

# FOR SALE

FORMER KMART / VACANT LAND



7601-7651 23 Mile Rd | Shelby Township, MI

## FORMER KMART

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# PROPERTY OVERVIEW


## PROPERTY INFORMATION

<b>Property Address</b>	7601-7651 23 Mile Road
<b>City/Township</b>	Shelby Township, MI
<b>Building Size</b>	103,403 SF
<b>Land Size</b>	10.25 AC
<b>Parking</b>	Ample
<b>Zoning</b>	C-3
<b>Asking Price</b>	\$7,500,000.00

## DEMOGRAPHICS (5-MILE RADIUS)

 193,640  
PEOPLE

 \$117,581  
AVG. HOUSEHOLD INCOME

 76,429  
HOUSEHOLDS

 \$2.7 B  
OF CONSUMER SPENDING

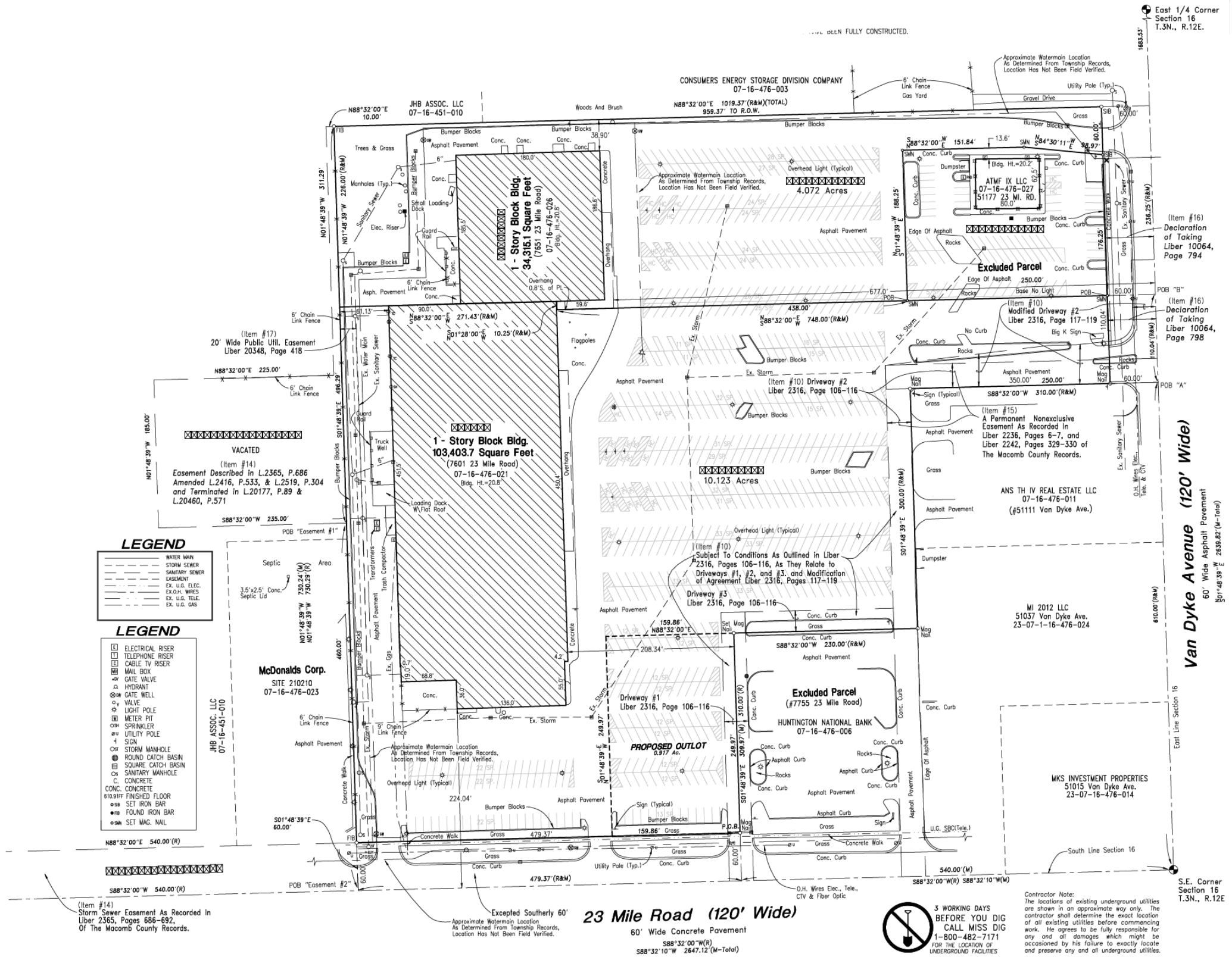
## PROPERTY HIGHLIGHTS

- Offered at \$7,500,000, this 103,403 SF property is priced well below today's replacement cost, creating a rare value-add or owner-user opportunity in a strong Shelby Township market.
- Situated on approximately 10.25 acres, the site offers significant flexibility for redevelopment, repositioning, expansion, or long-term investment strategies.
- Located along 23 Mile Road in Shelby Township, the property benefits from strong regional access, surrounding commercial growth, and excellent visibility.
- The existing improvements and expansive site layout provide potential for a variety of industrial, commercial, storage, or mixed-use redevelopment concepts, subject to municipal approvals.

## AREA TENANTS



# SURVEY



**LEGEND**

	WATER MAIN
	STORM SEWER
	SANITARY SEWER
	EASEMENT
	EX. U.S. ELEC.
	EX. O.H. WIRES
	EX. U.S. TELE.
	EX. U.S. GAS

**LEGEND**

	ELECTRICAL RISER
	TELEPHONE RISER
	CABLE TV RISER
	MAIL BOX
	GATE VALVE
	HYDRANT
	GATE WELL
	VALVE
	LIGHT POLE
	METER PIT
	SPRINKLER
	UTILITY POLE
	SIGN
	STORM MANHOLE
	ROUND CATCH BASIN
	SQUARE CATCH BASIN
	SANITARY MANHOLE
	CONCRETE
	6103HP FINISHED FLOOR
	SET IRON BAR
	FOUND IRON BAR
	SET MAG. NAIL

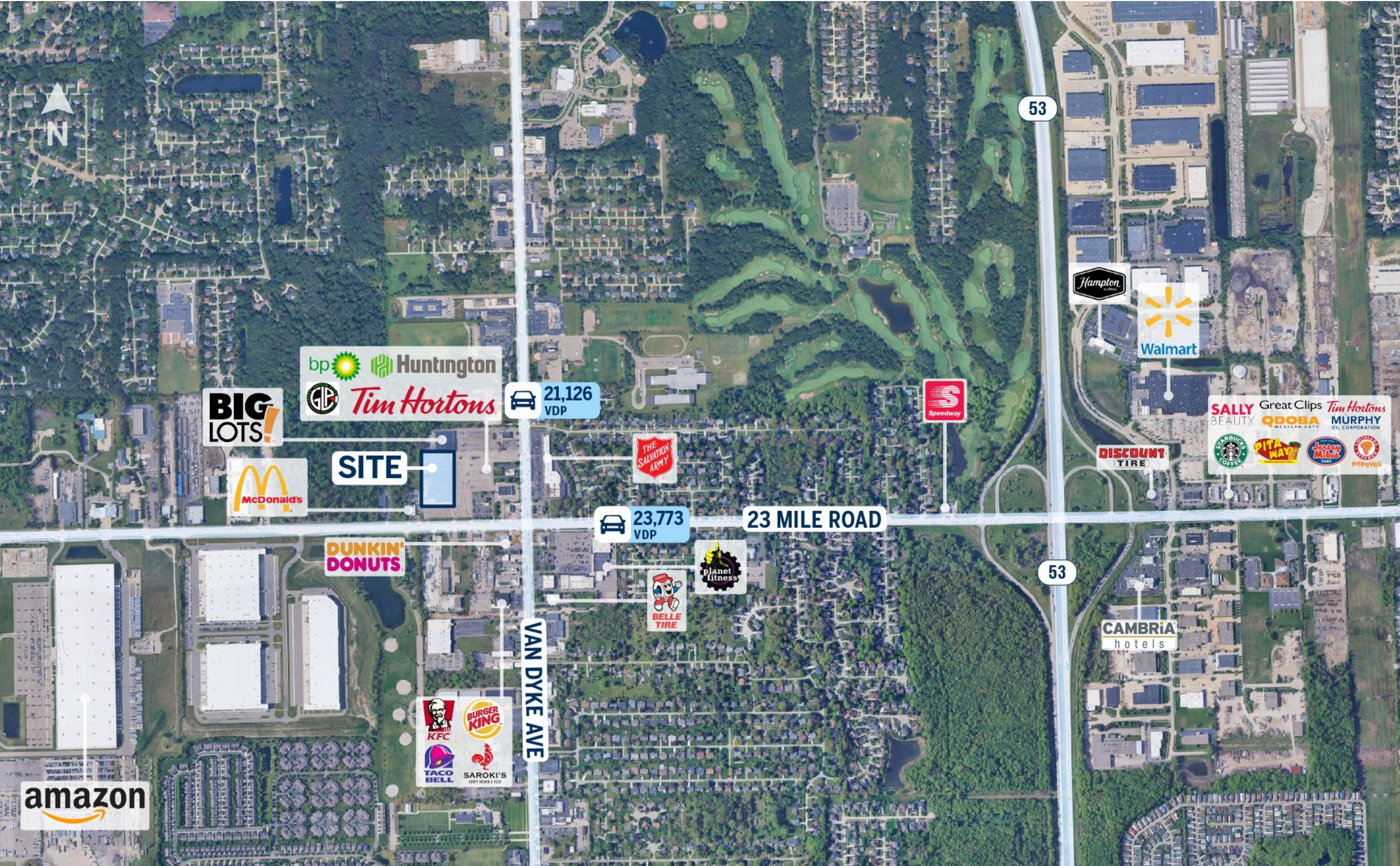
**3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 FOR THE LOCATION OF UNDERGROUND FACILITIES**

**Contractor Note:**  
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

# PHOTOS



# AERIAL



# DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	6,223	60,336	191,396
2025 Population	6,297	61,926	193,640
2030 Population Projection	6,373	62,869	196,210
Annual Growth 2020-2025	0.2%	0.5%	0.2%
Annual Growth 2025-2030	0.2%	0.3%	0.3%
HOUSEHOLDS			
2020 Households	2,318	23,620	75,805
2025 Households	2,328	24,081	76,429
2029 Household Projection	2,354	24,423	77,422
Annual Growth 2020-2025	0.4%	0.9%	0.6%
Annual Growth 2025-2030	0.2%	0.3%	0.3%
Avg Household Size	2.60	2.50	2.50
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$114,685	\$116,640	\$117,581
Median Household Income	\$90,127	\$93,547	\$92,583

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$346,962	\$350,201	\$345,245
Median Year Built	1979	1986	1991
Owner Occupied Households	2,156	19,828	58,188
Renter Occupied Households	198	4,595	19,235
HOUSING COMPOSITION			
1-Person Households	542	6,226	21,194
2-Person Households	815	8,257	25,236
3-Person Households	325	3,755	11,886
4-Person Households	435	3,565	11,129
5-Person Households	149	1,627	4,992
6-Person Households	44	491	1,477
7-Person Households	18	159	515
EMPLOYMENT			
Civilian Employed	3,225	30,533	97,737
Civilian Unemployed	119	1,112	3,673
Civilian Non-Labor Force	1,856	19,944	58,944

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