

FOR SALE VACANT LAND

2112 DEMILLE RD, LAPEER, MI 48446

SITE

DEMILLE RD (10,882 CPD)

SUMMIT DR

HARRISON ST

M-24 (28,271 CPD)

(10,882 CPD)

(10,329 CPD)

(28,271 CPD)

SEPHORA
ULTA
SALLY BEAUTY
FAMOUS
Footwear

NCG
CINEMA

Great Clips

Kroger

Hallmark

Office DEPOT
OfficeMax

Tim Hortons

PIZZA
HUT

Little Caesars

Walgreens

Applebees

LUCKY'S

ANYTIME
FITNESS

Starbucks

SENDZ

H
Hilton Garden
Express

cricket

WILD
WINGS

BURGER
KING

AutoZone

Arby's

meijer

BW | Best Western
Hotels & Resorts

Jason
Marty's

NICK'S

ALDI

Marshalls

BALDWIN RD

PROPERTY DETAILS

LOCATION: 2112 Demille Rd
Lapeer, MI 48446

PROPERTY TYPE: Vacant Land

DATE AVAILABLE: Immediately

SALES PRICE: \$895,000

PROPERTY TAXES: \$1,629.92 Winter (2021)
\$1,204.36 Summer (2021)

LOT SIZE: ±8 AC

IMPROVEMENTS:

- Sewer (at road)
- Water (at road)
- Electric (at road)

TRAFFIC COUNT: Demille Rd (10,882 CPD)
S. Main St (M-24) (28,271 CPD)

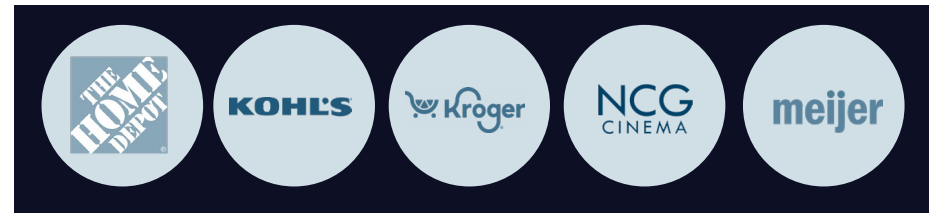
\$895,000

±8 AC

PRICE

SIZE

ANCHORS



HIGHLIGHTS

- ±8 AC of Vacant Land for Sale NWQ of S. Main St (M-24) & Demille Rd
- Situated Immediately West of Regional Shopping Center
- Anchored by:
 - The Home Depot
 - Kohl's
 - Kroger
 - NCG Cinema
- Meijer & Applebee's are located Immediately South Side of Demille Rd
- Sewer, Water & Electric all Located at the Road.

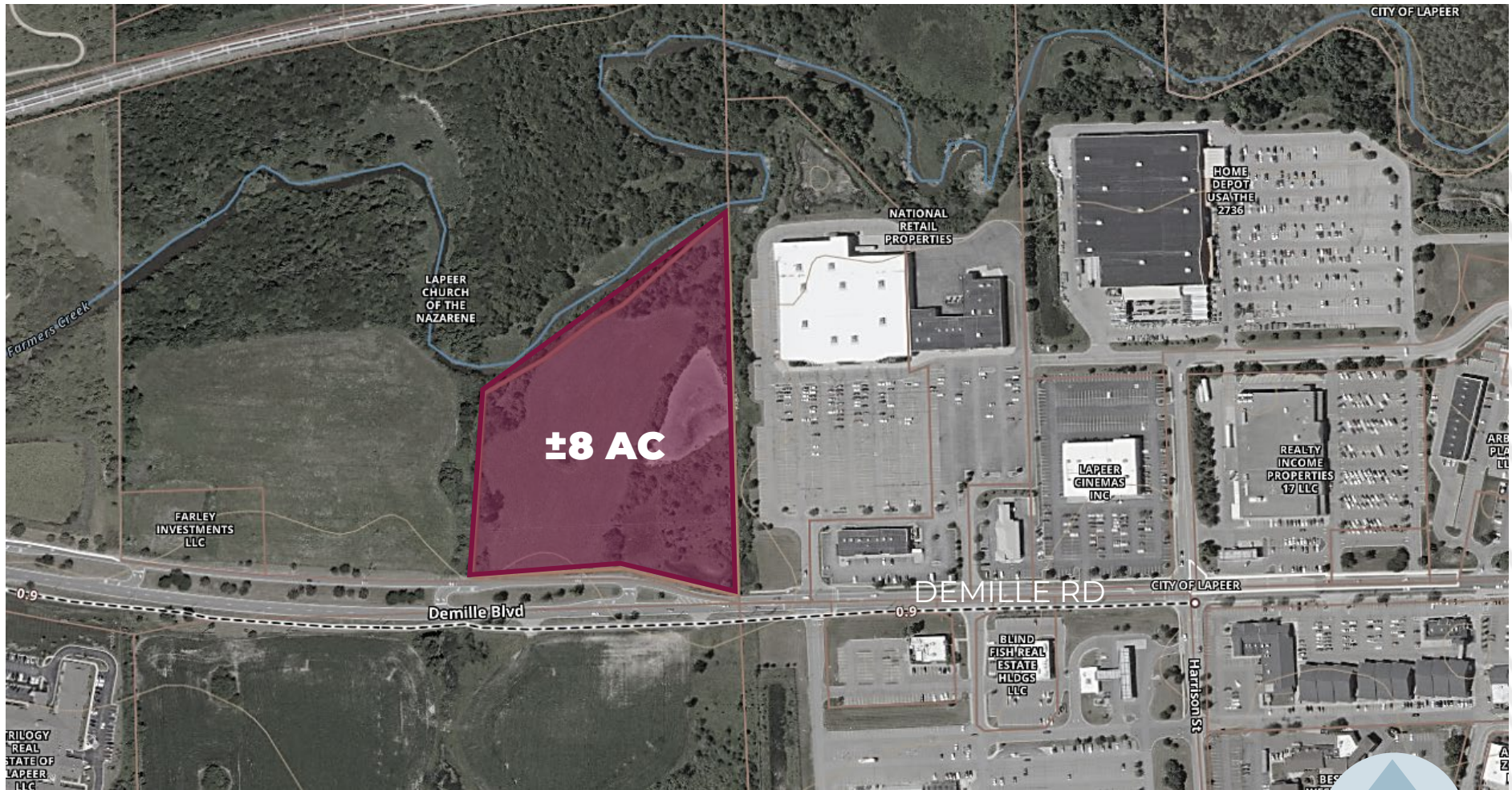
EXCLUSIVELY LISTED BY:



**GORDON S.
HYDE**

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PLAT



MICRO



MACRO



DEMOGRAPHICS



VACANT LAND
2112 Demille Rd, Lapeer, MI

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2023 Estimated Population	4,181	15,373	24,052
2028 Projected Population	3,732	14,320	22,716
2020 Census Population	4,168	15,466	24,029
2010 Census Population	4,026	15,274	23,837
Projected Annual Growth 2023 to 2028	-2.1%	-1.4%	-1.1%
Historical Annual Growth 2010 to 2023	0.3%	-	-
HOUSEHOLDS			
2023 Estimated Households	1,856	6,017	9,332
2028 Projected Households	1,646	5,541	8,738
2020 Census Households	1,931	6,242	9,556
2010 Census Households	1,764	5,902	9,094
Projected Annual Growth 2023 to 2028	-2.3%	-1.6%	-1.3%
Historical Annual Growth 2010 to 2023	0.4%	0.1%	0.2%
RACE			
2023 Est. White	91.9%	86.9%	89.2%
2023 Est. Black	1.0%	7.1%	4.7%
2023 Est. Asian or Pacific Islander	1.4%	1.0%	1.0%
2023 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2023 Est. Other Races	5.4%	4.7%	4.8%
INCOME			
2023 Est. Average Household Income	\$70,086	\$88,571	\$98,573
2023 Est. Median Household Income	\$49,514	\$59,617	\$67,127
2023 Est. Per Capita Income	\$31,389	\$36,076	\$39,171
BUSINESS			
2023 Est. Total Businesses	255	811	995
2023 Est. Total Employees	3,469	10,459	12,129

CONTACT US



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