

FOR LEASE
PAD SITE – BUILD TO SUIT

1901 W CARO RD, CARO, MI



PROPERTY DETAILS

CONTACT BROKER

APPROX. 1.5 AC

RENT

LAND SIZE

LOCATION:	1901 W Caro Rd, Caro, MI
PROPERTY TYPE:	Vacant Land
DATE AVAILABLE:	Immediately
RENT:	Contact Broker
PROPERTY TAXES:	\$10,000.00
LAND SIZE:	Approx. 1.5 AC (Pad Site)
LOT DIMENSIONS:	165' X 315'
ZONING:	PUD
TRAFFIC COUNT:	W Caro Rd (6,565 CPD) Hwy 24 (5,412 CPD)

HIGHLIGHTS



- Ground Lease or Build to Suit Opportunity
- Drive-Thru Available
- Across the street from the Brand New McClaren Medical Office Building.
- Adjacent to the New "Tequilas Jalisco" Restaurant

EXCLUSIVELY LISTED BY:

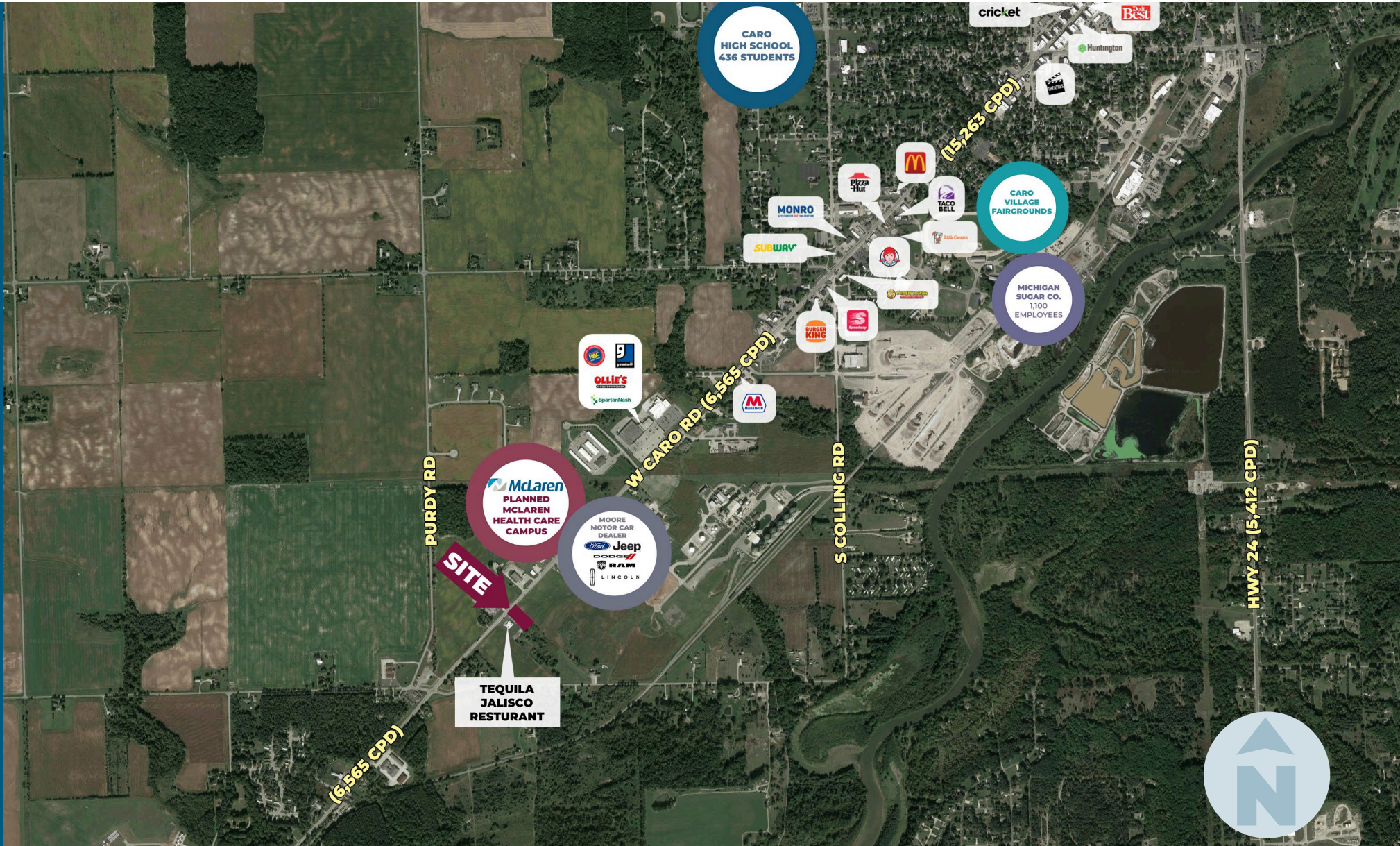


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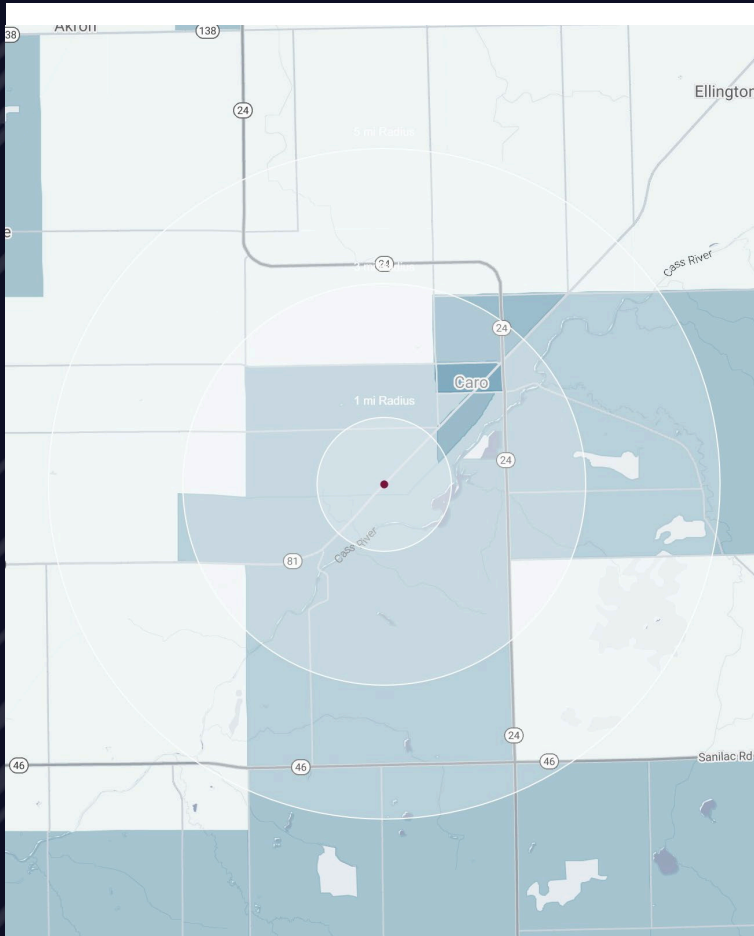
MICRO AERIAL



MACRO AERIAL



DEMOGRAPHICS



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	580	6,130	9,996
2028 Projected Population	581	5,585	9,604
2020 Census Population	473	5,993	9,937
2010 Census Population	545	6,217	10,369
Projected Annual Growth 2023 to 2028	-	-1.8%	-0.8%
Historical Annual Growth 2010 to 2023	0.5%	-0.1%	-0.3%
HOUSEHOLDS			
2023 Estimated Households	239	2,464	4,111
2028 Projected Households	234	2,201	3,883
2020 Census Households	200	2,511	4,125
2010 Census Households	198	2,484	4,094
Projected Annual Growth 2023 to 2028	-0.4%	-2.1%	-1.1%
Historical Annual Growth 2010 to 2023	1.6%	-	-
RACE			
2023 Est. White	90.7%	90.9%	91.7%
2023 Est. Black	1.7%	2.5%	2.1%
2023 Est. Asian or Pacific Islander	0.3%	0.7%	0.6%
2023 Est. American Indian or Alaska Native	0.5%	0.3%	0.3%
2023 Est. Other Races	6.9%	5.6%	5.3%
INCOME			
2023 Est. Average Household Income	\$67,217	\$77,744	\$80,813
2023 Est. Median Household Income	\$43,392	\$50,007	\$54,772
2023 Est. Per Capita Income	\$28,515	\$31,860	\$33,804
BUSINESS			
2023 Est. Total Businesses	42	323	411
2023 Est. Total Employees	507	4,077	5,039

CONTACT US



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