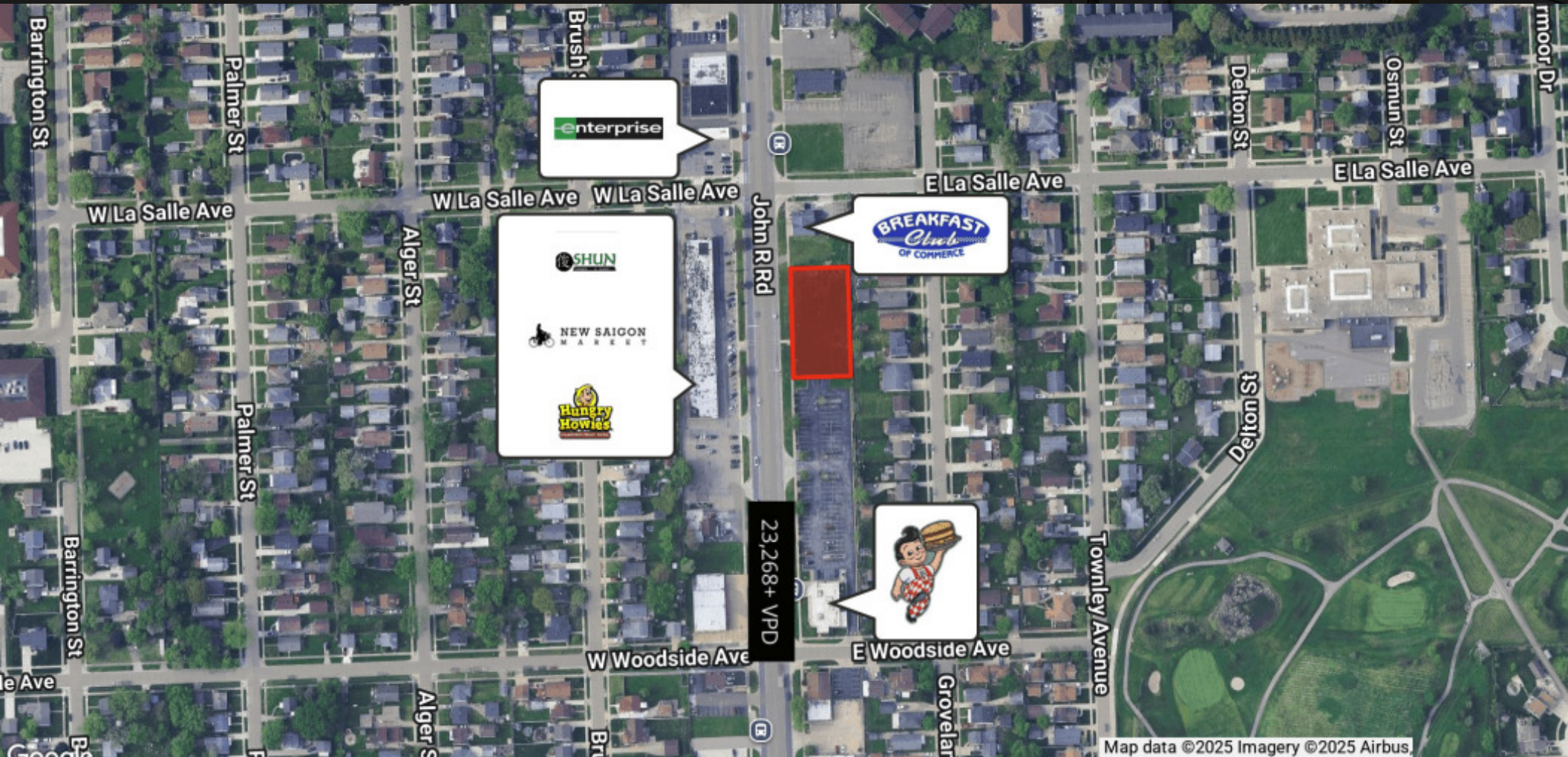


30530 JOHN R RD

30530 JOHN R RD, MADISON HEIGHTS, MI 48071

0.5 ACRES LAND | 23,268+ VPD

FOR SALE
\$399,000



GEORGE ABRO

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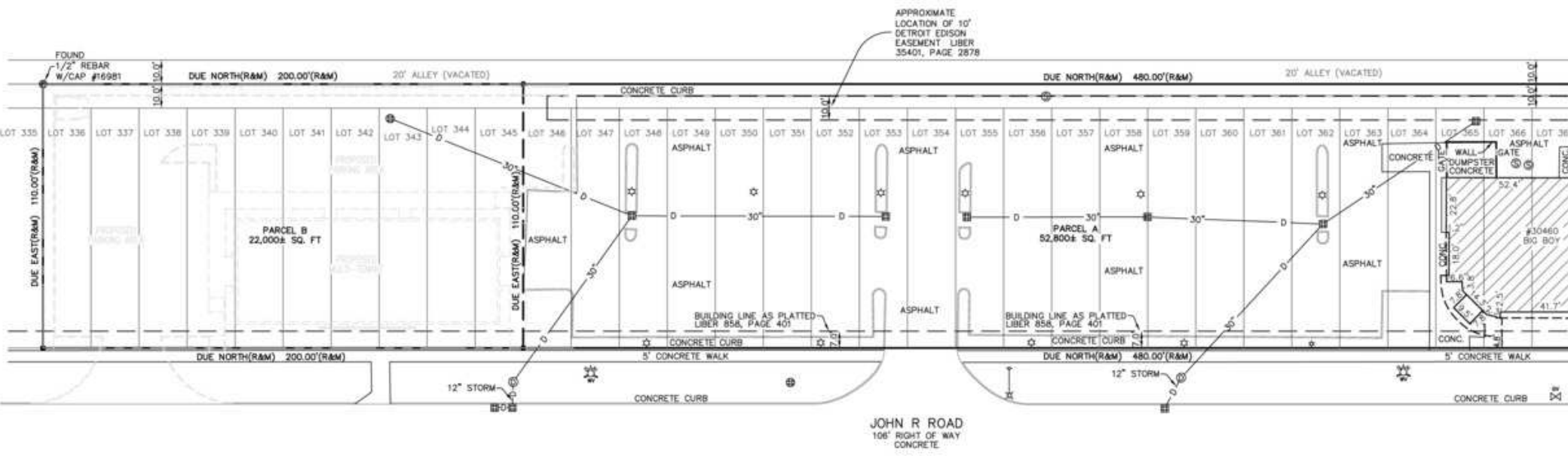
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SITE PLAN



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover the exceptional potential of this prime property zoned B-1 LOC, situated in the sought-after Madison Heights area. Boasting a strategic location, this property offers a lucrative opportunity for a prospective Land/Retail investor. With its ideal zoning and prime positioning, this site is perfectly poised to accommodate a range of retail ventures, providing unmatched visibility and accessibility. The property's desirable location in the thriving Madison Heights area ensures a steady flow of local and regional traffic, making it an enticing investment opportunity for those seeking to capitalize on the area's commercial promise.

PROPERTY HIGHLIGHTS

- Zoned B-1 LOC
- Prime location in Madison Heights
- Ideal for retail development
- Excellent visibility
- High traffic area
- Convenient access for customers

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LOCATION DESCRIPTION

Discover the thriving business environment surrounding this prime location in Madison Heights, MI. As an investor, you'll appreciate the area's proximity to major highways, providing seamless access to Detroit and the broader metropolitan area. The property is just a short drive from notable destinations, including the Detroit Zoo, Red Oaks Waterpark, and the upscale shopping and dining options at Oakland Mall. The area's dynamic mix of businesses and commercial developments make it an attractive investment opportunity, set against the backdrop of a vibrant and growing community.

OFFERING SUMMARY

Sale Price:	\$399,000
Lot Size:	0.5 Acres

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LAND LOTS

STATUS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	2512102044	Retail	0.5 Acres	N/A	B-1 LOC



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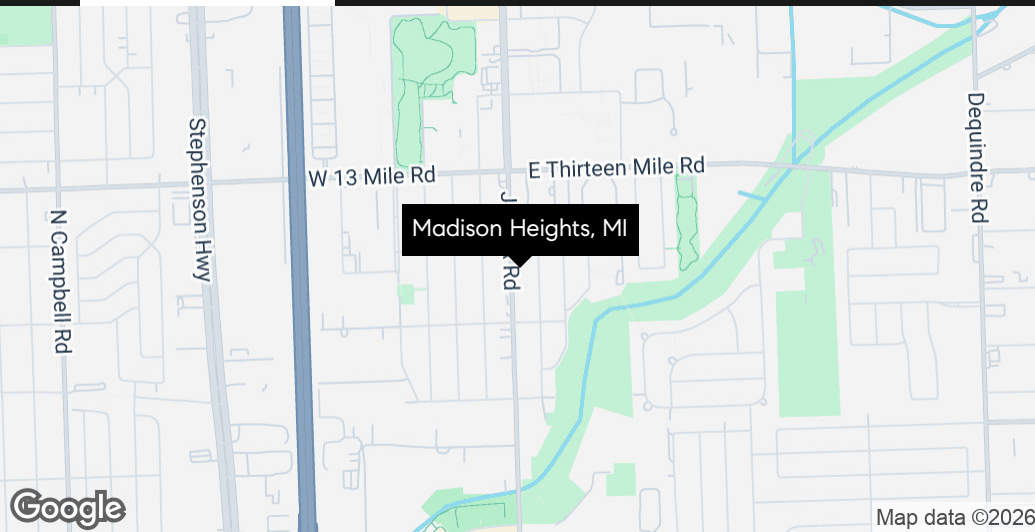
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CITY INFORMATION



MADISON HEIGHTS, MICHIGAN

Madison Heights, Michigan is a centrally located and highly accessible community in southern Oakland County, positioned between Royal Oak, Troy, and Warren. The city benefits from immediate access to major transportation corridors including I-75 and I-696, providing excellent connectivity throughout Metro Detroit. Madison Heights is known for its strong retail and service presence, featuring a diverse mix of national and local businesses that serve both residents and surrounding communities. With a dense population, stable workforce, and proximity to major employment centers, the city supports consistent consumer traffic and demand. Its strategic location, affordability, and established infrastructure continue to make Madison Heights an attractive market for residents, retailers, and real estate investors alike.



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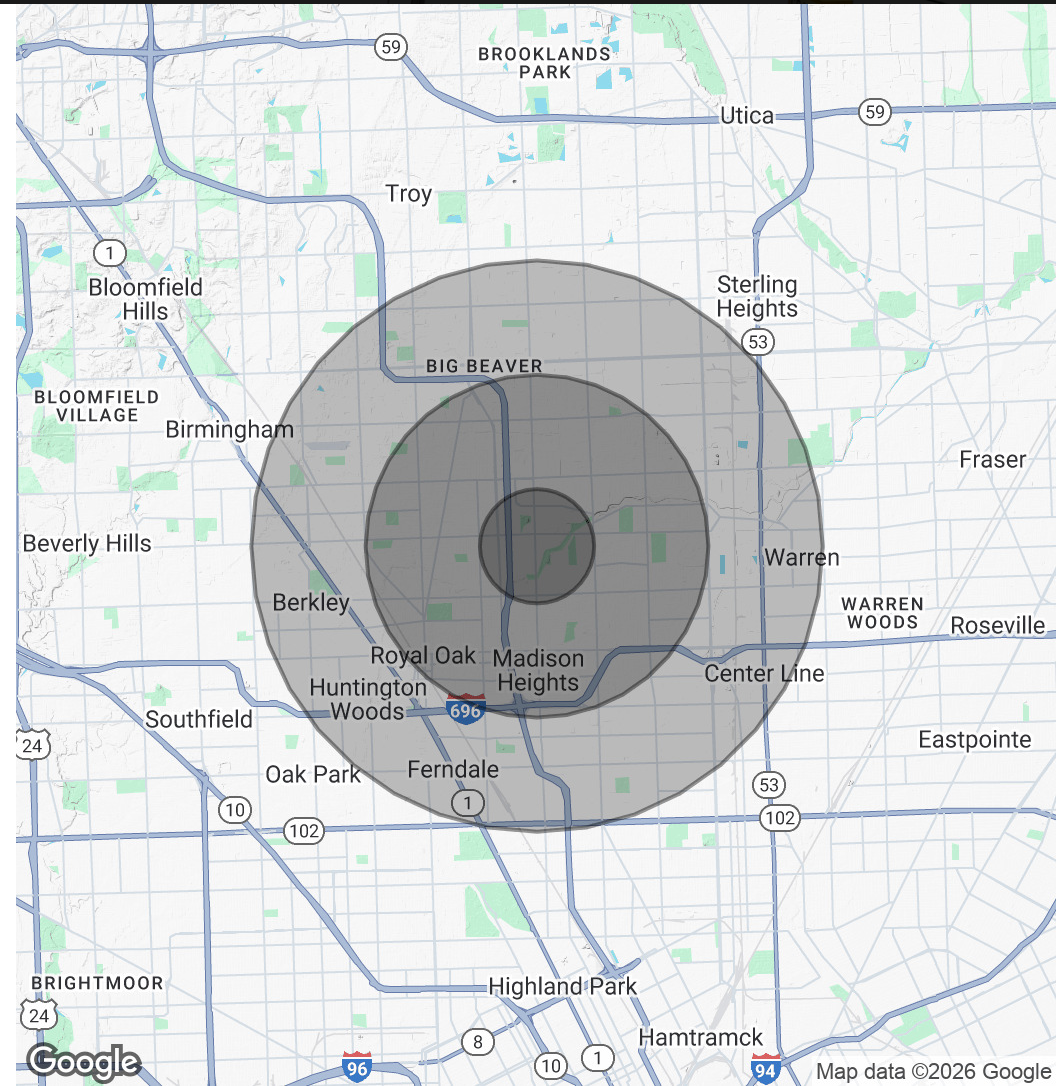
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,869	115,363	310,564
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	44	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,134	52,554	136,866
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$80,651	\$96,341	\$102,833
Average House Value	\$221,840	\$269,311	\$289,107
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	7,828	86,690	221,727
Total Population - Black	1,012	8,331	30,131
Total Population - Asian	1,185	11,605	35,160
Total Population - Hawaiian	1	19	57
Total Population - American Indian	24	254	743
Total Population - Other	146	1,308	3,599

Demographics data derived from AlphaMap



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ADVISOR



GEORGE ABRO

Principal

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