

FOR LEASE/SALE
VACANT LAND- ADJACENT TO CULVERS- NILES, MI
1420 S. 11TH ST, NILES, MI 49120



NCP
COATINGS LLC
86 EMPLOYEES

NILES
PRECISION
100 EMPLOYEES

SITE

PROPERTY DETAILS

\$500,000.00

SALES PRICE

LOCATION:	1420 S. 11 th St, Niles, MI 49120
PROPERTY TYPE:	Vacant Land
DATE AVAILABLE:	Immediately
SALES PRICE:	\$500,000.00
PROPERTY TAXES:	TBD
LOT SIZE:	1.02 AC (Approx.)
LOT DIMENSIONS:	169' X 264'
ZONING:	GB (General Business)
GROSS LEASABLE AREA:	18,094 SF existing building- Seller prefers that the building be demolished.
TRAFFIC COUNT:	S 11 th St (24,044 CPD)

EXCLUSIVELY LISTED BY:



MATTHEW D. SWANTKO

Principal
mswantko@landmarkcres.com
248 488 2620



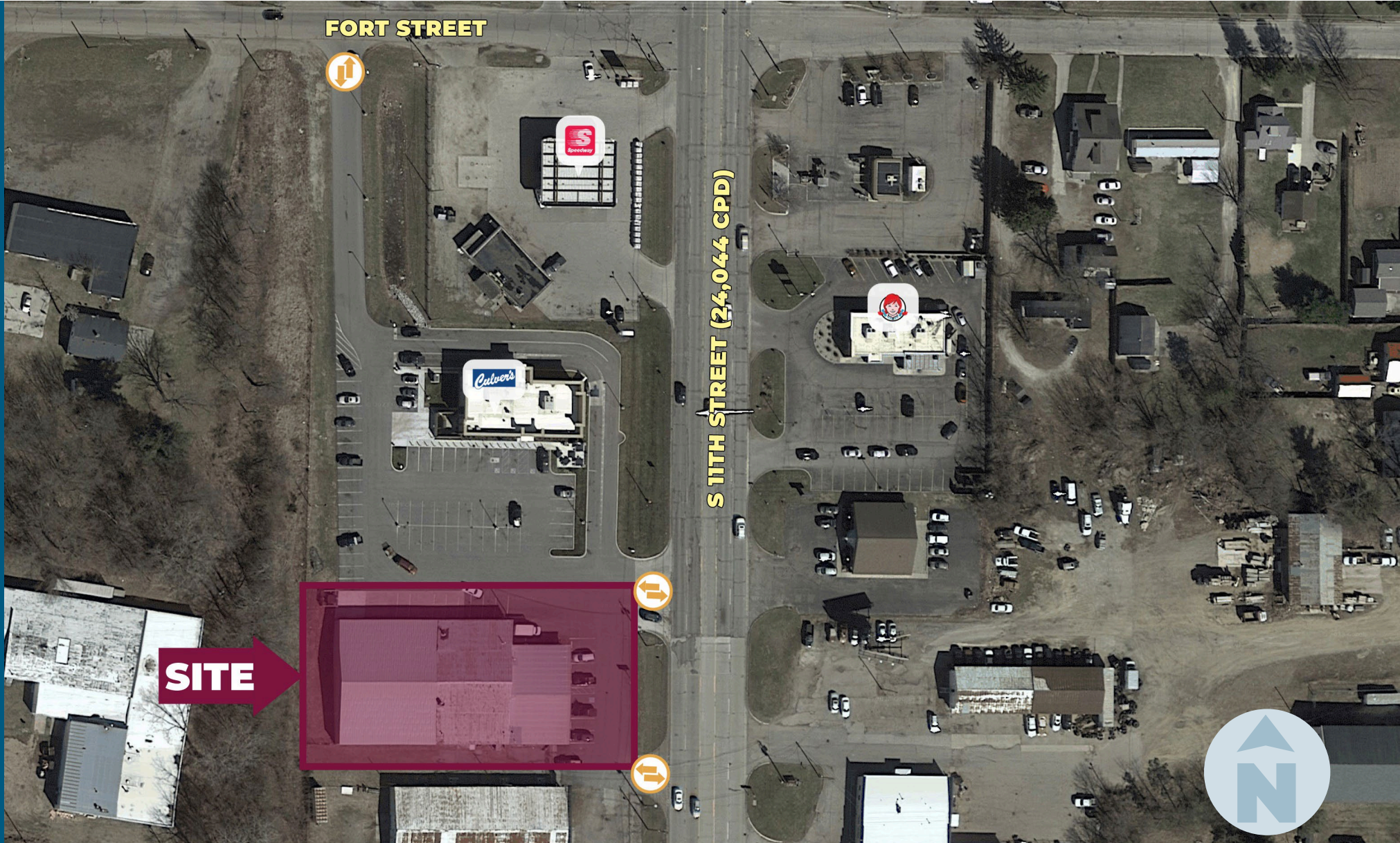
RICHARD A. SHLOM

Managing Director
rshlom@landmarkcres.com
248 488 2620

HIGHLIGHTS

- Vacant land adjacent to Culver's in Niles.
- Trade area includes Lowe's, Walmart Supercenter, and Martin's Super Market.
- Other area quick service restaurants include McDonald's, Toco Bell, Wendy's, and Hardee's.
- Direct access to both S. 11th St and Fort St.

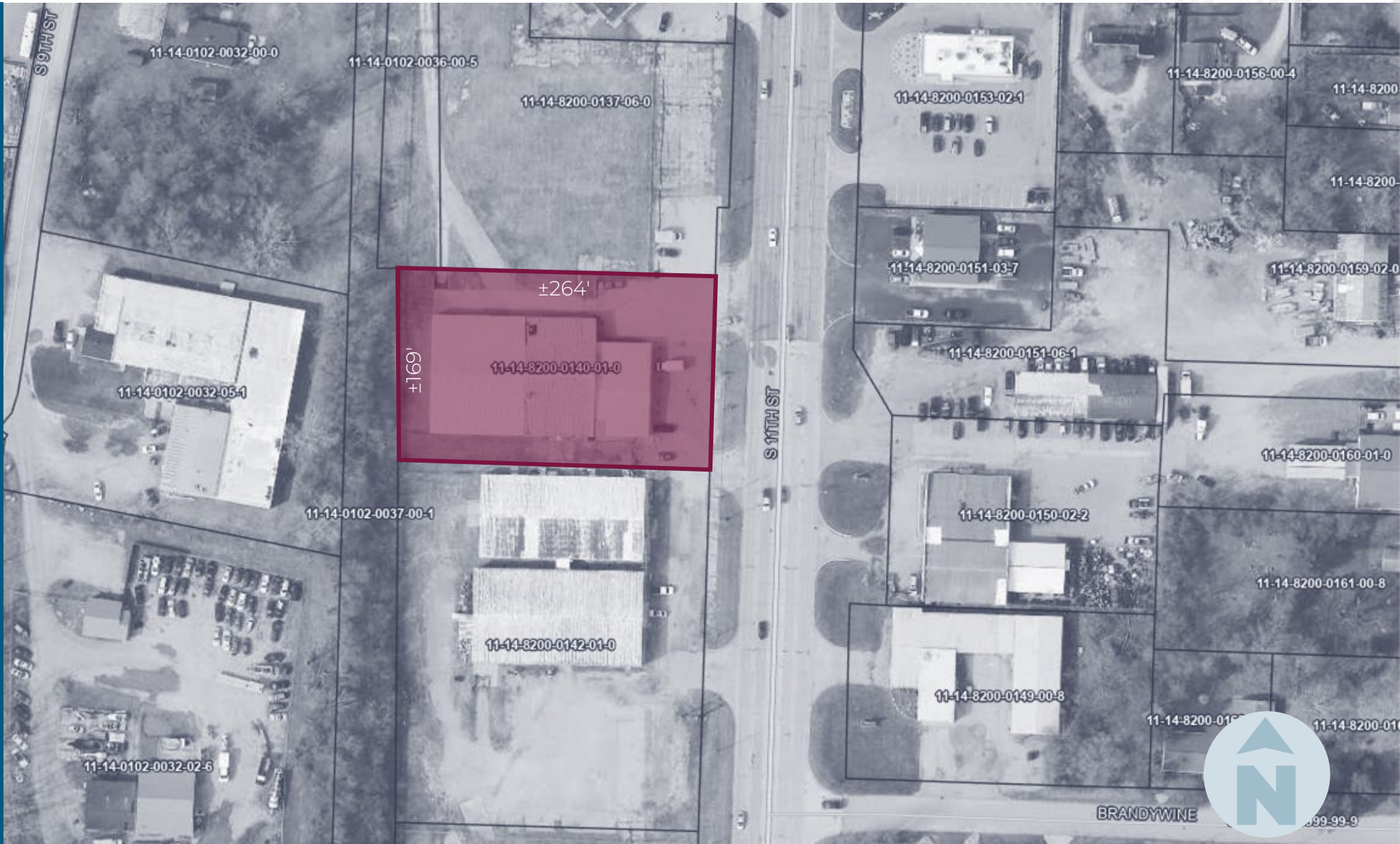
MICRO AERIAL



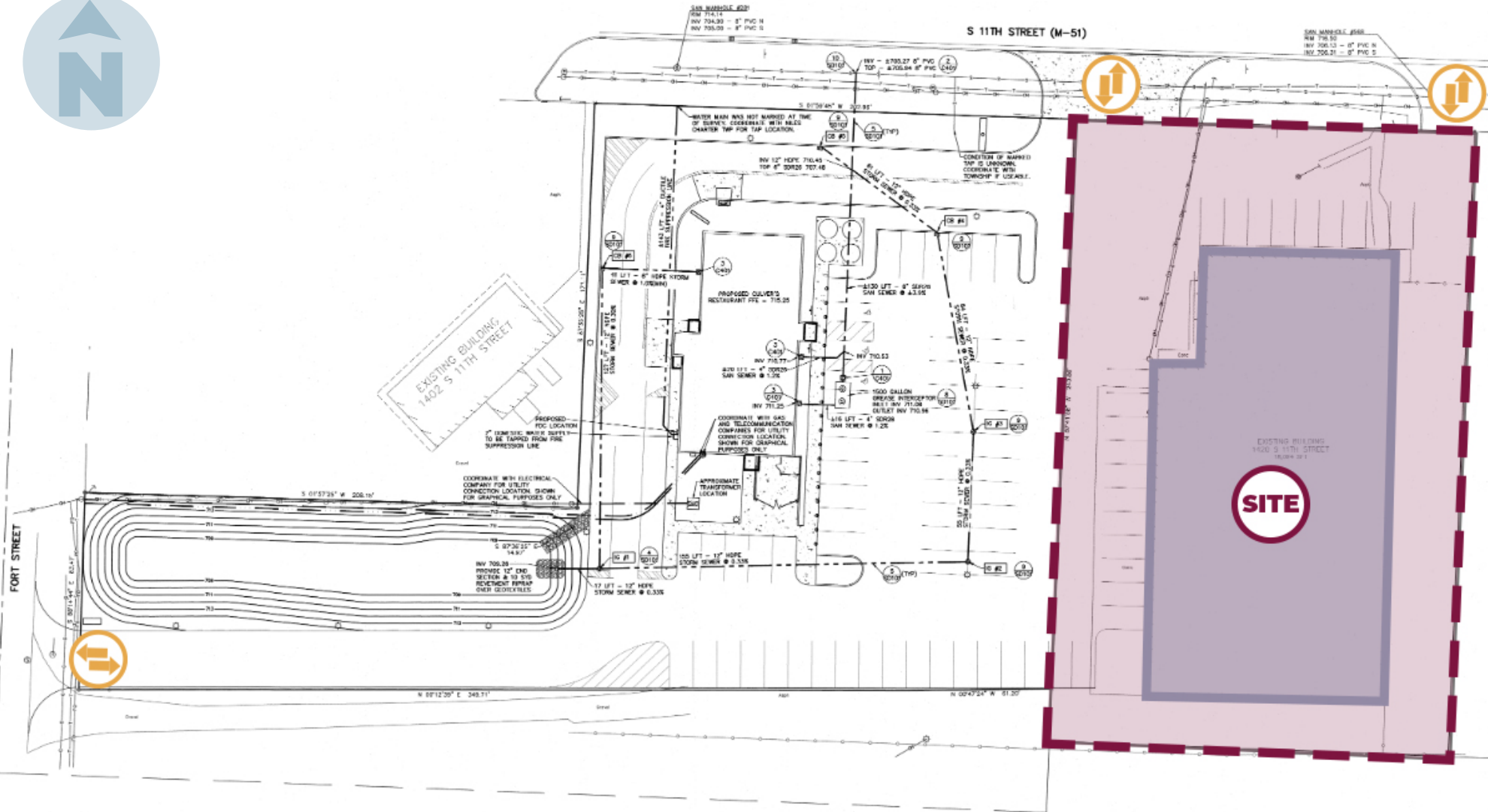
MACRO AERIAL



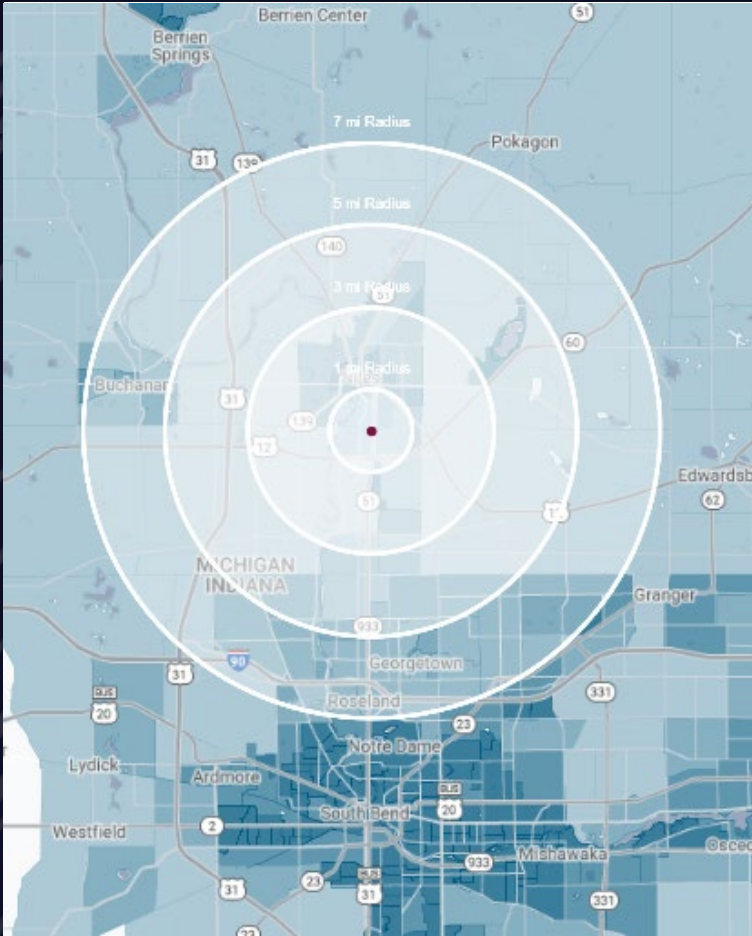
PLAT



SITE PLANS



DEMOGRAPHICS



VACANT LAND- ADJACENT TO CULVERS IN NILES

1420 S. 11th St, Niles, MI 49120

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2023 Estimated Population	3,617	23,261	42,154	84,028
2028 Projected Population	3,513	22,980	41,697	83,059
2020 Census Population	3,587	23,446	42,468	84,915
2010 Census Population	3,489	23,405	42,396	84,404
Projected Annual Growth 2023 to 2028	-0.6%	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2023	0.3%	-	-	-
HOUSEHOLDS				
2023 Estimated Households	1,498	9,797	17,382	34,627
2028 Projected Households	1,414	9,439	16,809	33,422
2020 Census Households	1,468	9,742	17,316	34,655
2010 Census Households	1,433	9,587	16,998	33,745
Projected Annual Growth 2023 to 2028	-1.1%	-0.7%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2023	0.3%	0.2%	0.2%	0.2%
RACE				
2023 Est. White	78.2%	81.0%	82.3%	79.7%
2023 Est. Black	11.1%	9.3%	8.4%	9.5%
2023 Est. Asian or Pacific Islander	0.9%	0.9%	1.4%	3.0%
2023 Est. American Indian or Alaska Native	0.5%	0.5%	0.5%	0.4%
2023 Est. Other Races	9.3%	8.2%	7.5%	7.4%
INCOME				
2023 Est. Average Household Income	\$63,472	\$80,525	\$98,561	\$114,674
2023 Est. Median Household Income	\$39,300	\$53,463	\$70,634	\$80,593
2023 Est. Per Capita Income	\$26,850	\$34,087	\$40,761	\$47,360
BUSINESS				
2023 Est. Total Businesses	158	760	1,189	2,502
2023 Est. Total Employees	1,564	7,829	11,058	23,456

CONTACT US



**MATTHEW D.
SWANTKO**

Principal

mswantko@landmarkcres.com
248 488 2620



**RICHARD A.
SHLOM**

Managing Director

rshlom@landmarkcres.com
248 488 2620

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.