

FOR SALE/ LEASE

# GARFIELD ROAD- NEW DEVELOPMENT

GARFIELD RD & 22 MILE RD NW CORNER, MACOMB TWP, MI 48044



**SITE**

**4.08  
ACRES**

**GARFIELD RD EXPANSION**

**BRAND NEW  
SINGLE FAMILY  
HOME SUBDIVISION**

**FUTURE  
RETAIL**

**22 MILE RD (14,073 CPD)**

**(14,073 CPD)**

**GARFIELD RD**



# PROPERTY DETAILS

4.08 AC

CONTACT BROKER

**ACRES**

**PAD PRICING**

<b>LOCATION:</b>	Garfield Rd & 22 Mile Rd NW Corner, Macomb Twp, MI 48044
<b>PROPERTY TYPE:</b>	New Development
<b>DATE AVAILABLE:</b>	Immediately
<b>SALE PRICE:</b>	Contact Broker
<b>LEASE PRICE:</b>	Contact Broker
<b>LOT SIZE:</b>	4.08 AC Pads Available <ul style="list-style-type: none"><li>• Gas Station</li><li>• Shopping Center</li></ul>
<b>LOT DIMENSIONS:</b>	273' X 650'
<b>AVAILABLE SPACE:</b>	4.08 AC
<b>ZONING:</b>	Commercial
<b>TRAFFIC COUNT:</b>	22 Mile (14,073 CPD)



## DESCRIPTION

- New Development Proposed on this 4 Acres of Land.
- Expanded Garfield Road Coming through by December 2024 that will travel to 25 Mile Rd.
- Future Retail to include Multiple Pad Site Opportunities.

EXCLUSIVELY LISTED BY:



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



# MICRO AERIAL





# MACRO AERIAL



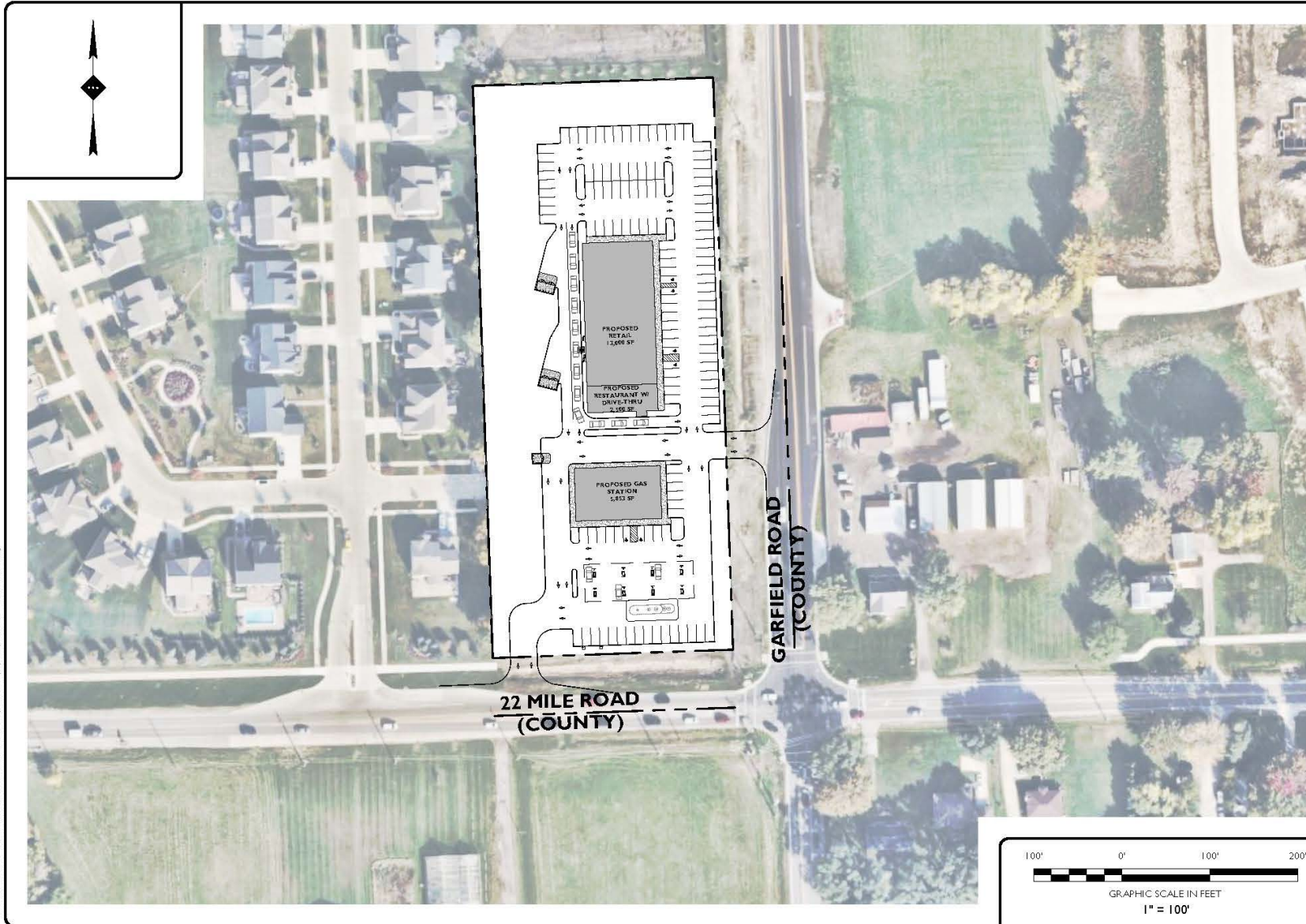


# PLAT MAP





# CONCEPT PLAN



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CONCEPT PLAN  
**PROPOSED COMMERCIAL DEVELOPMENT**  
 PFC 001-1-240-418  
 GARFIELD RD & 22 MILE RD  
 MACOMB TOWNSHIP  
 MACOMB COUNTY, MICHIGAN

**DRAFT**

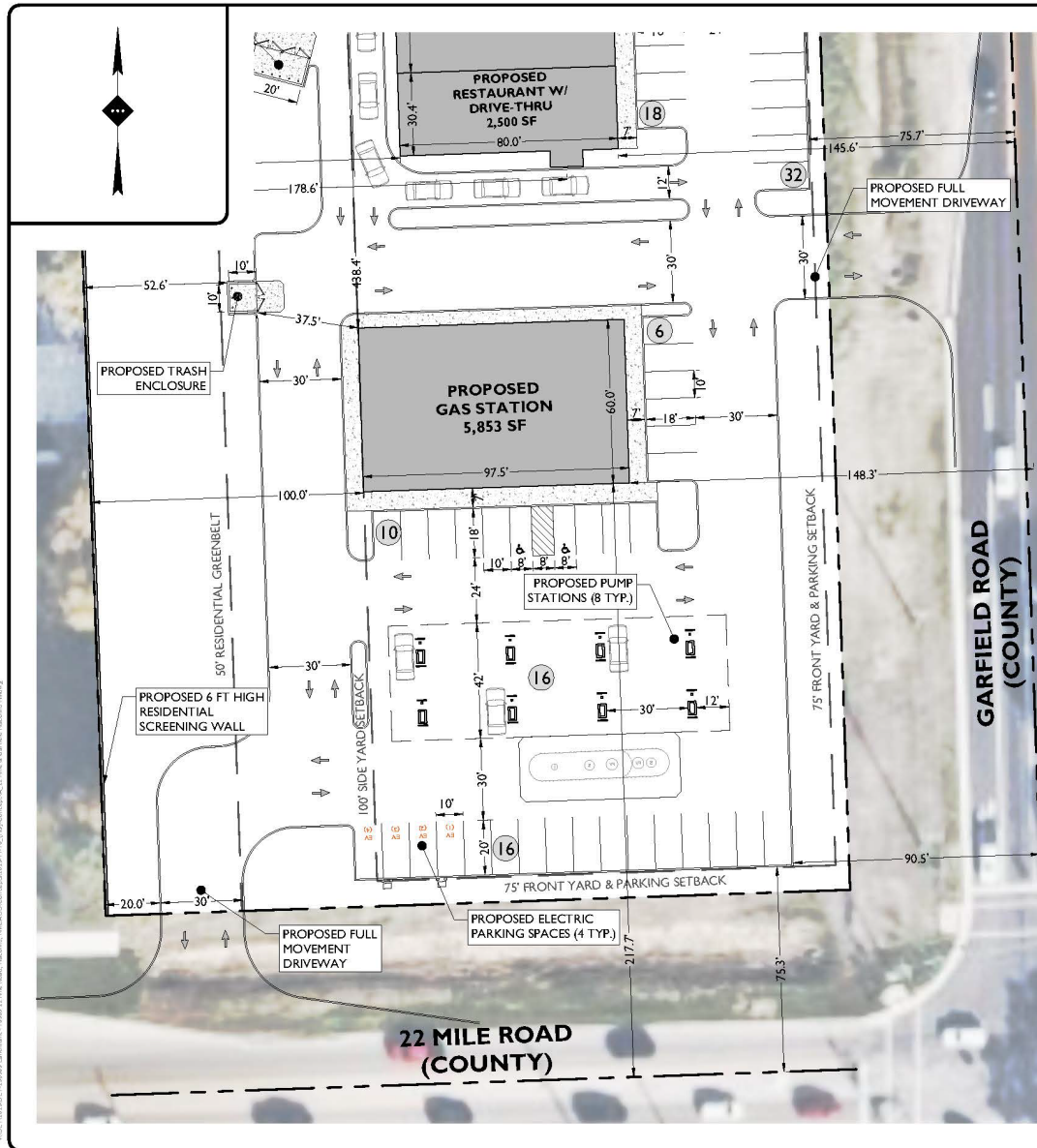
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 DATE: 1/17/2023  
 SCALE: (H) 1" = 100'  
 PROJECT ID: DET-230383

TITLE:  
**CONCEPT A (OVERALL)**

SHEET:  
**A-1**



# CONCEPT PLAN- GAS STATION



## LAND USE AND ZONING

PID: 08-19-400-018

EXISTING RESIDENTIAL, ONE FAMILY URBAN (R1)

PROPOSED CONDITIONAL REZONED TO SHOPPING CENTER DISTRICT(C-3)

### PROPOSED USE

RETAIL	PERMITTED USE
RESTAURANT W/ DRIVE-THRU	SPECIAL LAND USE
SERVICE STATION	SPECIAL LAND USE

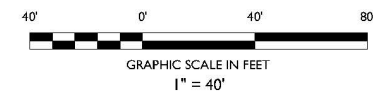
ZONING REQUIREMENT	REQUIRED(C-3)	PROPOSED
MINIMUM LOT AREA	5 AC	4.08 AC <sup>(2)</sup>
MINIMUM LOT WIDTH	300 FT	273.3 FT <sup>(2)</sup>
MINIMUM LOT DEPTH	300 FT	650.5 FT
MAXIMUM LOT DEPTH	600 FT	650.5 FT <sup>(2)</sup>
MINIMUM BUILDING FLOOR AREA	700 SF	5,853 SF
MAXIMUM BUILDING HEIGHT	35 FT (2.5 STORIES)	<35 FT (1 STORY)
MAXIMUM RATIO DEPTH	3:1	< 3:1
MINIMUM FRONT YARD SETBACK	75 FT <sup>(1)</sup>	145.6 FT
MINIMUM FRONT PARKING SETBACK	75 FT <sup>(1)</sup>	75.3 FT
MINIMUM REAR YARD SETBACK	100 FT	183.0 FT
MINIMUM SIDE YARD SETBACK	100 FT	100.0 FT
MINIMUM SERVICE WINDOW TO (AG) & (R)	300 FT	178.6 FT <sup>(2)</sup>
MINIMUM DIST. FROM CALL BOX TO (AG) & (R)	300 FT	108.8 FT <sup>(2)</sup>
MINIMUM RESIDENTIAL GREENBELT SETBACK	50 FT	50.8 FT
MINIMUM DRIVEWAY ENTRANCE	30 FT	30 FT

- (1) MEASURED FROM CENTER OF ROAD  
 (2) DEVIATION TO BE INCLUDED WITHIN CONDITIONAL REZONE AGREEMENT

### OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 10.0323	<b>GAS STATION PARKING:</b> 1 SPACE PER PUMP (8 PUMPS) (1 SPACE) = 8 SPACES 3 SPACES PER SERVICE BAY 1 SPACE PER EMPLOYEE (2 EMPL)(1 SPACE/ 1 EMPL) = 2 SPACES 1 SPACE PER 200 SF OF RETAIL FLOOR AREA (6,360 SF)(1 SPACE / 200 SF) = 32 SPACES <b>TOTAL= 8 + 2 + 32 = 42 SPACES</b>	16 PUMP SPACES + 32 SPACES <b>TOTAL = 48 SPACES</b>
§ 10.0323.E.1.B.1	<b>90° PARKING:</b> 10 FT X 20 FT WITH 24 FT AISLE <sup>(1)</sup>	10 FT 18 FT <sup>(1)</sup> W/ 24 FT AISLE
§ 10.1605.G	<b>SCREENING WALL:</b> 6 FT HIGH DECORATIVE MASONRY WALL	PROVIDED

- (1) § 10.0323.E.6 AREAS WHERE FRONT-END PARKING ABUTS LANDSCAPED AREA OR A SIDEWALK HAVING A MINIMUM WIDTH OF AT LEAST 7 FT, THE PARKING DEPTH MAY BE DECREASED BY UP TO 2 FT. VEHICLE OVERHANG IS NOT ALLOW IN REQUIRED PARKING SETBACK OR PROPERTY LINE



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CONCEPT PLAN  
**PROPOSED COMMERCIAL DEVELOPMENT**

**DRAFT**

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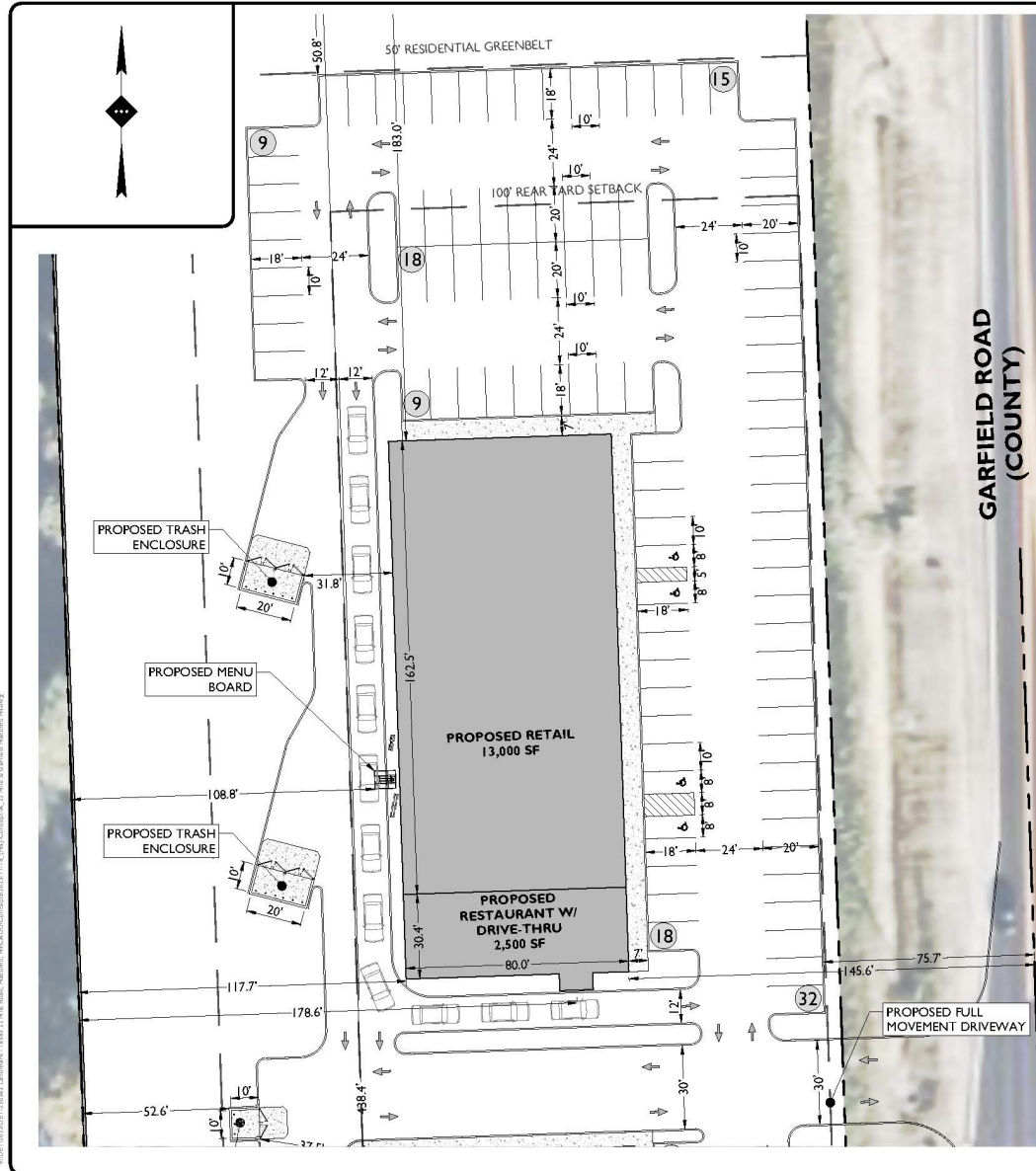
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 CHECKED BY: ECM  
 DATE: 11/17/2023  
 SCALE: (H) 1" = 40'  
 PROJECT ID: DET-230683

TITLE:  
**CONCEPT A**

SHEET:  
**A-2**



# CONCEPT PLAN- SHOPPING CENTER W/ DRIVE-THRU

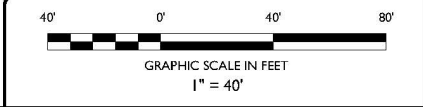


LAND USE AND ZONING		
PID: 08-19-400-018		
EXISTING RESIDENTIAL, ONE FAMILY URBAN (R1)		
PROPOSED CONDITIONAL REZONED TO SHOPPING CENTER DISTRICT(C-3)		
PROPOSED USE		
RETAIL	PERMITTED USE	
RESTAURANT W/ DRIVE-THRU	SPECIAL LAND USE	
SERVICE STATION	SPECIAL LAND USE	
ZONING REQUIREMENT	REQUIRED(C-3)	PROPOSED
MINIMUM LOT AREA	5 AC	4.08 AC <sup>(2)</sup>
MINIMUM LOT WIDTH	300 FT	273.3 FT <sup>(2)</sup>
MINIMUM LOT DEPTH	300 FT	650.5 FT
MAXIMUM LOT DEPTH	600 FT	650.5 FT <sup>(2)</sup>
MINIMUM BUILDING FLOOR AREA	700 SF	5,853 SF
MAXIMUM BUILDING HEIGHT	35 FT (2.5 STORIES)	<35 FT (1 STORY)
MAXIMUM RATIO DEPTH	3:1	< 3:1
MINIMUM FRONT YARD SETBACK	75 FT <sup>(1)</sup>	145.6 FT
MINIMUM FRONT PARKING SETBACK	75 FT <sup>(1)</sup>	75.3 FT
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MINIMUM RESIDENTIAL GREENBELT SETBACK	50 FT	50.8 FT
MINIMUM DRIVEWAY ENTRANCE	30 FT	30 FT

(1) MEASURED FROM CENTER OF ROAD  
 (2) DEVIATION TO BE INCLUDED WITHIN CONDITIONAL REZONE AGREEMENT

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 10.0323	RESTAURANT W/ DRIVE THRU: 1 SPACE PER 75 FT OF GFA (2,500 SF) (1 SPACE) = 34 SPACES RETAIL: 1 SPACE PER 200 SF (13,000 SF) (1 SPACE / 200 SF) = 65 SPACES <b>TOTAL = 34 + 65 = 99 SPACES</b>	101 SPACES
§ 10.0323.E.1.B.1	90° PARKING: 10 FT X 20 FT WITH 24 FT AISLE <sup>(1)</sup>	10 FT X 18 FT W/ 24 FT AISLE
§ 10.0323.E.8	STACKING SPACES: 6 SPACES (10 FT X 25 FT)	12 SPACES (12 FT X 25 FT)
§ 10.0323.B.10	BYPASS LANE: 10 FT	12 FT
§ 10.1706.E	SCREENING WALL: 6 FT HIGH DECORATIVE MASONRY WALL	PROVIDED

(1) § 10.0323.E.6 AREAS WHERE FRONT-END PARKING ABUTS LANDSCAPED AREA OR A SIDEWALK HAVING A MINIMUM WIDTH OF AT LEAST 7 FT, THE PARKING DEPTH MAY BE DECREASED BY UP TO 2 FT. VEHICLE OVERHANG IS NOT ALLOW IN REQUIRED PARKING SETBACK OR PROPERTY LINE



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CONCEPT PLAN  
**PROPOSED COMMERCIAL DEVELOPMENT**  
 PID: 08-19-400-018  
 15653 22 MILE ROAD & GARFIELD ROAD  
 MACOMB COUNTY, MICHIGAN

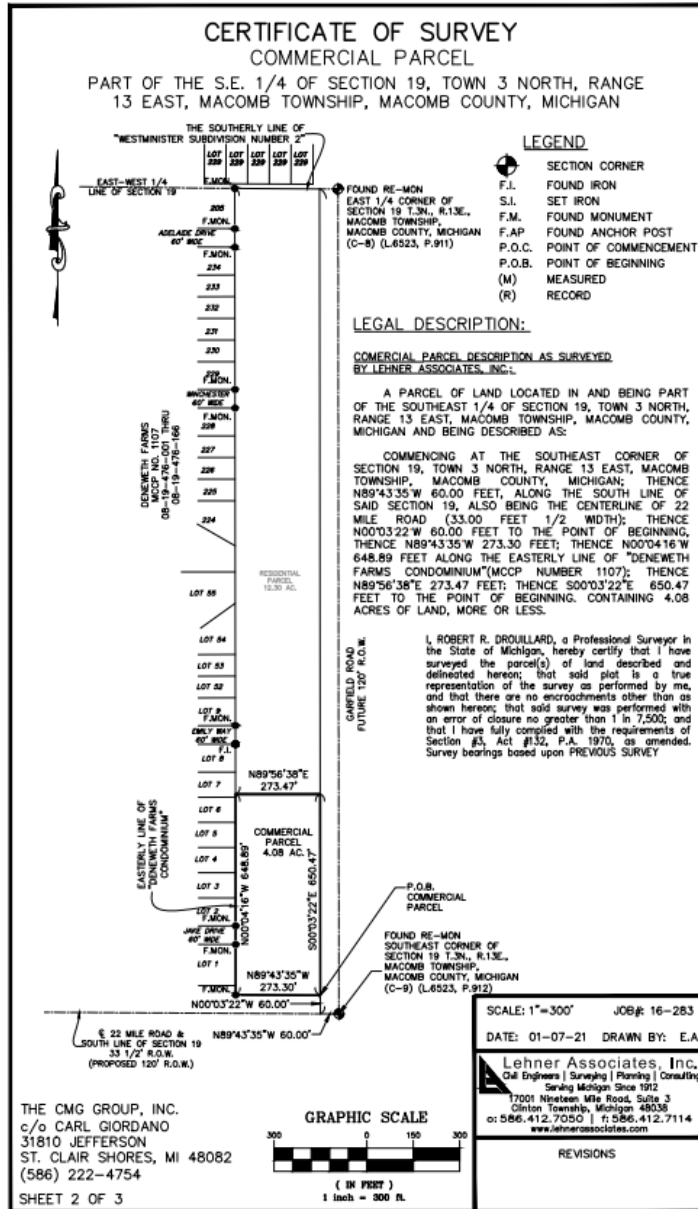
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 DRAWN BY: JSS  
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 DATE: 11/17/2023  
 SCALE: (H) 1" = 40'  
 PROJECT ID: DET-23083

TITLE:  
**CONCEPT A**  
 SHEET:  
**A-3**



# SURVEY





# DEMOGRAPHICS



## GARFIELD RD- NEW DEVELOPMENT

Garfield Rd & 22 Mile Rd SE Corner,  
Macomb Twp, 48044

# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Estimated Population	12,666	97,141	213,932
2028 Projected Population	12,791	98,885	217,492
2020 Census Population	12,564	97,154	213,705
2010 Census Population	10,918	89,953	194,694
Projected Annual Growth 2023 to 2028	0.2%	0.4%	0.3%
Historical Annual Growth 2010 to 2023	1.2%	0.6%	0.8%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	4,379	36,938	83,583
2028 Projected Households	4,501	38,053	86,100
2020 Census Households	4,301	36,514	82,579
2010 Census Households	3,640	32,984	73,365
Projected Annual Growth 2023 to 2028	0.6%	0.6%	0.6%
Historical Annual Growth 2010 to 2023	1.6%	0.9%	1.1%
<b>RACE</b>			
2023 Est. White	84.8%	84.2%	83.8%
2023 Est. Black	5.0%	7.0%	7.7%
2023 Est. Asian or Pacific Islander	5.8%	4.3%	4.0%
2023 Est. American Indian or Alaska Native	0.1%	0.1%	0.1%
2023 Est. Other Races	4.2%	4.3%	4.4%
<b>INCOME</b>			
2023 Est. Average Household Income	\$130,888	\$126,759	\$119,396
2023 Est. Median Household Income	\$107,245	\$100,377	\$95,108
2023 Est. Per Capita Income	\$45,273	\$48,261	\$46,750
<b>BUSINESS</b>			
2023 Est. Total Businesses	255	3,098	6,661
2023 Est. Total Employees	2,375	39,550	70,478



## CONTACT US



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CIOTTI**

*Managing Director*

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