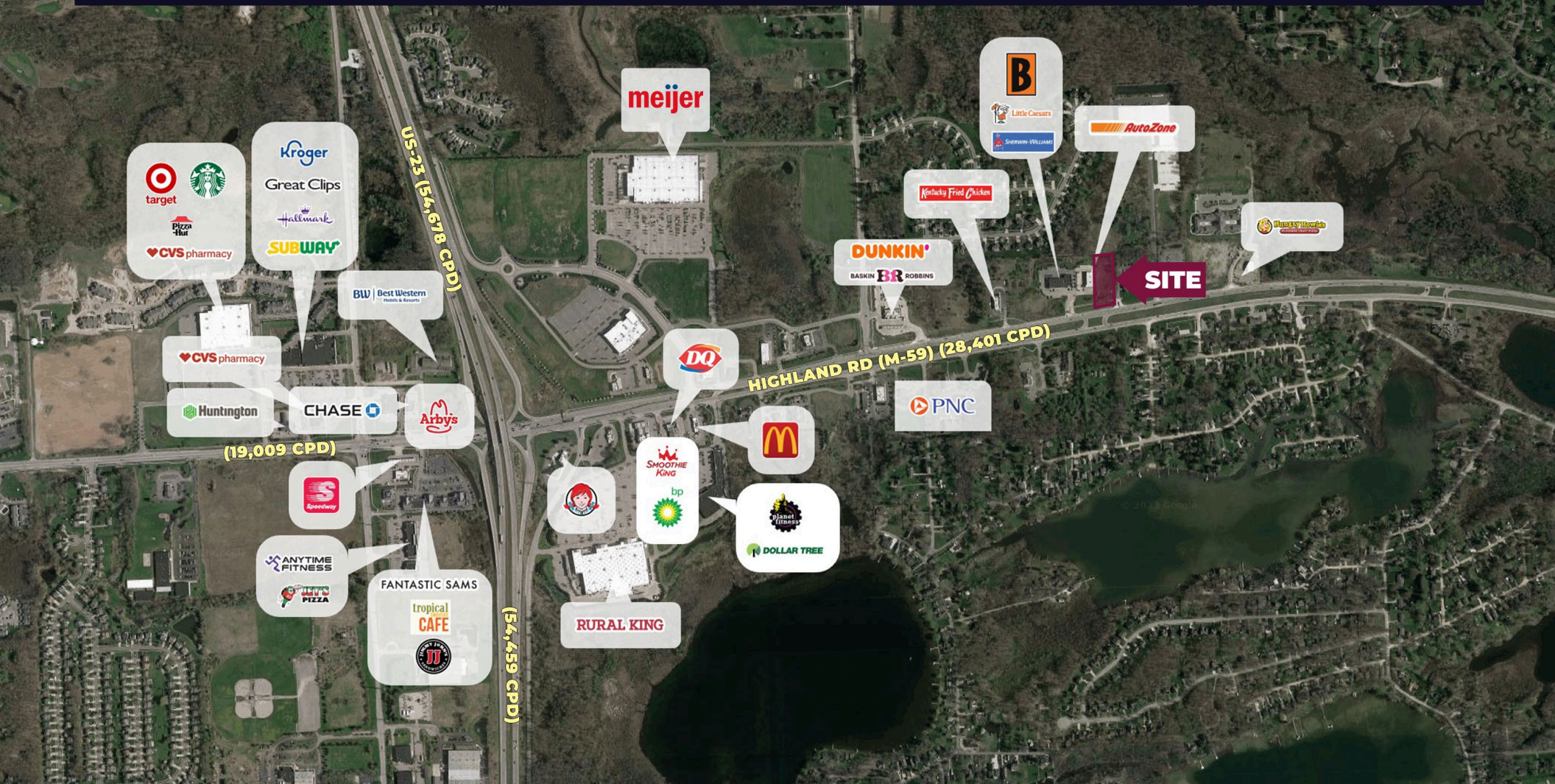


FOR LEASE/SALE 1.68 ACRES VACANT LAND

M-59 & US-23, HARTLAND, MI 48353



PROPERTY DETAILS

LOCATION:	M-59 & US-23 Hartland Twp, MI 48353
PROPERTY TYPE:	Vacant Land
DATE AVAILABLE:	Immediately
SALES PRICE:	\$825,000.00
RENT:	\$75,000/YR (Land Lease)
LOT SIZE:	1.68 AC (Approximate)
LOT DIMENSIONS:	165' X 443'
ZONING:	Commercial
TRAFFIC COUNT:	M-59 (28, 401 CPD) US-23 (54,678 CPD)

EXCLUSIVELY LISTED BY:



**JOHN
KELLO**
Managing Director
jkello@landmarkcres.com
248 488 2620



**RICHARD A.
SHLOM**
Managing Director
rshlom@landmarkcres.com
248 488 2620

\$825,000.00

SALES PRICE

\$75,000/YR (LAND LEASE)

RENT

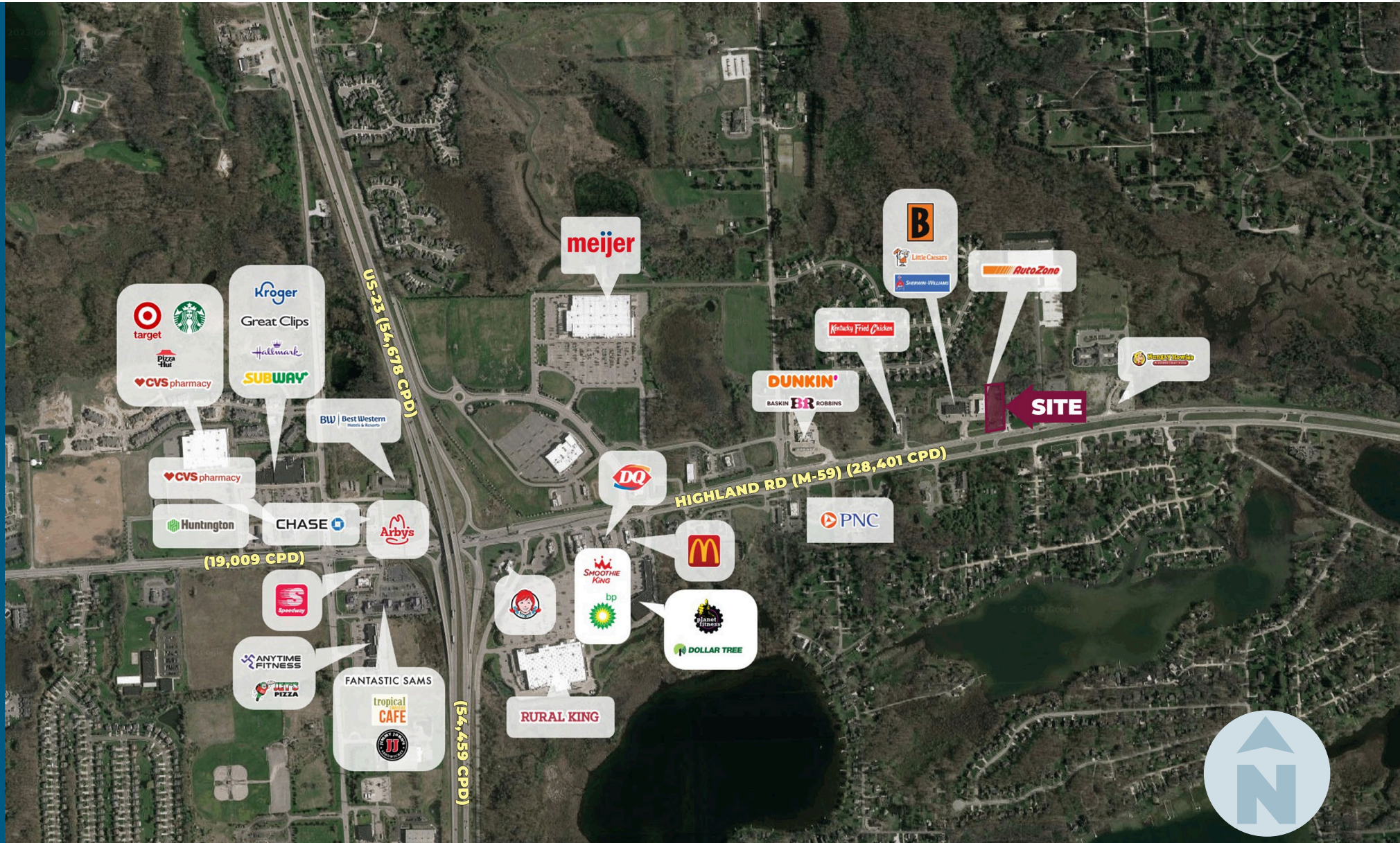
DESCRIPTION

Detention pond and graded property ready to go vertical for commercial building. Seller has installed a second curb cut along M-59 through the adjacent property to the east providing circular access. AutoZone, Sherwin Williams and others occupy the property to the west. In addition, Meijer and Walmart anchored shopping centers are located just west of the subject site. Several national retailers in the market including Target, CVS, Kroger, Walgreens and many more. For more information please contact John Kello or Richard A. Shlom at (248) 488-2620.

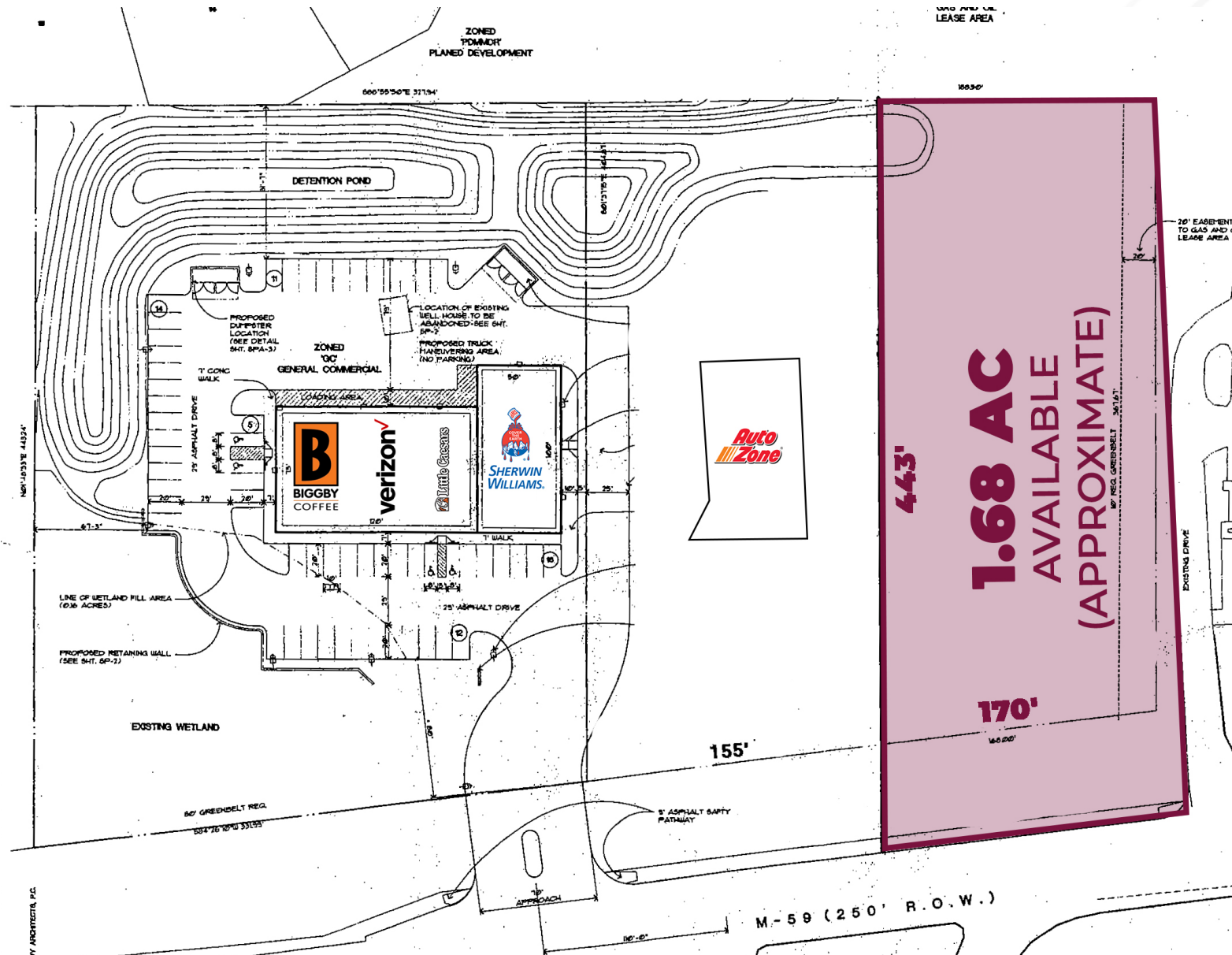
MICRO AERIAL



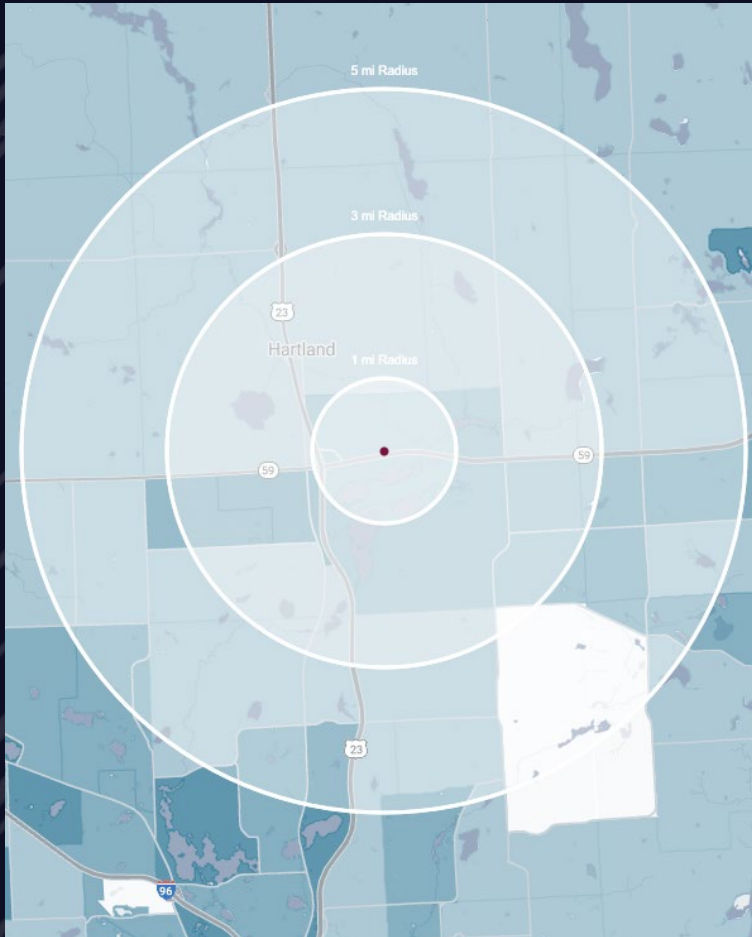
MACRO AERIAL



SITE PLAN



DEMOGRAPHICS



1.68 ACRES VACANT LAND

M-59 & US-23, Hartland Twp, MI 48353

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	2,611	14,160	32,569
2028 Projected Population	2,658	14,667	33,520
2020 Census Population	2,525	13,777	32,152
2010 Census Population	2,511	12,941	29,480
Projected Annual Growth 2023 to 2028	0.4%	0.7%	0.6%
Historical Annual Growth 2010 to 2023	0.3%	0.7%	0.8%

HOUSEHOLDS

2023 Estimated Households	993	5,200	11,929
2028 Projected Households	1,048	5,576	12,630
2020 Census Households	950	5,004	11,639
2010 Census Households	907	4,562	10,358
Projected Annual Growth 2023 to 2028	1.1%	1.4%	1.2%
Historical Annual Growth 2010 to 2023	0.7%	1.1%	1.2%

RACE

2023 Est. White	94.6%	94.1%	94.0%
2023 Est. Black	0.6%	0.8%	0.8%
2023 Est. Asian or Pacific Islander	1.0%	1.1%	1.1%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	3.7%	3.8%	3.9%

INCOME

2023 Est. Average Household Income	\$152,701	\$134,187	\$145,976
2023 Est. Median Household Income	\$99,563	\$101,381	\$112,467
2023 Est. Per Capita Income	\$58,062	\$49,290	\$53,509

BUSINESS

2023 Est. Total Businesses	106	428	800
2023 Est. Total Employees	731	2,753	5,123

CONTACT US



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