

FOR SALE
REDEVELOPMENT OPPORTUNITY
34700 GROESBECK HWY, CLINTON TWP, MI 48035



OPPORTUNITY ZONE

PROPERTY DETAILS

LOCATION: 34700 Groesbeck Hwy,
Clinton Twp, MI 48035

PROPERTY TYPE: Vacant Land

SALES PRICE: \$200,000.00

PROPERTY TAXES: \$5,649.00

LOT SIZE: 0.50 AC

LOT DIMENSIONS: 100' X 210'

ZONING: B-3 General

TRAFFIC COUNT: Groesbeck Hwy (29,030 CPD)
15 Mile Rd (24,339 CPD)

0.50 AC

\$200,000.00

LOT SIZE

SALES PRICE

HIGHLIGHTS

- Vacant Land on Groesbeck Highway
- Many commercial uses approved within B-3 zoning
- Close to Mr. Paulie's
- Across from High Volume Jars Cannabis Dispensary

EXCLUSIVELY LISTED BY:



**LOUIS J.
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Managing Director
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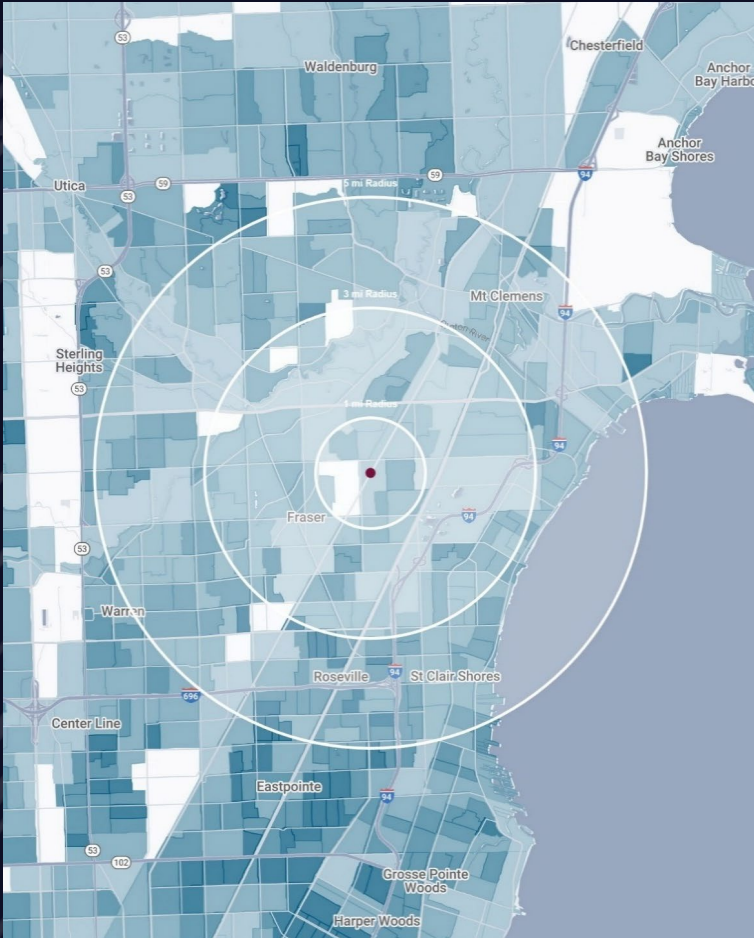
MICRO AERIAL



PLAT



DEMOGRAPHICS



REDEVELOPMENT OPPORTUNITY

34700 Groesbeck Hwy, Clinton Twp, MI 48035

DEMOGRAPHICS

POPULATION

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------------|--------|---------|---------|
| 2024 Estimated Population | 13,489 | 105,692 | 286,786 |
| 2029 Projected Population | 13,419 | 106,036 | 285,541 |
| 2020 Census Population | 13,633 | 106,124 | 288,695 |
| 2010 Census Population | 13,824 | 105,875 | 285,115 |
| Projected Annual Growth 2024 to 2029 | -0.1% | - | - |
| Historical Annual Growth 2010 to 2024 | -0.2% | - | - |

HOUSEHOLDS

| | | | |
|---------------------------------------|-------|--------|---------|
| 2024 Estimated Households | 5,781 | 45,804 | 125,130 |
| 2029 Projected Households | 5,804 | 46,290 | 125,631 |
| 2020 Census Households | 5,627 | 45,367 | 124,151 |
| 2010 Census Households | 5,485 | 44,244 | 119,606 |
| Projected Annual Growth 2024 to 2029 | - | 0.2% | - |
| Historical Annual Growth 2010 to 2024 | 0.4% | 0.3% | 0.3% |

RACE

| | | | |
|--|-------|-------|-------|
| 2024 Est. White | 73.7% | 76.0% | 76.6% |
| 2024 Est. Black | 17.6% | 16.4% | 15.4% |
| 2024 Est. Asian or Pacific Islander | 3.0% | 2.8% | 3.3% |
| 2024 Est. American Indian or Alaska Native | 0.2% | 0.2% | 0.2% |
| 2024 Est. Other Races | 5.5% | 4.6% | 4.5% |

INCOME

| | | | |
|------------------------------------|----------|----------|----------|
| 2024 Est. Average Household Income | \$84,557 | \$95,882 | \$95,792 |
| 2024 Est. Median Household Income | \$68,491 | \$74,708 | \$75,454 |
| 2024 Est. Per Capita Income | \$36,245 | \$41,673 | \$41,885 |

BUSINESS

| | | | |
|----------------------------|-------|--------|--------|
| 2024 Est. Total Businesses | 603 | 3,397 | 8,495 |
| 2024 Est. Total Employees | 6,800 | 35,222 | 89,249 |

CONTACT US



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