

COMMERCIAL LAND

LAKESHORE RD, FORT GRATIOT, MI, FORT GRATIOT, MI 48059
38.56 ACRES AVAILABLE OVERLOOKING LAKE HURON

FOR SALE



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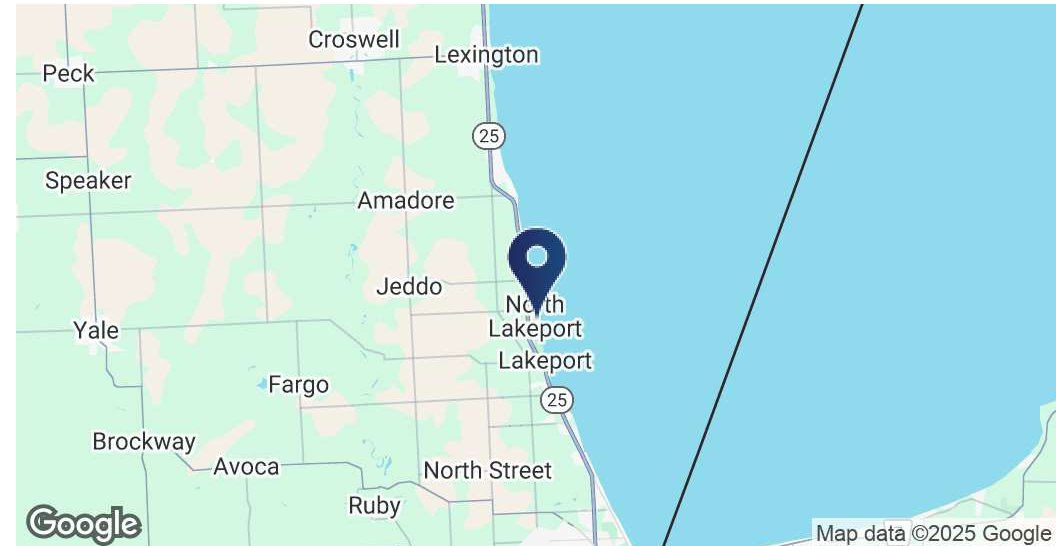
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PROPERTY DETAILS & HIGHLIGHTS

Building Name	Commercial Land
Property Type	Office
Property Subtype	Office Building
Lot Size	38.56 Acres
Building Class	A

This prime property offers 38.56 acres of land with utilities on site, making it an ideal canvas for a variety of development projects. With proposed uses for multifamily apartments, a senior citizens home, and mixed-use commercial development, the potential is boundless. The location's strategic positioning within the Fort Gratiot area presents an attractive proposition for prospective Office/Office Building investors seeking to capitalize on the region's growth and economic potential. Seize the opportunity to be part of this thriving community and unlock the possibilities of this remarkable property.



- Proposed Uses: Commercial Apartment Units- Senior, Multifamily, Mixed-Use Commercial
- Utilities on Site
- Property overlooks Lake Huron

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SITE PLAN



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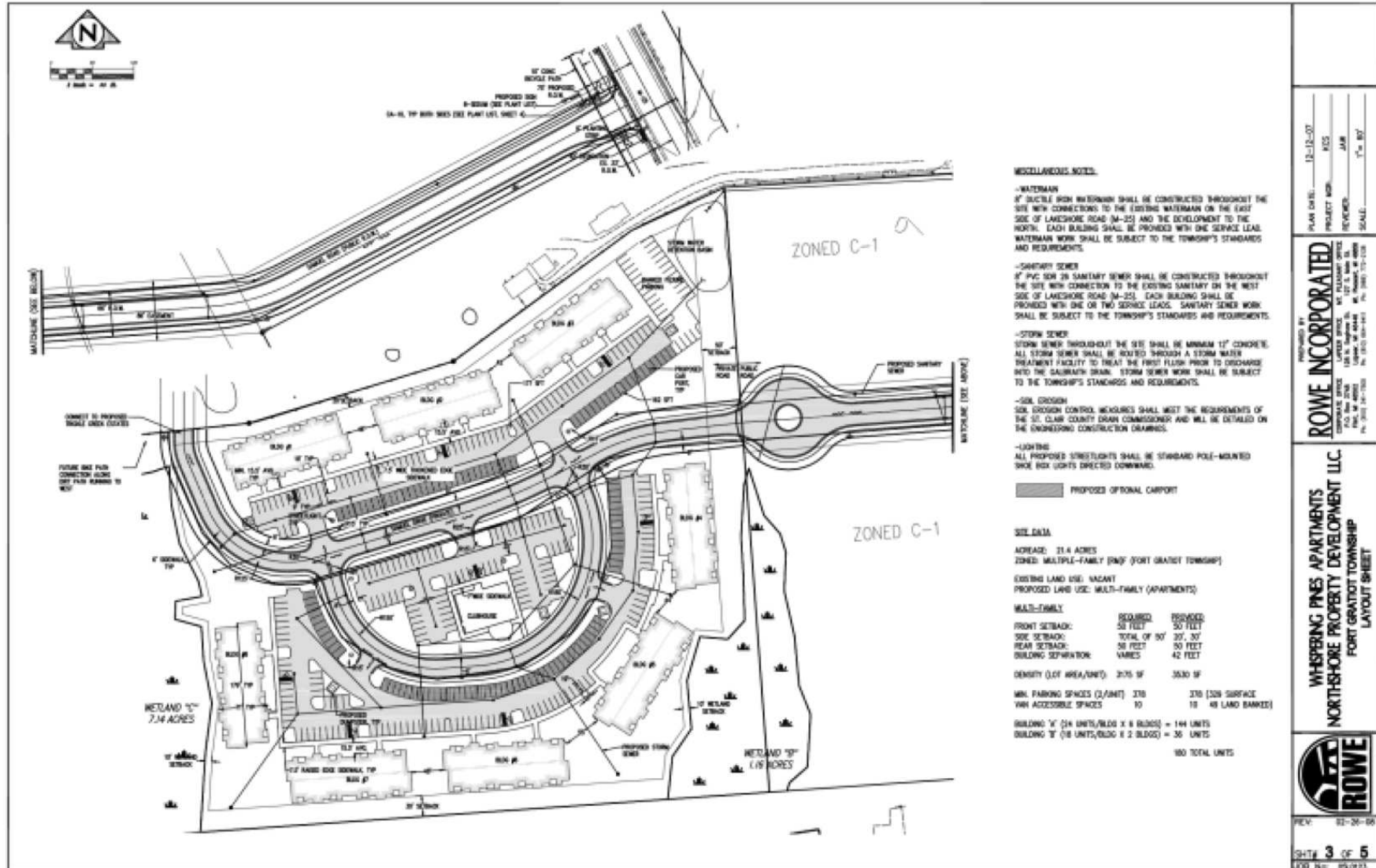
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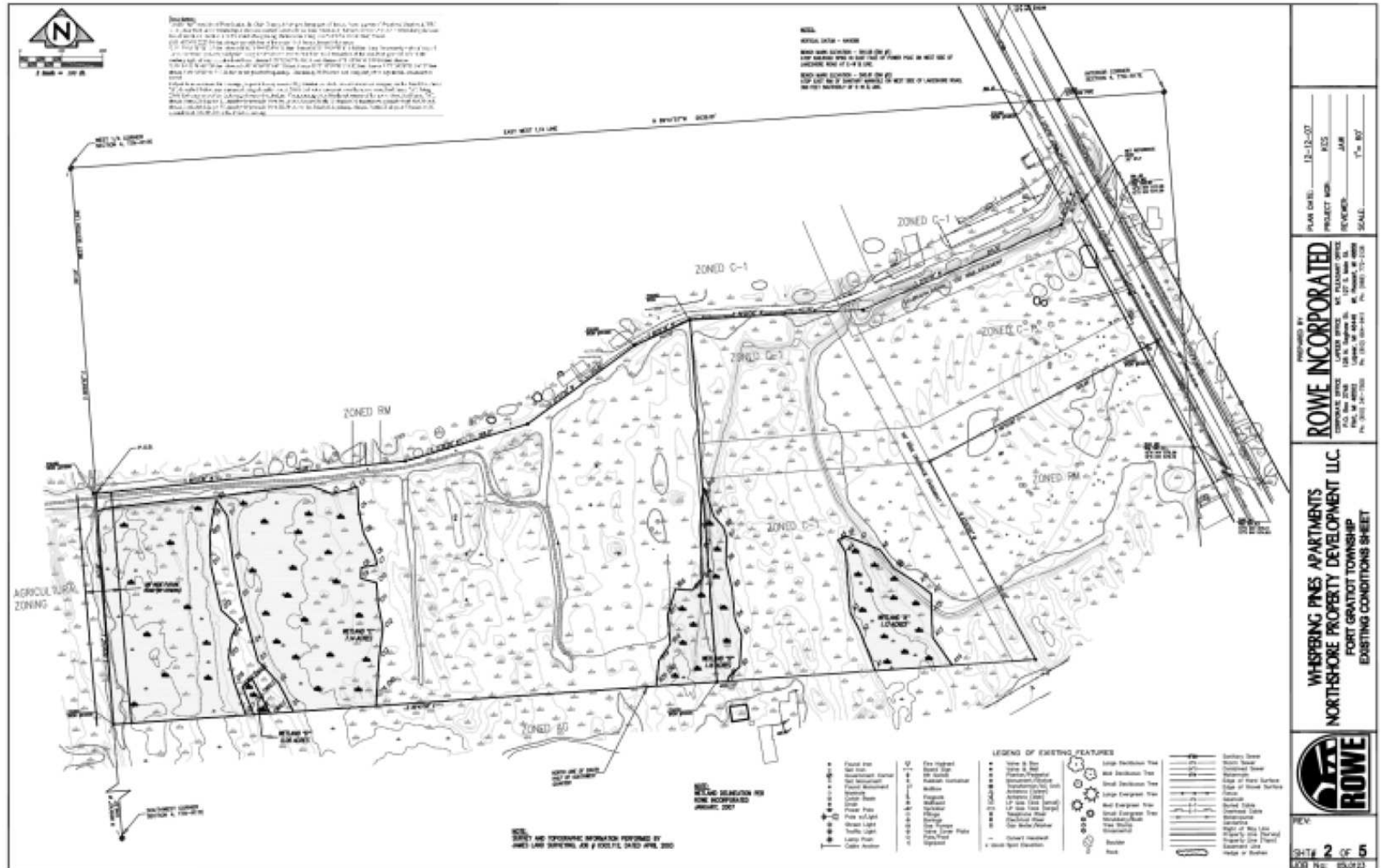
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TRADE AERIAL



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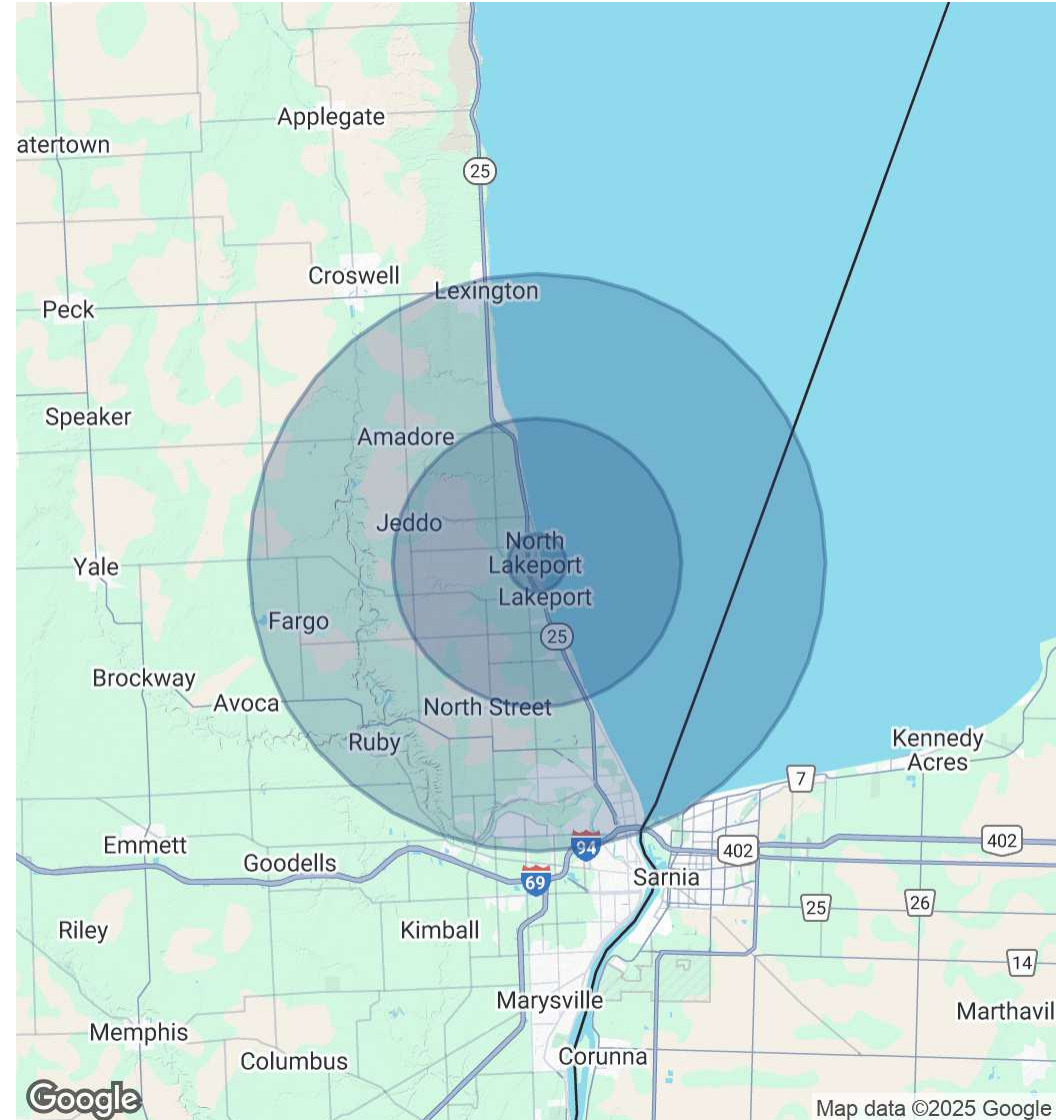
DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	591	7,399	49,071
Average Age	50	47	44
Average Age (Male)	49	45	43
Average Age (Female)	50	48	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	267	3,086	21,070
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$96,060	\$86,636	\$84,797
Average House Value	\$332,152	\$259,868	\$239,824

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	550	6,771	43,463
Total Population - Black	7	83	1,331
Total Population - Asian	2	47	335
Total Population - American Indian	1	25	214
Total Population - Other	6	64	511

Demographics data derived from AlphaMap



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BROKERS



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