

4.62 ACRES
LAND



FOR SALE



5831 W Michigan Ave

Ypsilanti, Michigan 48197

Property Highlights

- 4.62 Acres (201,247 SF) on US-12 and US-23
- Strategically located at SW corner of W. Michigan Ave. (US-12) at exit 34, SB US-23
- Extremely desirable location in rapidly developing Pittsfield Township
- On-site water and sewer
- Zoning: Highway Commercial
- Ideal development land for a hotel, daycare, or various other retail and mixed uses
- Parcel ID's: 12-23-400-007, 12-23-400-035

OFFERING SUMMARY

Sale Price:	Contact Listing Agent(s)
Lot Size:	4.62 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,497	14,358	51,878
Total Population	3,168	34,840	121,575
Average HH Income	\$93,047	\$86,636	\$92,891

NAI Farbman

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Brad Margolis

Vice President | 248.351.4367

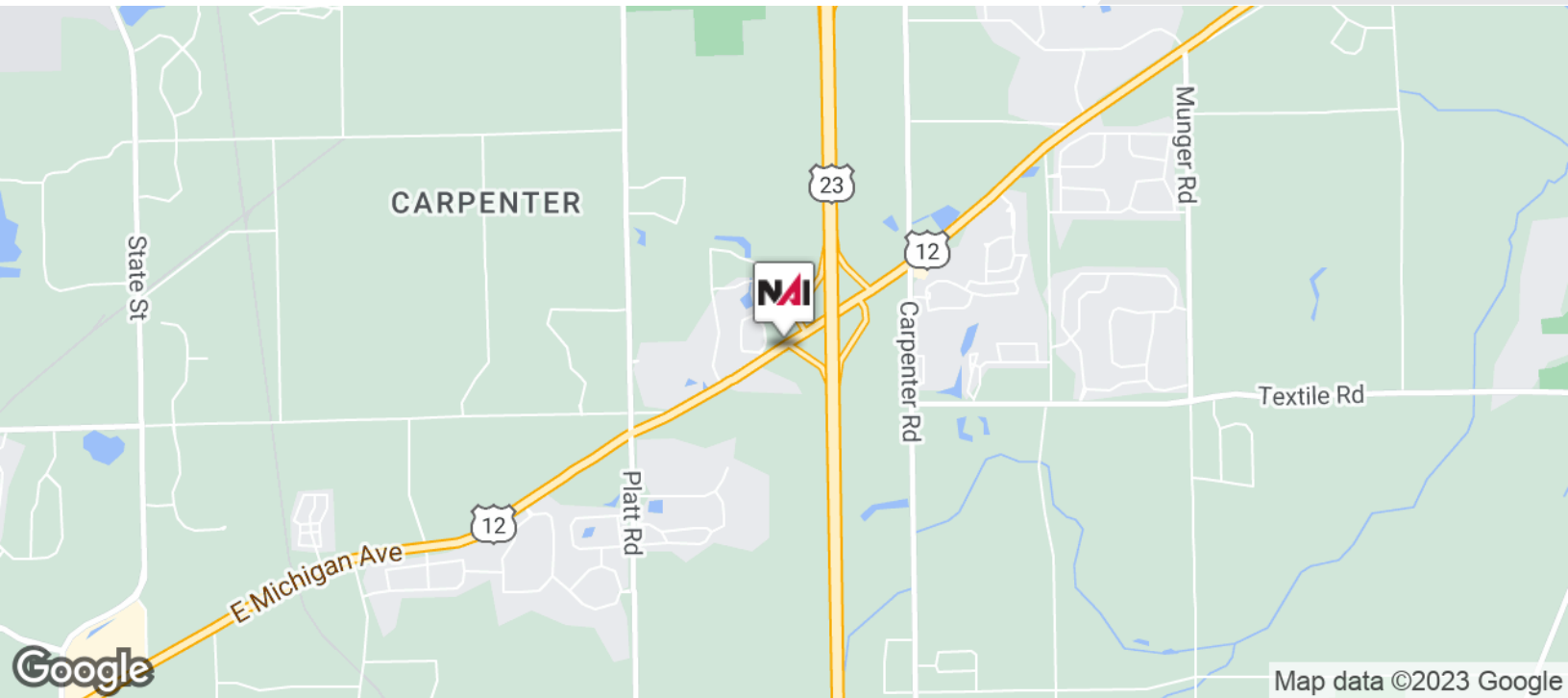
bmargolis@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

4.62 ACRES
LAND



FOR SALE



NAI Farbman

Commercial Real Estate Services, Worldwide.
www.naifarbman.com

Brad Margolis
Vice President | 248.351.4367
bmargolis@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

4.62 ACRES
LAND



FOR SALE



NAI Farberman

Commercial Real Estate Services, Worldwide.
www.naifarberman.com

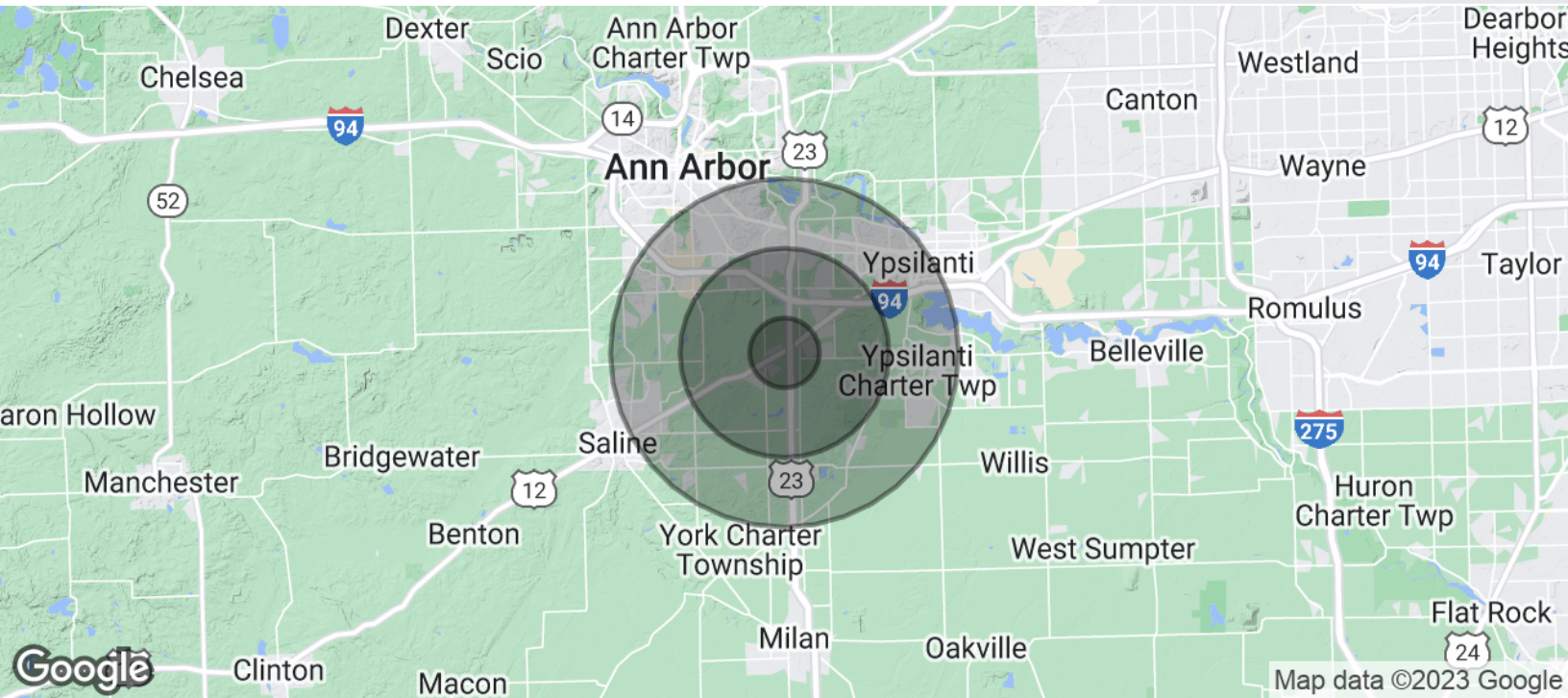
Brad Margolis
Vice President | 248.351.4367
bmargolis@farberman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farberman, INC. CA BRE LIC. #01990696.

4.62 ACRES
LAND



FOR SALE



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	3,168	34,840	121,575
Average Age	38.7	37.8	36.5
Average Age (Male)	35.6	35.0	35.3
Average Age (Female)	45.6	39.5	37.3

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,497	14,358	51,878
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$93,047	\$86,636	\$92,891
Average House Value	\$164,290	\$220,330	\$239,789

* Demographic data derived from 2020 ACS - US Census

NAI Farbman

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Brad Margolis

Vice President | 248.351.4367

bmargolis@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.