

9692-9694 E. M-36  
WHITMORE LAKE, MICHIGAN

RETAIL/LAND FOR SALE  
2,700 Square Feet /.83 Acre



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ASSOCIATES**  
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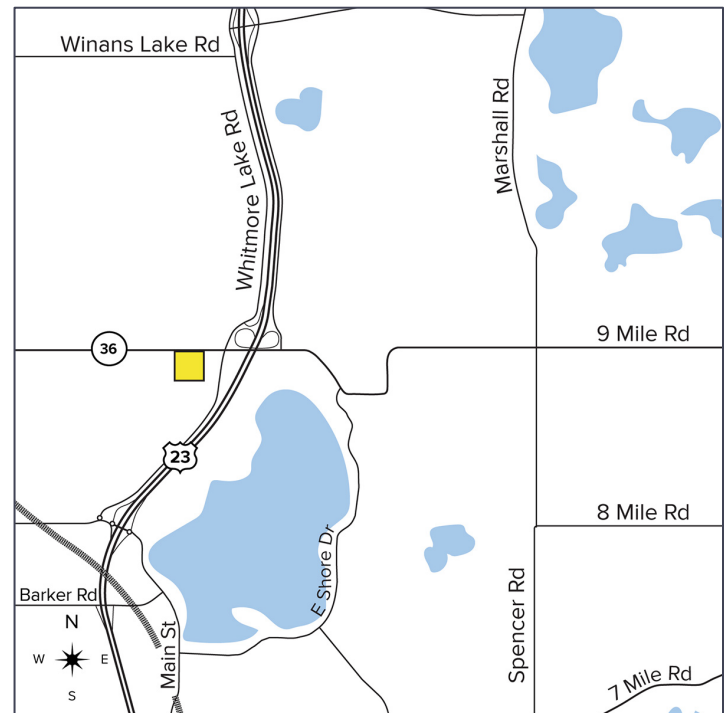
INVESTMENT/DEVELOPMENT OPPORTUNITY



## PROPERTY FEATURES

- 2,700 square feet available
- 2-story building located on 0.83 acre lot with 102 ft of M-36 frontage
- Great for flexible use or investment opportunity
- Zoned commercial district
- Sale Price: \$675,000 (\$250/sq. ft.)

**Comments:** Investment or development opportunity for restaurant, retail, medical, office, and more. Tremendous US-23 commuter traffic counts and growing demographics. Multiple new commercial and residential developments underway along M-36. Neighboring businesses include Arby's, McDonalds, KFC, First National Bank, and Gas Stations.



For more information, please contact:

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## DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,746	\$100,347
3 MILE	16,881	\$98,809
5 MILE	39,425	\$112,672

## TRAFFIC COUNTS (TWO-WAY)

9,257	M-36 W of US-23
11,730	Nine Mile Rd. E of US-23
72,790	US-23 N of M-36
75,850	US-23 S of M-36



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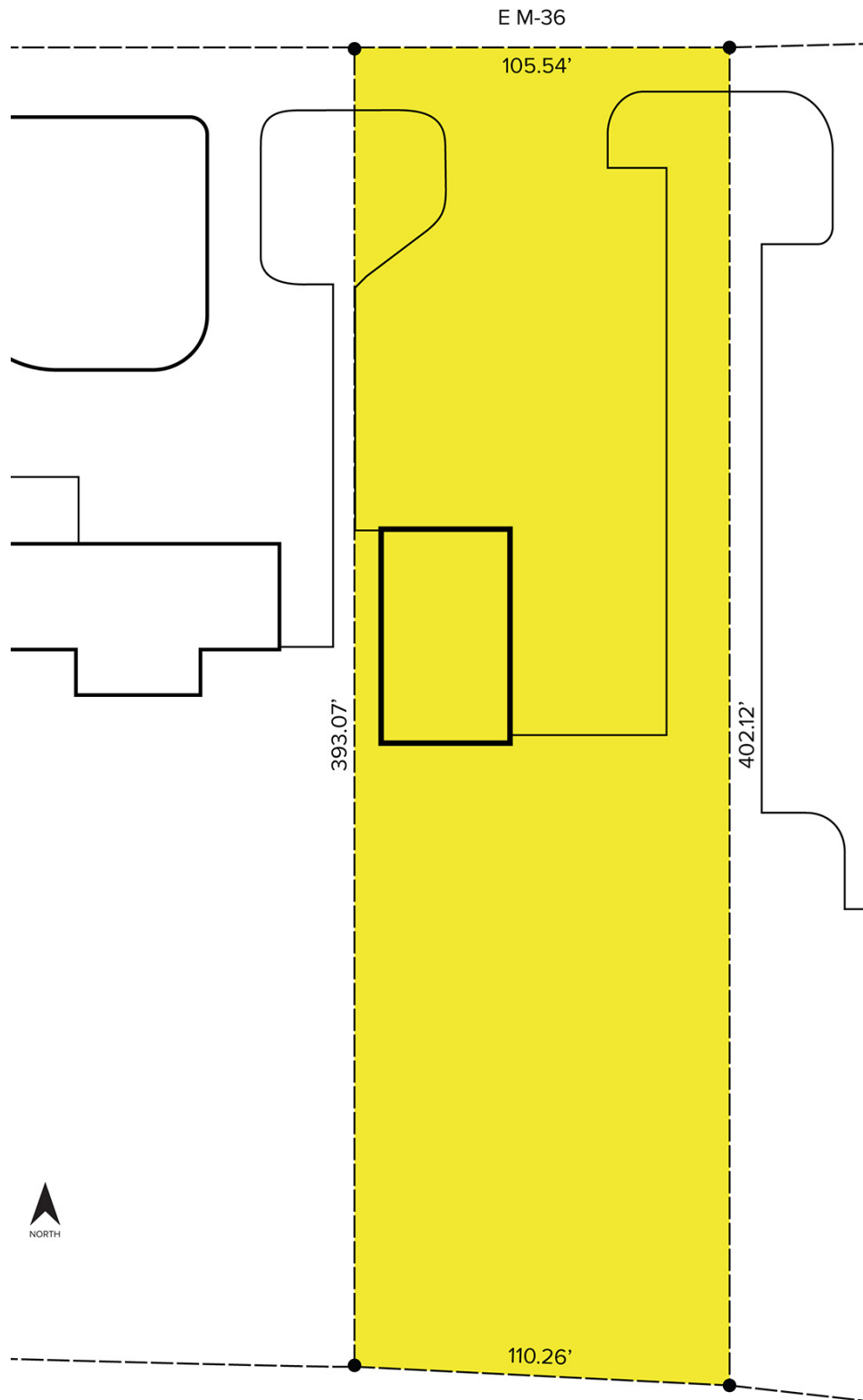
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## Site Plan



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