

5.36 ACRES M-36

9411 E. M-36, Green Oak Township, MI 48189



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SZERLAG

Senior Partner

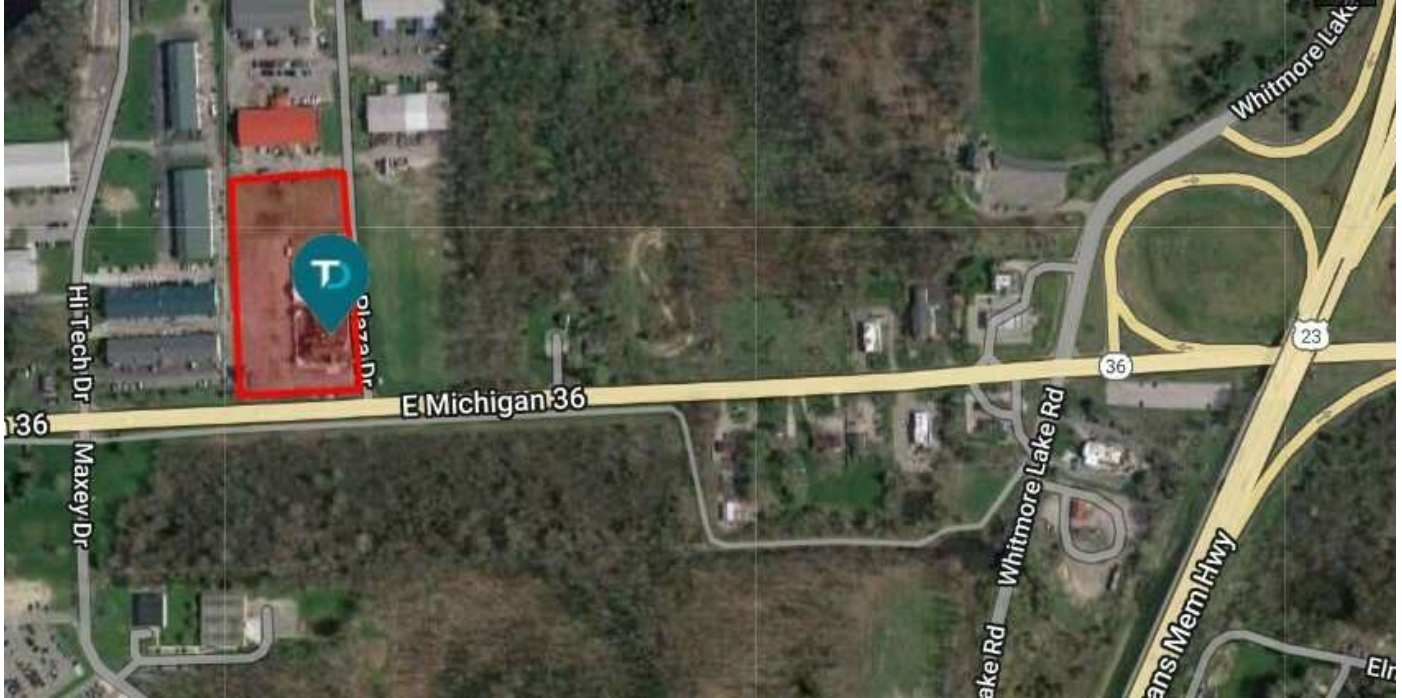
mszerlag@thomasduke.com

JOHN PORTH

Vice President

jkporth@thomasduke.com

OFFERING SUMMARY: 9411 E. M-36 | Green Oak Township, MI 48189



PROPERTY OVERVIEW

Commercial land for development located on M-36, just west of US-23.

OFFERING SUMMARY

Price Reduced! Was: \$1,275,000.00
 NOW: \$1,150,000.00

Lot Size: 5.36 Acres

Price / Acre: \$214,552.24

Zoning: GB - General Business

PROPERTY HIGHLIGHTS

- Zoned GB - General Business
- Centrally located between Brighton and Ann Arbor.
- Site of the former Barnstormer Banquet Facility.

BUILDING/PROPERTY INFORMATION:
9411 E. M-36 | Green Oak Township, MI 48189

BUILDING INFORMATION

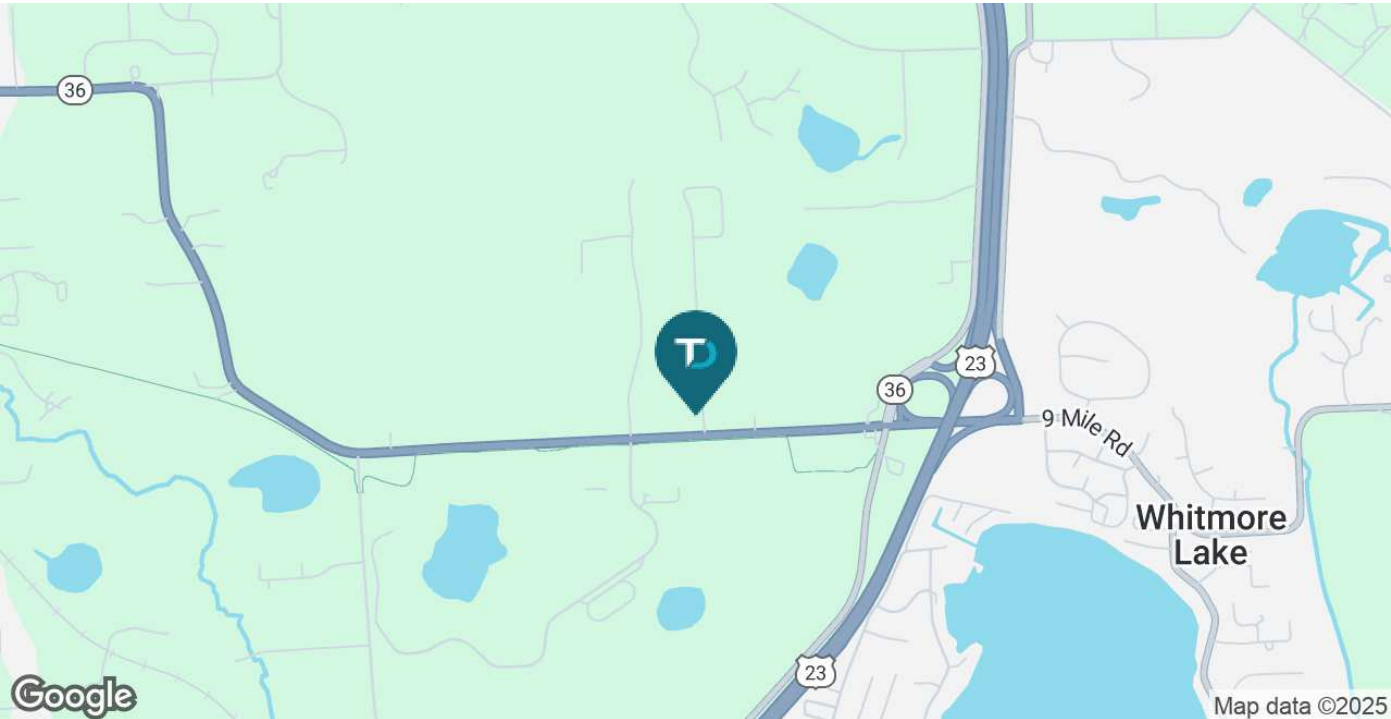
SALE PRICE:	PRICE REDUCED! Was: \$1,275,000.00 NOW: \$1,150,000.00
Price/AC:	\$214,552.24
Utilities:	Municipal Water & Sanitary Sewer
Taxes:	2024 Summer - \$3,294.58 2023 Winter - \$14,518.86

PROPERTY INFORMATION

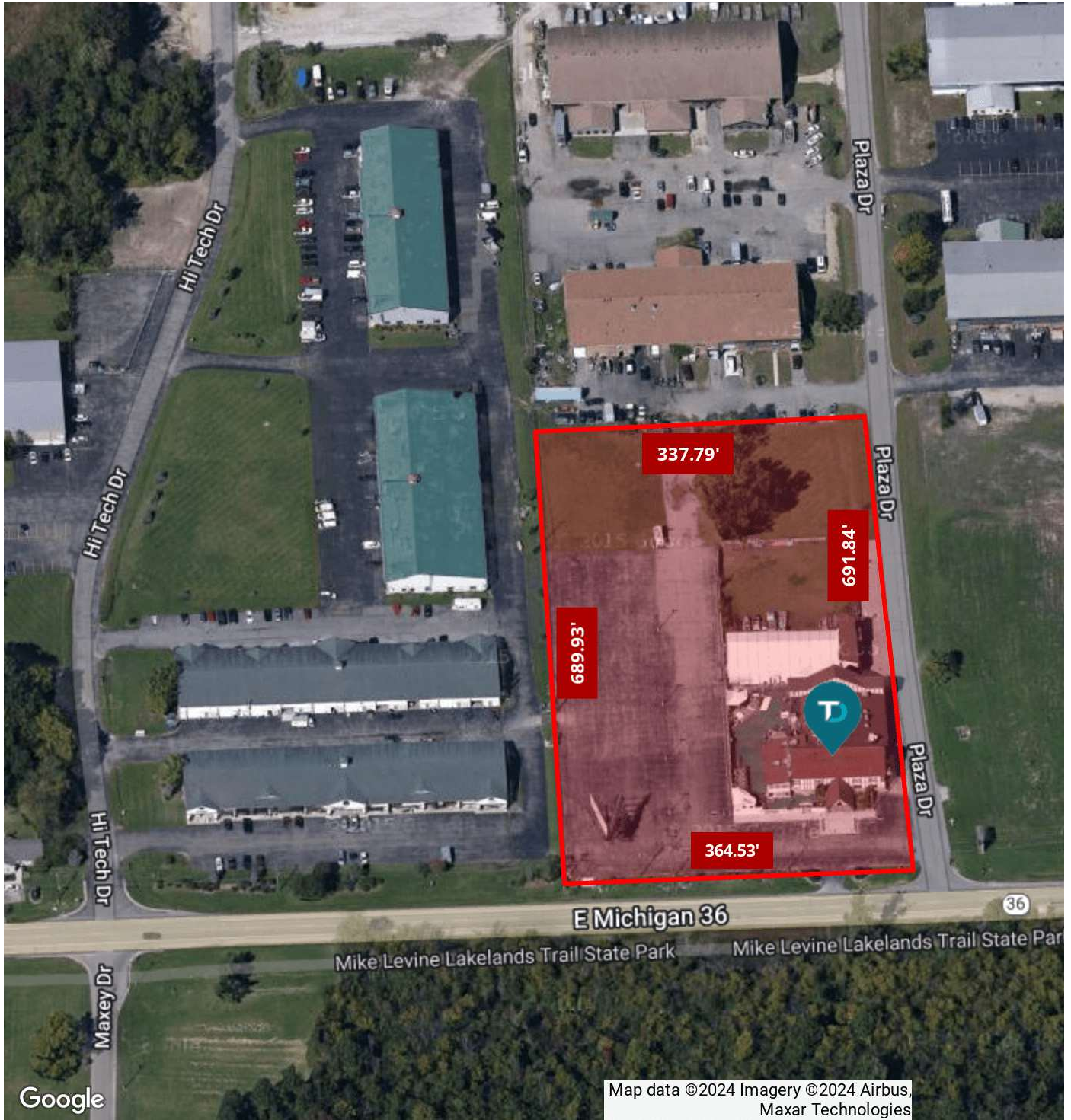
Lot Size:	5.36 Acres
Property Type:	Commercial Land
Zoning	GB - General Business
2020 Traffic Count:	M-36 = 7,396 US23 = 71,642
Legal Description:	Available upon request.
APN:	4716-29-300-020

LOCATION INFORMATION

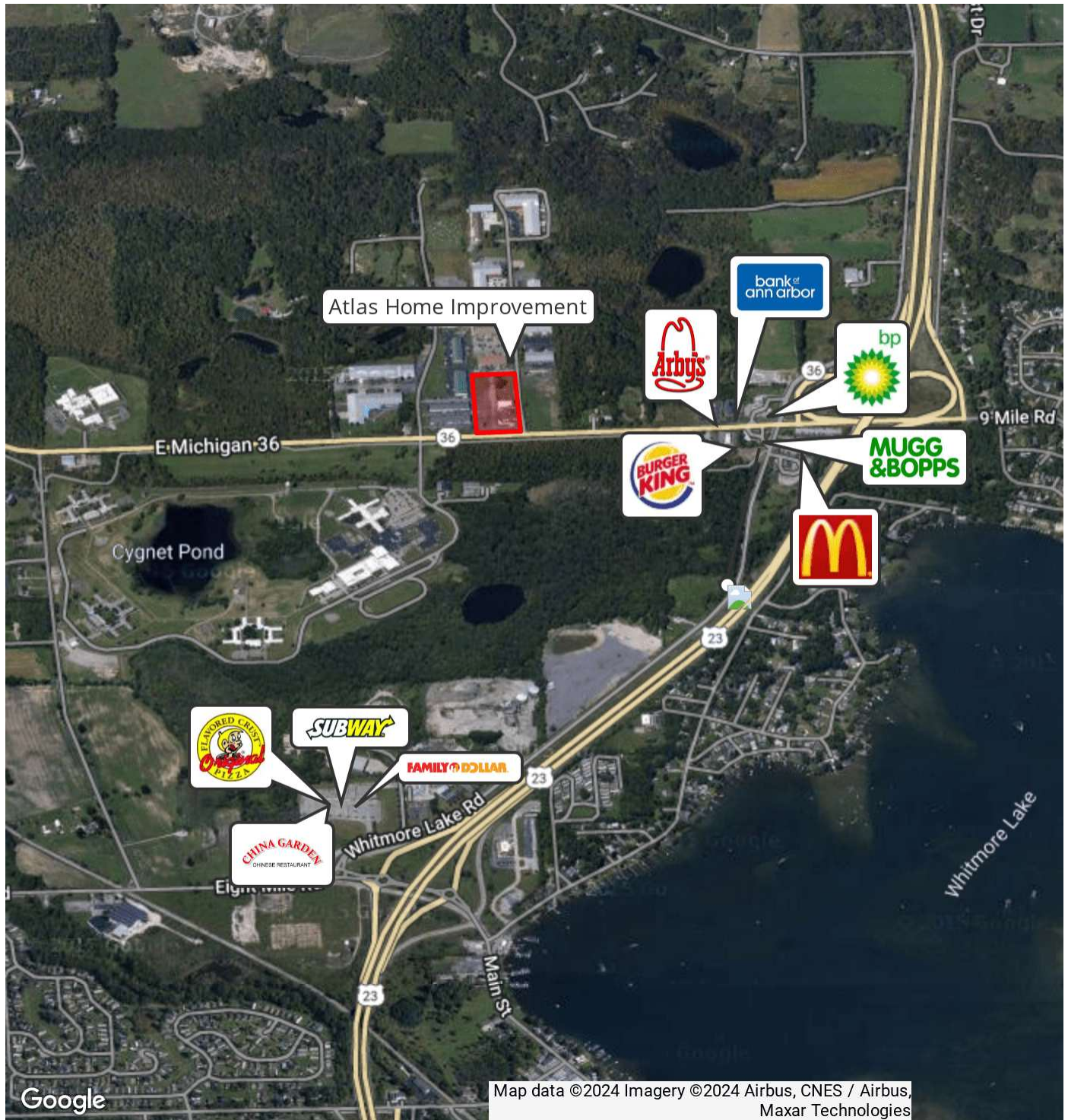
East side of Plaza Drive, north off of E M-36, east of US23 in Whitmore Lake.



AERIAL MAP: 9411 E. M-36 | Green Oak Township, MI 48189



RETAILER MAP: 9411 E. M-36 | Green Oak Township, MI 48189



ZONING ORDINANCE: 9411 E. M-36 | Green Oak Township, MI 48189

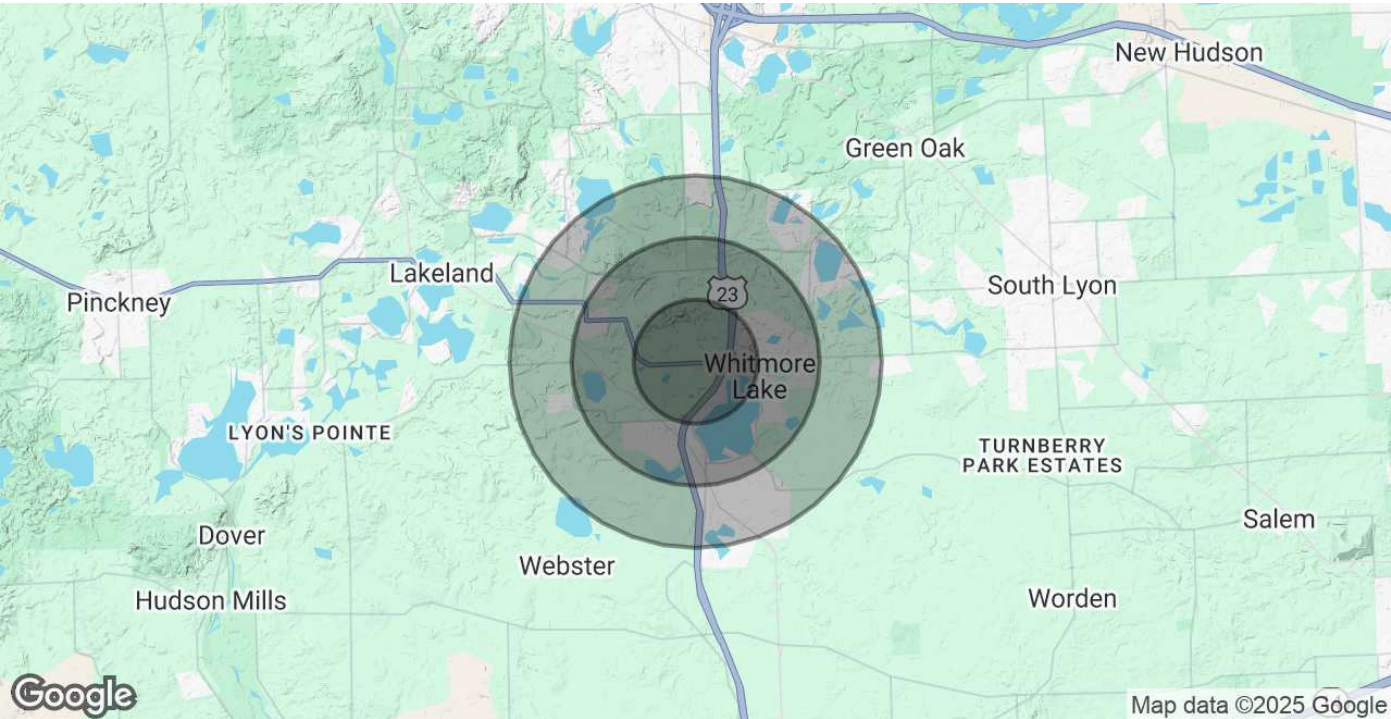
GB - General Business ZONING ORDINANCE

GB general business.

- a. **Permitted uses.** Permitted uses within the GB district include the following:
 1. All uses permitted in the LB district.
 2. Private clubs and lodges, provided, sales and services are to members and guests only.
 3. Supermarkets.
 4. Public or private business schools or colleges.
 5. Health and fitness clubs.
 6. Theaters, excluding drive-in theaters.
 7. Eating and drinking establishments, subject to [Section 38-196\(2\)](#).
- b. **Special approval uses.** Special approval uses within the GB district include the following:
 1. All special uses permitted in the LB district.
 2. Assembly halls or dancehalls, subject to [Section 38-196\(8\)](#).
 3. Open air businesses when developed in conjunction with a permitted use and subject to [Section 38-196\(9\)](#).
 4. Plant nurseries, subject to [Section 38-196\(23\)](#).
 5. Vehicle wash establishments, subject to [Section 38-196\(24\)](#).
 6. Mortuaries, subject to [Section 38-196\(7\)](#).
 7. Bowling alleys, indoor skating rinks and similar recreational uses, subject to [Section 38-196\(8\)](#).
 8. Veterinary offices, including animal hospitals and clinics, subject to [Section 38-196\(10\)](#).
 9. Warehouse/indoor storage associated with retail sales businesses.
 10. Public garages, automobile service stations, filling stations, and associated convenience stores subject to [Section 38-196\(16\)](#).
 11. Child care centers, subject to [Section 38-196\(6\)](#).

DEMOGRAPHICS MAP & REPORT:

9411 E. M-36 | Green Oak Township, MI 48189



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,370	7,346	16,601
Average Age	38.2	40.7	43.3
Average Age (Male)	39.2	43.0	44.3
Average Age (Female)	33.8	39.4	43.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	542	3,321	7,390
# of Persons per HH	2.5	2.2	2.2
Average HH Income	\$103,156	\$92,142	\$102,471
Average House Value	\$294,847	\$226,972	\$250,345
2020 American Community Survey (ACS)			