

FOR SALE PAD SITES

41241 GARFIELD RD, CLINTON TWP, MI 48038



PROPERTY DETAILS

LOCATION:	41241 Garfield Rd Clinton Twp, MI 48038		
PROPERTY TYPE:	Vacant Land		
SALES PRICE:	Lot B:	\$800,000	
	Lot C:	\$700,000	
	Lot D:	\$500,000 (Residential)	
	Total:	\$2,000,000	
LOT SIZE:	Lot B:	2.31 AC	
	Lot C:	1.73 AC	
	Lot D:	3.39 AC (Residential)	
	Total:	7.43 AC	
ZONING:	B-3 + Residential		
TRAFFIC COUNT:	Garfield Rd (27,003 CPD) 18 Mile Rd (7,835 CPD)		

EXCLUSIVELY LISTED BY:



**LOUIS J.
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Managing Director
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DESCRIPTION

Situated in a densely populated area in the heart of one of Clinton Township's major retail corridors which boasts traffic counts in excess of 30,000 vehicles per day. The property is in close proximity to Henry Ford Macomb Hospital, Macomb Community College and is just south of the Hall Road super-regional trade area, which is anchored by two regional malls.

MICRO AERIAL



MACRO AERIAL



SITE PLAN

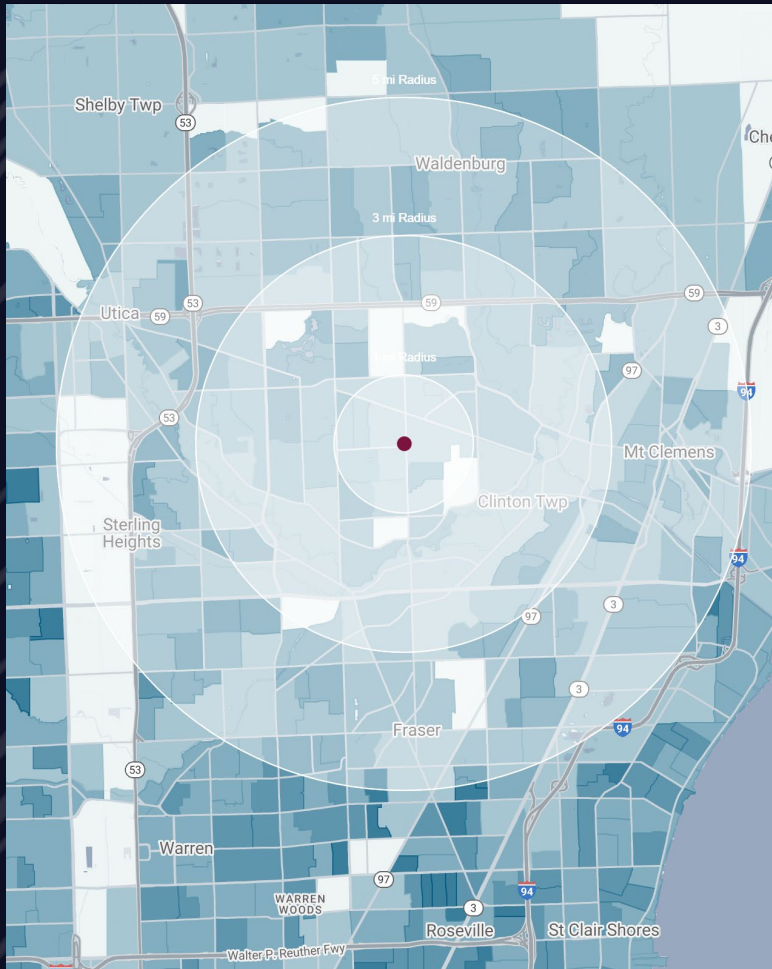


PAD SITES

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LOT	SIZE	PRICE
B Lot B:	2.31 AC	\$800,000
C Lot C:	1.73 AC	\$700,000
D Lot E:	3.39 AC (Residential)	\$500,000 (Residential)
Total:	7.43 AC	\$2,000,000

DEMOGRAPHICS



PAD SITES

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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	14,535	103,587	278,169
2028 Projected Population	14,285	103,094	278,493
2020 Census Population	14,988	105,143	280,726
2010 Census Population	15,153	100,989	271,010
Projected Annual Growth 2023 to 2028	-0.3%	-	-
Historical Annual Growth 2010 to 2023	-0.3%	0.2%	0.2%

HOUSEHOLDS

2023 Estimated Households	6,849	46,079	117,179
2028 Projected Households	6,706	45,686	116,681
2020 Census Households	6,937	45,848	116,207
2010 Census Households	6,880	43,045	109,730
Projected Annual Growth 2023 to 2028	-0.4%	-0.2%	-
Historical Annual Growth 2010 to 2023	-	0.5%	0.5%

RACE

2023 Est. White	81.5%	78.7%	77.0%
2023 Est. Black	11.3%	12.6%	13.6%
2023 Est. Asian or Pacific Islander	3.2%	4.1%	4.5%
2023 Est. American Indian or Alaska Native	0.1%	0.1%	0.2%
2023 Est. Other Races	3.9%	4.4%	4.7%

INCOME

2023 Est. Average Household Income	\$93,855	\$104,960	\$106,117
2023 Est. Median Household Income	\$74,095	\$79,664	\$80,489
2023 Est. Per Capita Income	\$44,256	\$46,779	\$44,821

BUSINESS

2023 Est. Total Businesses	582	3,311	9,130
2023 Est. Total Employees	4,068	36,643	103,321

CONTACT US



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