

FOR LEASE

NEW DEVELOPMENT

16563 22 MILE ROAD, MACOMB TWP., MI 48044



PROPERTY DETAILS

4.08 AC

CONTACT BROKER

ACRES

RENT

LOCATION: 16563 22 Mile Rd,
Macomb Twp, MI 48044

PROPERTY TYPE: Shopping Center

DATE AVAILABLE: Immediately

RENT: Contact Broker

PROPERTY TAXES: \$9,300.00

LOT SIZE: 4.08 AC

LOT DIMENSIONS: 273' X 650'

AVAILABLE SPACE: 4.08 AC

ZONING: General Commercial

TRAFFIC COUNT: 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 Pad Sites and Drive-Thru Opportunities.
- Concept Drawings Coming Soon.

EXCLUSIVELY LISTED BY:



**LOUIS J.
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Managing Director
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MICRO AERIAL



SITE

**4.08
ACRES**

GARFIELD RD EXPANSION

**BRAND NEW
SINGLE FAMILY
HOME SUBDIVISION**

22 MILE RD (14,073 CPD)

(14,073 CPD)

**FUTURE
RETAIL**

GARFIELD RD



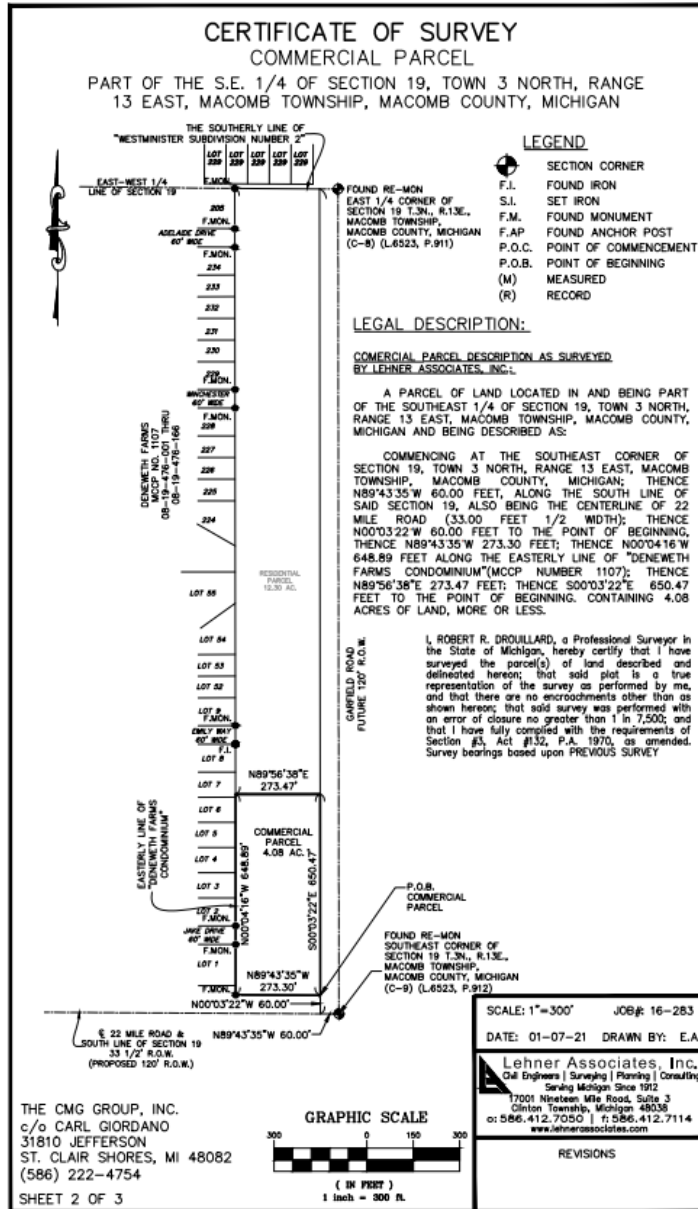
MACRO AERIAL



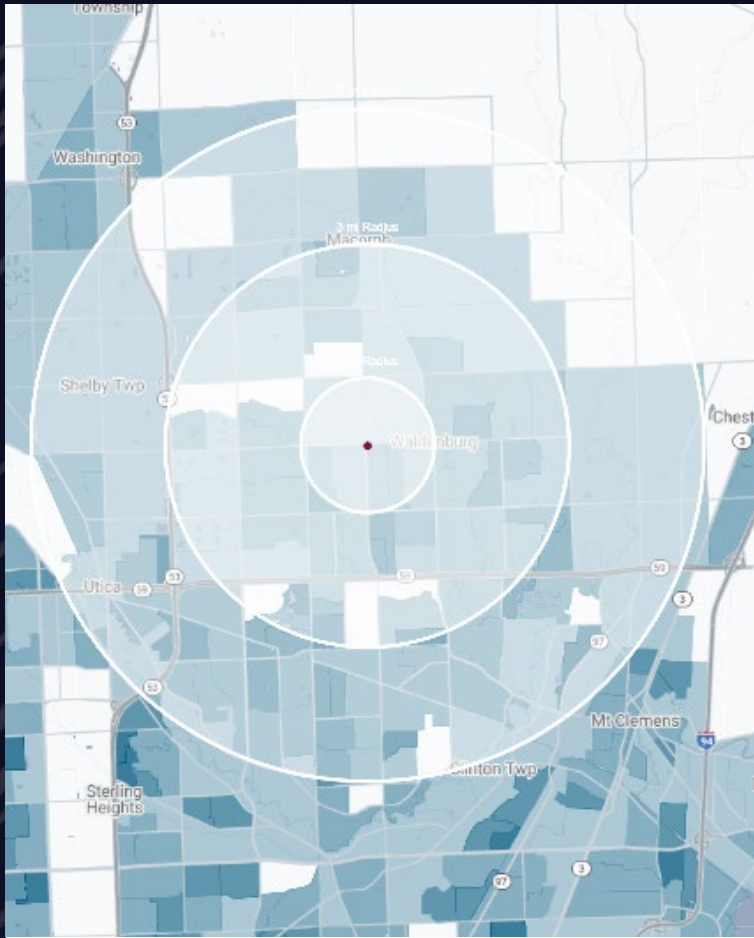
PLAT MAP



SURVEY



DEMOGRAPHICS



VACANT LAND

16563 22 Mile Rd,
Macomb Twp., MI 48044

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2022 Estimated Population	12,468	97,124	214,105
2027 Projected Population	12,270	98,068	216,407
2020 Census Population	12,551	97,448	214,330
2010 Census Population	10,919	90,215	195,244
Projected Annual Growth 2022 to 2027	-0.3%	0.2%	0.2%
Historical Annual Growth 2010 to 2022	1.2%	0.6%	0.8%

HOUSEHOLDS

2022 Estimated Households	4,258	36,814	83,233
2027 Projected Households	4,252	37,581	85,147
2020 Census Households	4,263	36,702	82,839
2010 Census Households	3,608	33,138	73,578
Projected Annual Growth 2022 to 2027	-	0.4%	0.5%
Historical Annual Growth 2010 to 2022	1.5%	0.9%	1.1%

RACE

2022 Est. White	85.1%	84.1%	83.8%
2022 Est. Black	5.0%	7.1%	7.7%
2022 Est. Asian or Pacific Islander	5.6%	4.3%	3.9%
2022 Est. American Indian or Alaska Native	0.1%	0.1%	0.1%
2022 Est. Other Races	4.3%	4.3%	4.4%

INCOME

2022 Est. Average Household Income	\$119,384	\$111,573	\$102,527
2022 Est. Median Household Income	\$105,812	\$95,577	\$89,605
2022 Est. Per Capita Income	\$40,784	\$42,349	\$39,956

BUSINESS

2022 Est. Total Businesses	182	3,309	6,966
2022 Est. Total Employees	2,102	48,554	86,239

CONTACT US



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