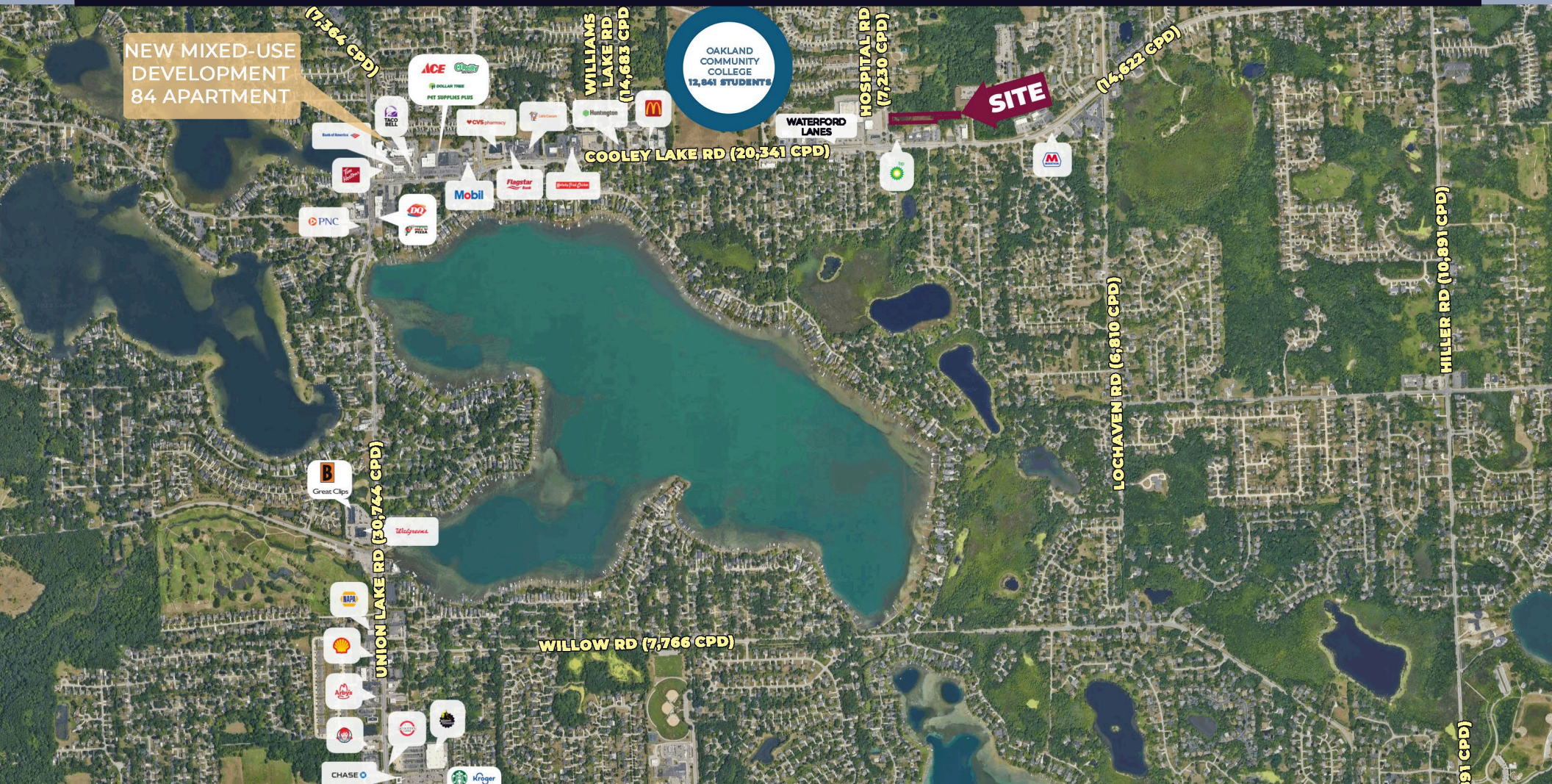


# FOR SALE VACANT LAND

1435 S. HOSPITAL RD, WATERFORD, MI 48327





## PROPERTY DETAILS

1.38 AC

**LOT SIZE**

<b>LOCATION:</b>	1435 S. Hospital Rd Waterford, MI 48327
<b>PROPERTY TYPE:</b>	Vacant Land
<b>DATE AVAILABLE:</b>	Immediately
<b>LOT SIZE:</b>	1.38 AC
<b>LOT DIMENSIONS:</b>	742' X 100' (Estimate)
<b>ZONING:</b>	R-1
<b>TRAFFIC COUNT:</b>	Cooley Lake Rd (20,341 CPD) S. Hospital Rd (7,230 CPD)

EXCLUSIVELY LISTED BY:



**JASON M.  
GREENSPAN**

Director  
[jgreenspan@landmarkcres.com](mailto:jgreenspan@landmarkcres.com)  
248 488 2620

### HIGHLIGHTS

- Subject site is located in the northeast quadrant of Cooley Lake Road (20,341 CPD) & South Hospital Road (7,230 CPD).
- Oakland Community College (approximately 12,841 students) is located less than a half-mile away.
- The site is located in an area with strong demographics (with average household income of over \$109,988.00 within one-mile).

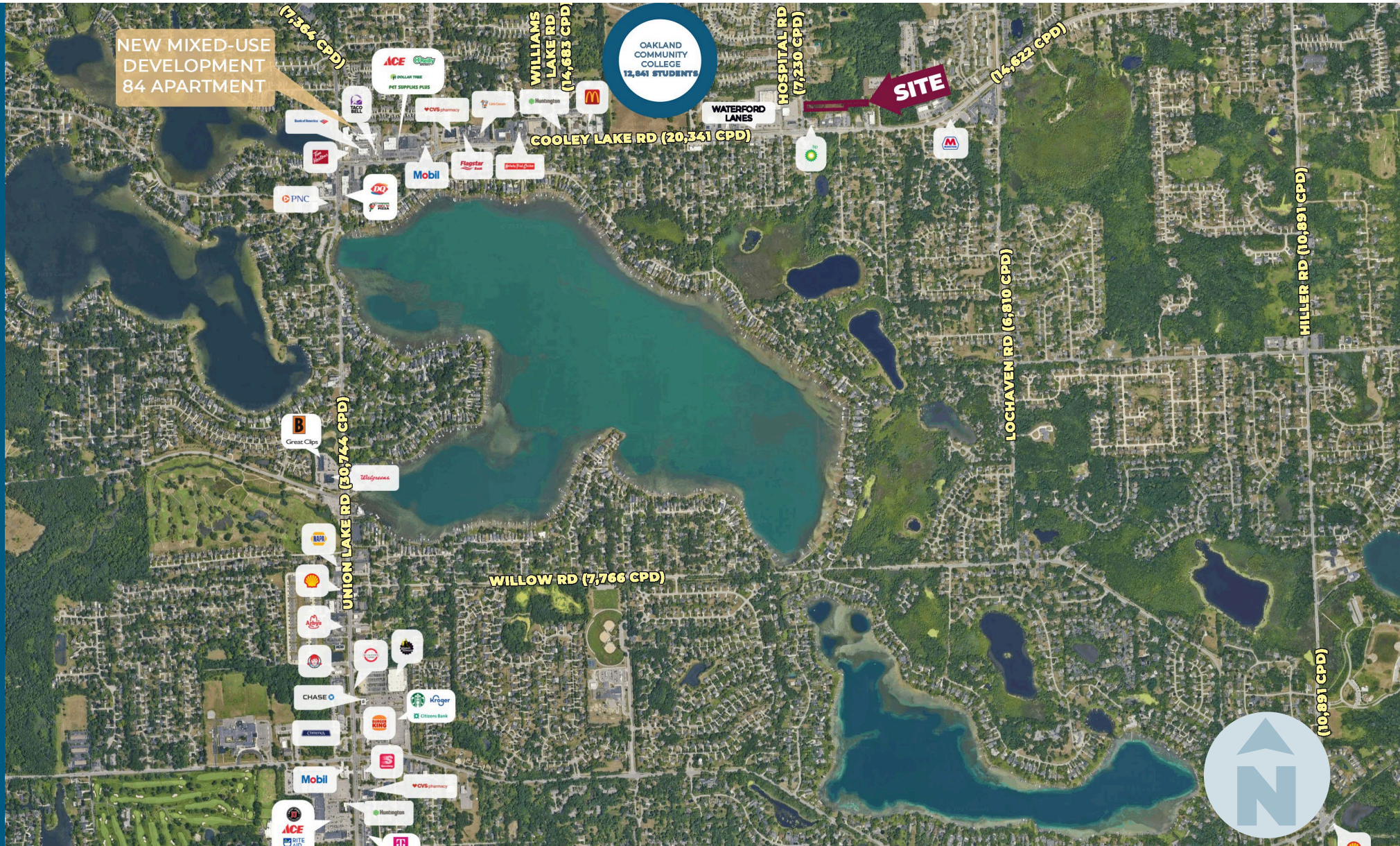


# MICRO AERIAL



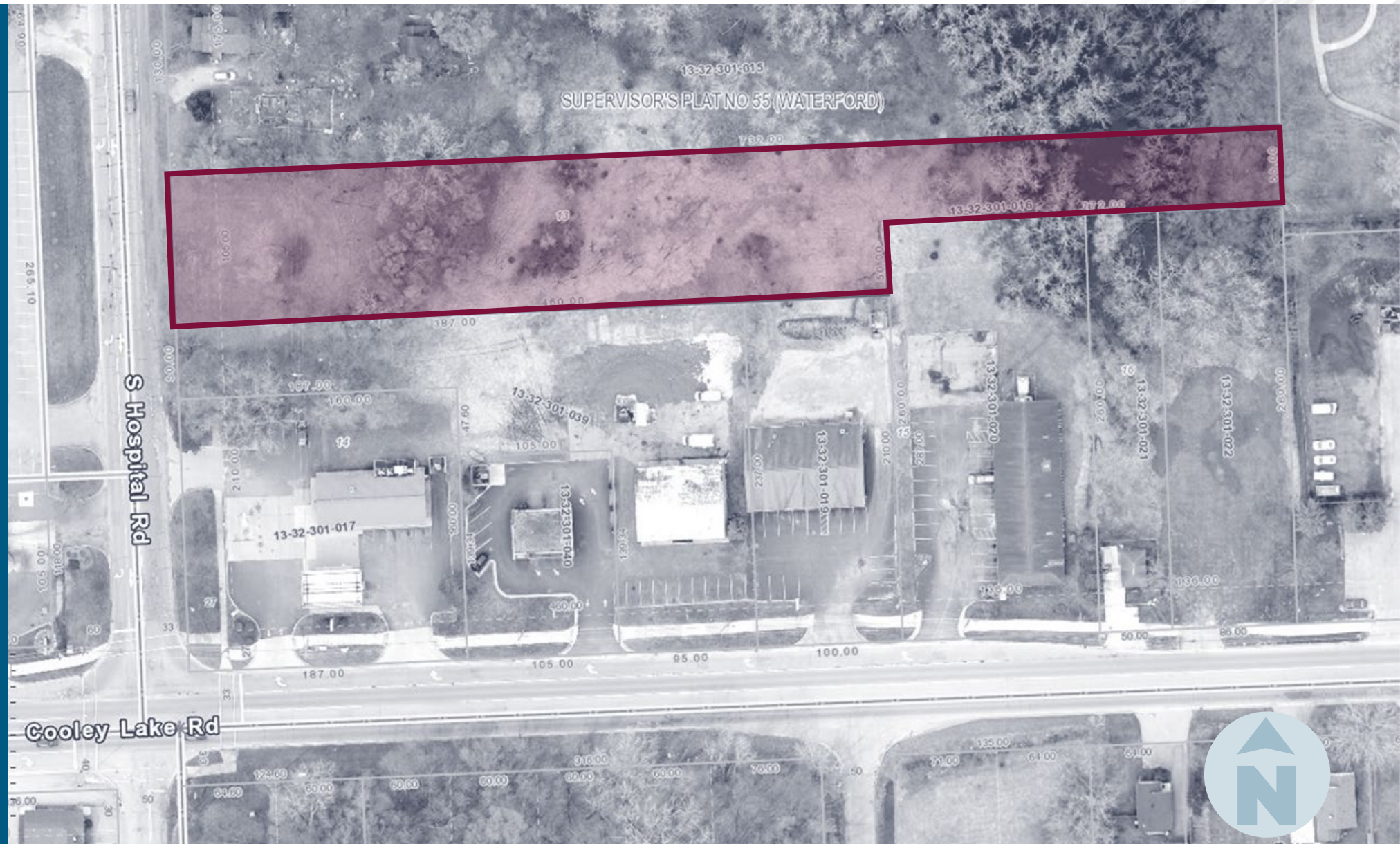


# MACRO AERIAL

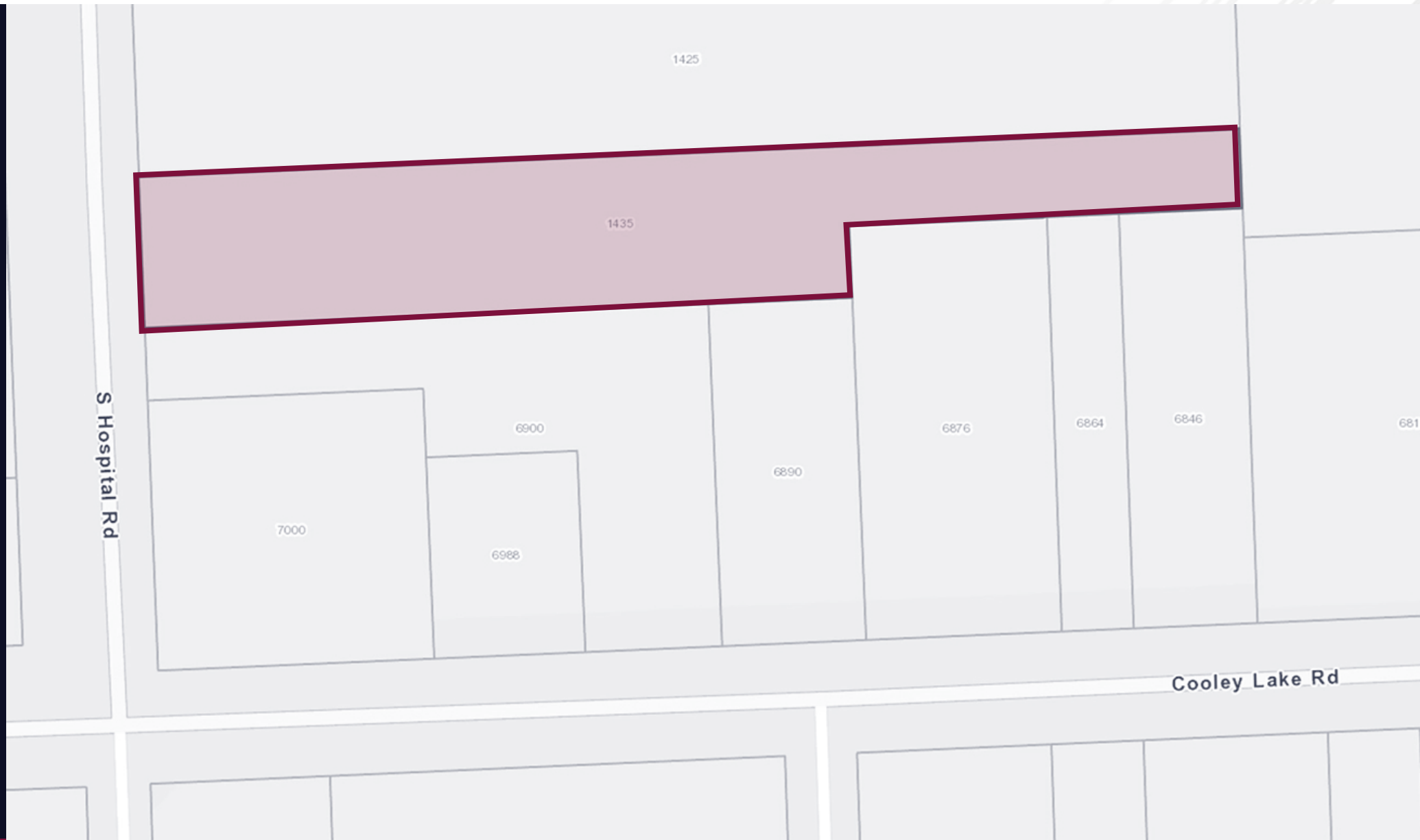




## PLAT

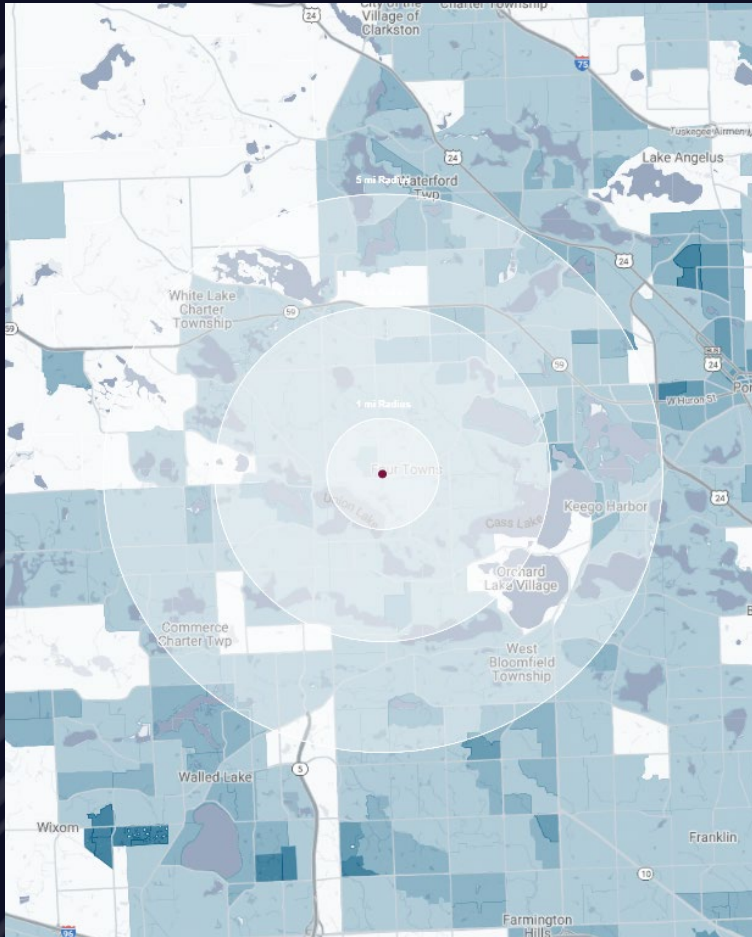


# PLAT





# DEMOGRAPHICS



## VACANT LAND

1435 S Hospital Rd, Waterford, MI 48327

# DEMOGRAPHICS

## POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	6,520	53,198	137,022
2028 Projected Population	6,482	53,049	137,483
2020 Census Population	6,583	53,193	136,983
2010 Census Population	6,439	51,874	133,371
Projected Annual Growth 2023 to 2028	-0.1%	-	-
Historical Annual Growth 2010 to 2023	-	0.2%	0.2%

## HOUSEHOLDS

2023 Estimated Households	2,748	21,276	55,793
2028 Projected Households	2,736	21,221	56,012
2020 Census Households	2,741	21,031	55,121
2010 Census Households	2,627	19,975	52,357
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	0.4%	0.5%	0.5%

## RACE

2023 Est. White	83.1%	85.0%	83.7%
2023 Est. Black	7.3%	5.7%	6.5%
2023 Est. Asian or Pacific Islander	3.8%	3.6%	3.6%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	5.6%	5.6%	6.0%

## INCOME

2023 Est. Average Household Income	\$109,988	\$137,000	\$137,642
2023 Est. Median Household Income	\$83,166	\$100,494	\$101,604
2023 Est. Per Capita Income	\$46,412	\$54,859	\$56,117

## BUSINESS

2023 Est. Total Businesses	157	1,365	4,685
2023 Est. Total Employees	1,158	7,993	34,054

## CONTACT US



**JASON M.  
GREENSPAN**

*Director*

[jgreenspan@landmarkcres.com](mailto:jgreenspan@landmarkcres.com)  
**248 488 2620**

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200  
Farmington Hills, MI 48334  
248.488.2620  
[landmarkcres.com](http://landmarkcres.com)

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