



FOR SALE

**AREA
TENANTS**



Google earth

PROPERTY INFORMATION

Property Size	11.79 Acres
Asking Price	\$725,000
Property Taxes (2015)	\$4,262.46
Zoning	B-2: General Business
Utilities	Sewer & Water
Traffic Counts	Approximately 8,477 vehicles per day

DEMOGRAPHICS (FIVE MILE RADIUS)

Population	26,719 people
Households	9,794 homes
Average Household Income	\$78,004/annually
Employees	6,290 employees

PROPERTY ADDRESS

**I-275 & Will Carleton Road
New Boston, Michigan 48164**

PROPERTY HIGHLIGHTS

- » Approximately 11.79 acres of vacant land available for sale at the NWC of I-275 and Will Carleton Road.
- » With accessibility off of Will Carleton Road, the site offers great visibility to both Will Carleton and I-275 freeway.
- » Great billboard signage opportunity with visibility off of I-275 freeway.
- » Site is within immediate proximity to Southeast Michigan’s largest car dealer auction grounds.
- » Excellent opportunity for a hotel, gas station, and/or mixed-use development.



Population:	1 - Mile	3 - Mile	5 - Mile
2021 Projection	662	8,790	26,271
2016 Estimate	671	8,913	26,719
2010 Census	685	9,135	27,720
Growth 2016-2021	-1.34%	-1.38%	-1.68%
Growth 2010-2016	-2.04%	-2.43%	-3.61%
2016 Population Hispanic Origin	18	293	974

2016 Population by Race:			
White	641	8,418	24,878
Black	13	203	835
Am. Indian & Alaskan	4	52	157
Asian	3	70	282
Hawaiian & Pacific Island	0	2	4
Other	10	169	562

Households:	1 - Mile	3 - Mile	5 - Mile
2021 Projection	228	3,164	9,626
2016 Estimate	232	3,209	9,794
2010 Census	236	3,291	10,181
Growth 2016 - 2021	-1.72%	-1.40%	-1.72%
Growth 2010 - 2016	-1.69%	-2.49%	-3.80%
Owner Occupied	209	2,818	8,597
Renter Occupied	23	391	1,197
2016 Avg Household Income	\$91,601	\$80,653	\$78,004
2016 Med Household Income	\$82,783	\$68,597	\$65,998

2016 Households by Household Inc:			
<\$25,000	27	477	1,764
\$25,000 - \$50,000	36	709	1,978
\$50,000 - \$75,000	37	595	1,869
\$75,000 - \$100,000	53	539	1,432
\$100,000 - \$125,000	26	336	954
\$125,000 - \$150,000	28	252	933
\$150,000 - \$200,000	16	185	580
\$200,000+	10	119	285

Daytime Employment	# of Businesses			# of Employees		
	1-Mile	3-Mile	5-Mile	1-Mile	3-Mile	5-Mile
Total Businesses	21	244	711	254	2,686	6,290
Retail	1	17	81	15	192	660
Wholesale	1	7	24	1	31	315
Hospitality & Food Service	1	14	43	25	164	496
Real Estate, Renting, Leasing	1	11	31	2	57	136
Finance & Insurance	4	20	55	18	85	222
Information	0	2	6	0	20	38
Scientific & Technology Services	3	20	54	137	266	421
Management of Companies	0	0	0	0	0	0
Health Care & Social Assistance	2	34	68	9	164	360
Education Services	1	10	26	15	185	952
Public Administration & Sales	0	12	19	0	176	240
Arts, Entertainment, Recreation	0	4	18	0	26	178
Utilities	0	0	0	0	0	0
Admin Support & Waste Management	0	12	46	0	63	192
Construction	1	29	98	1	207	440
Manufacturing	0	11	30	0	879	1,040
Agriculture, Mining, Fishing	0	5	15	0	11	264
Other Services	6	36	97	31	160	336