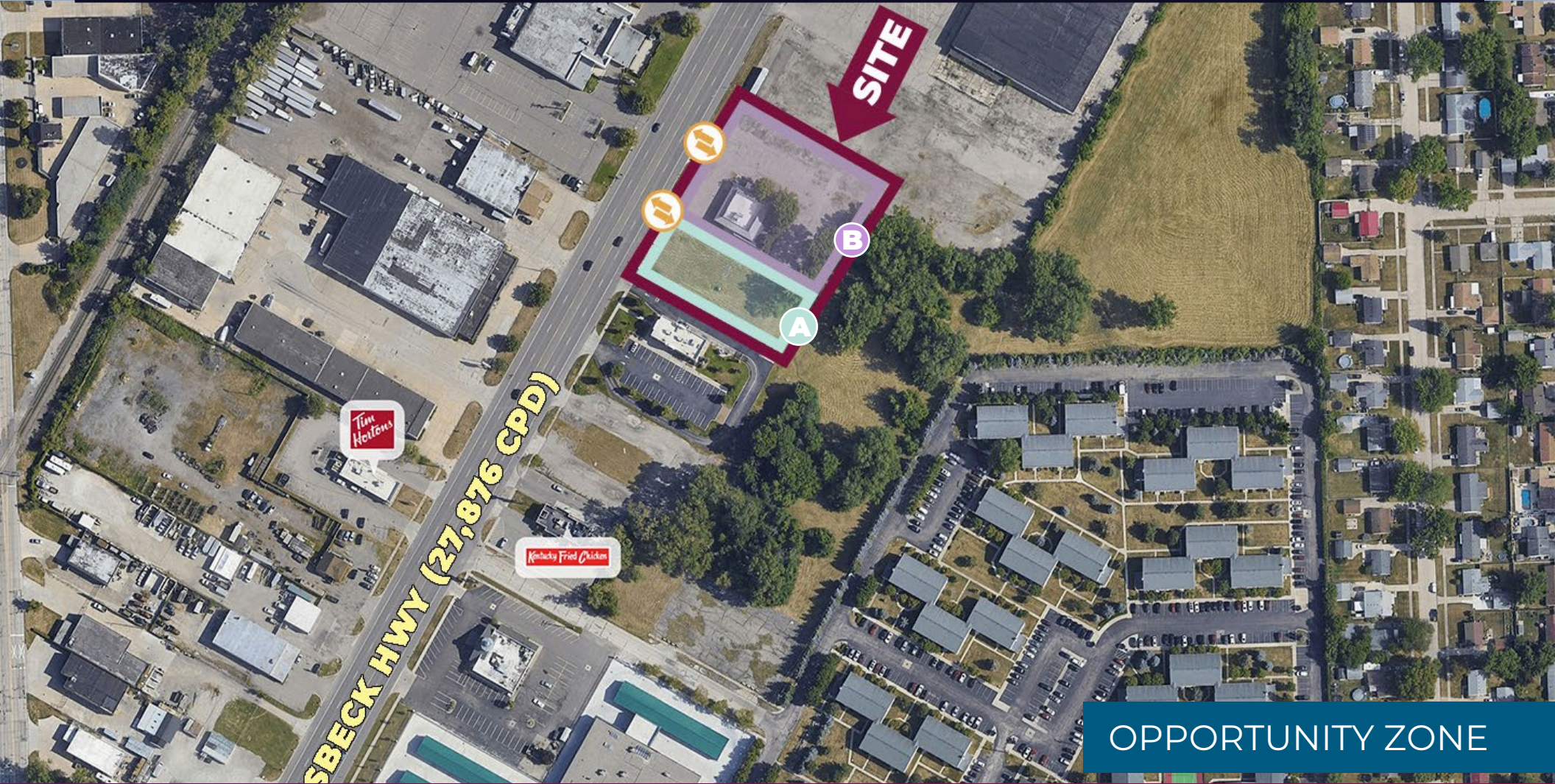


FOR SALE

# REDEVELOPMENT OPPORTUNITY

34700 & 34770 GROESBECK HWY, CLINTON TWP, MI 48035



OPPORTUNITY ZONE



# PROPERTY DETAILS

\$574,000.00

**SALES PRICE**

<b>LOCATION:</b>	34700 & 34770 Groesbeck Hwy, Clinton Twp, MI 48035	
<b>PROPERTY TYPE:</b>	Vacant Land	
<b>SALES PRICE:</b>	A:	\$149,000.00
	B:	\$425,000.00
	Total:	\$574,000.00
<b>PROPERTY TAXES:</b>	A:	\$5,649.00
	B:	\$11,615.00
<b>LOT SIZE:</b>	A:	0.50 AC
	B:	0.65 AC
	Total:	1.15 AC
<b>LOT DIMENSIONS:</b>	A:	100' X 210'
	B:	135' X 210'
<b>ZONING:</b>	B-3 General	
<b>TRAFFIC COUNT:</b>	Groesbeck Hwy (27,876 CPD) 15 Mile Rd (23,791 CPD)	

## HIGHLIGHTS

- Vacant Land on Groesbeck Highway
- Many commercial uses approved within B-3 zoning

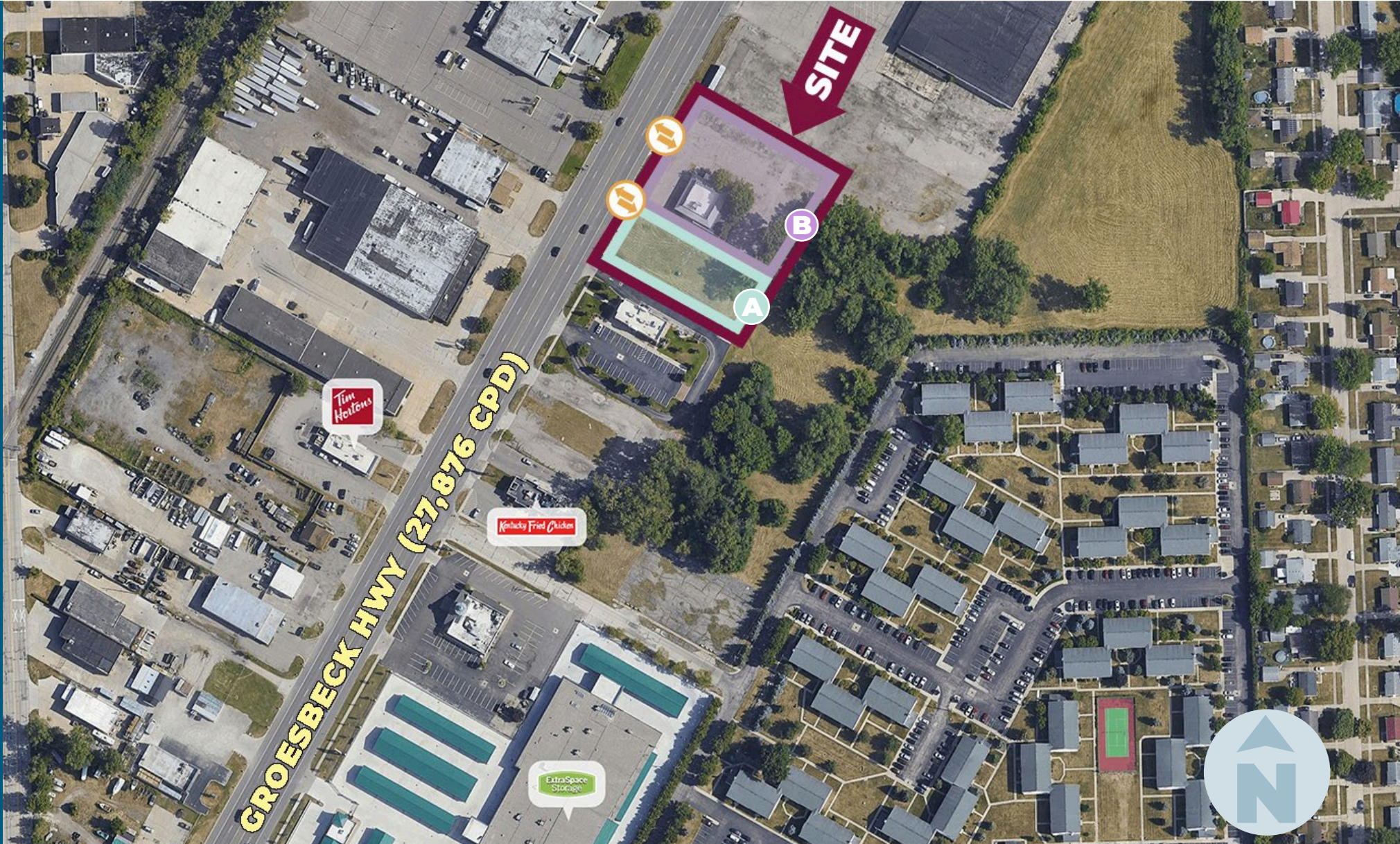
EXCLUSIVELY LISTED BY:



**LOUIS J.  
CIOTTI**  
Managing Director  
[lcotti@landmarkcres.com](mailto:lcotti@landmarkcres.com)  
248 488 2620

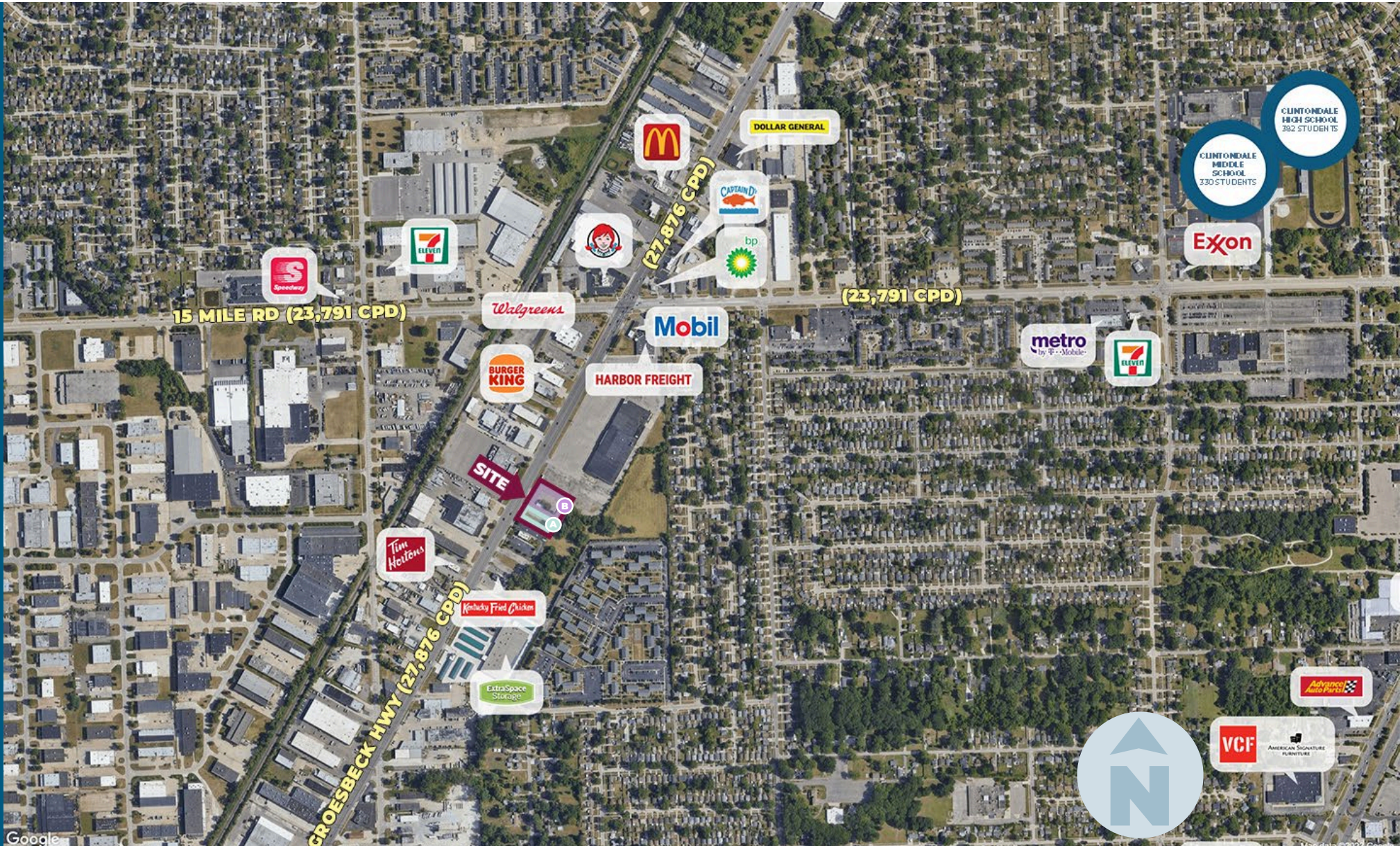


# MICRO AERIAL





# MACRO AERIAL



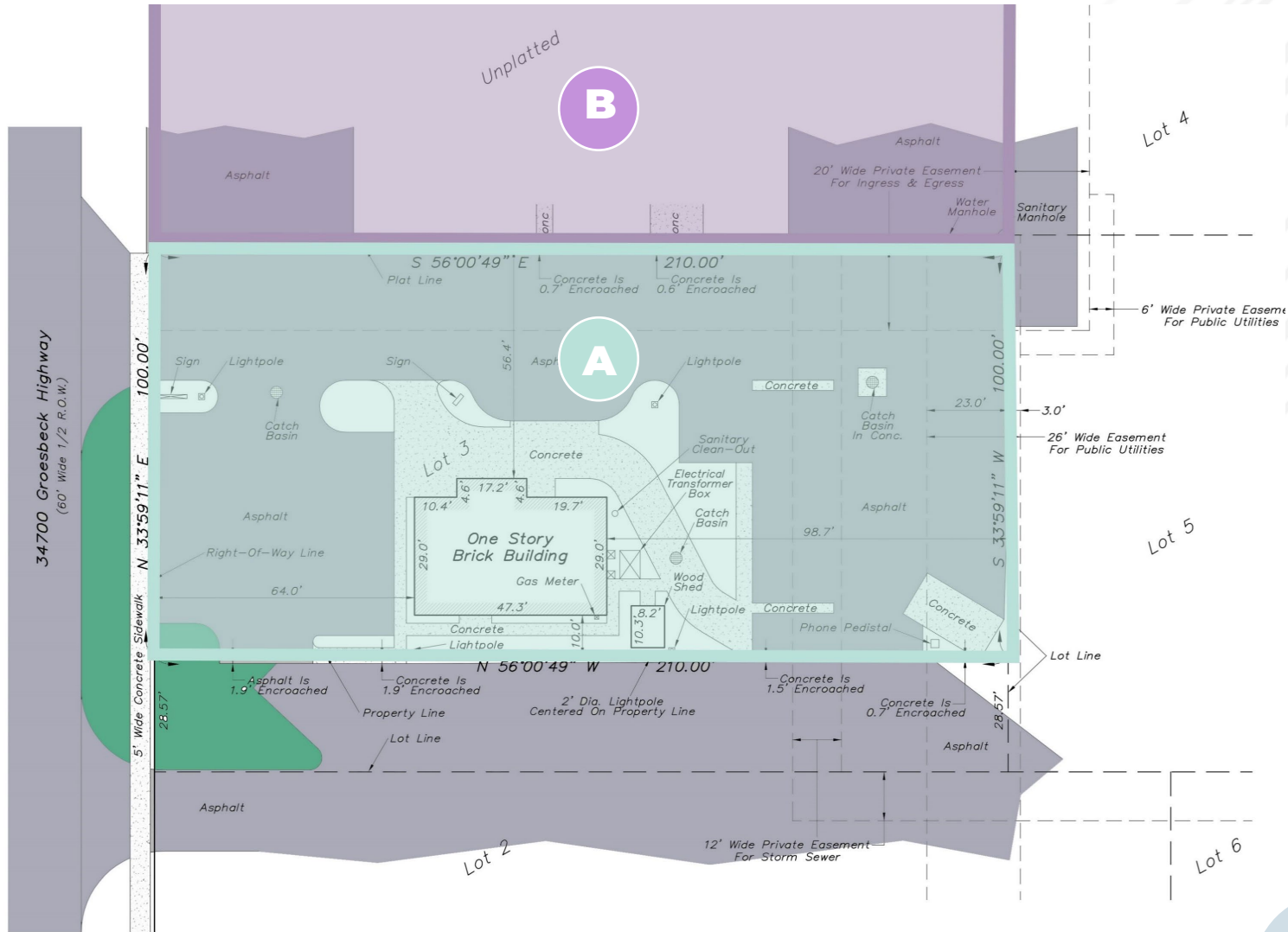
Google



# PLAT



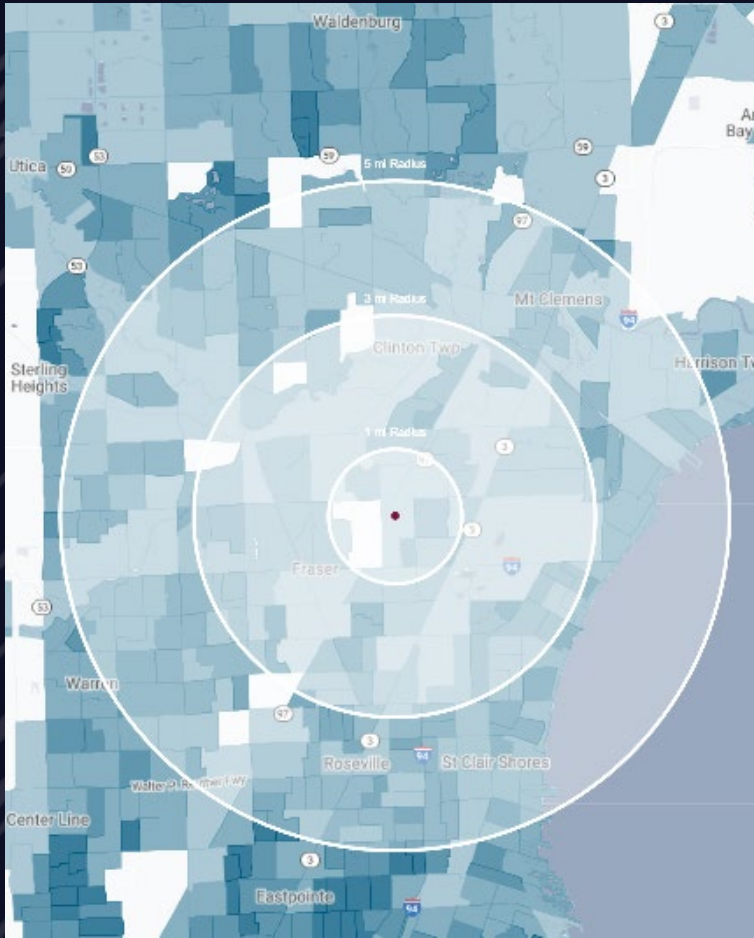
# SURVEY



NOTE:  
All Shaded Areas = Asphalt Pavement



# DEMOGRAPHICS



## REDEVELOPMENT OPPORTUNITY

34700 & 34770 Groesbeck Hwy, Clinton Twp, MI 48035

# DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2022 Estimated Population	13,824	105,625	283,312
2027 Projected Population	13,202	103,802	275,735
2020 Census Population	13,849	106,693	288,281
2010 Census Population	14,036	106,446	284,650
Projected Annual Growth 2022 to 2027	-0.9%	-0.3%	-0.5%
Historical Annual Growth 2010 to 2022	-0.1%	-	-

### HOUSEHOLDS

2022 Estimated Households	5,661	45,387	122,798
2027 Projected Households	5,395	44,483	119,198
2020 Census Households	5,736	45,601	123,967
2010 Census Households	5,591	44,488	119,537
Projected Annual Growth 2022 to 2027	-0.9%	-0.4%	-0.6%
Historical Annual Growth 2010 to 2022	-	0.2%	0.2%

### RACE

2022 Est. White	72.5%	75.5%	76.5%
2022 Est. Black	18.6%	16.4%	15.2%
2022 Est. Asian or Pacific Islander	3.2%	3.2%	3.6%
2022 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2022 Est. Other Races	5.5%	4.8%	4.5%

### INCOME

2022 Est. Average Household Income	\$97,547	\$101,207	\$99,153
2022 Est. Median Household Income	\$66,407	\$70,882	\$72,743
2022 Est. Per Capita Income	\$39,952	\$43,602	\$43,085

### BUSINESS

2022 Est. Total Businesses	576	3,420	8,492
2022 Est. Total Employees	6,345	35,380	89,174

## CONTACT US



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CIOTTI**

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