



# .968 AC of Prime Development Opportunity

OFFERING MEMORANDUM | 21800 GRATIOT AVENUE | EASTPOINTE, MI

Exclusively Listed by

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**Keller Williams Platinum**

31525 23 Mile Road

New Baltimore, MI 48047

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# Executive Summary



<b>Price:</b>	\$1,750,000
<b>Price / Square Foot:</b>	\$39.60
<b>Lot Size:</b>	44,189 SF
<b>Building Sqft:</b>	24,196 SF
<b>Cross Streets:</b>	Gratiot Ave. & ToepferDr.
<b>Primary Road Frontage:</b>	243 LF
<b>Traffic Count:</b>	43,304
<b>Current Parking Spaces:</b>	36
<b>Utilities:</b>	On-Site
<b>Zoning:</b>	MU3
<b>APN:</b>	02-14-31-180-015

## Property Highlights

- Great Redevelopment Opportunity
- Near a signalized hard corner at Gratiot Avenue & Toepfer Road
- Total site area: .968 acres
- High-density retail and service corridor with strong daytime population
- Immediate access and visibility from a major state trunkline

## Property Overview

Prime redevelopment opportunity positioned near the signalized hard corner of Gratiot Avenue and Toepfer Road in Eastpointe, MI. This .968-acre site offers 243 linear feet of frontage along Gratiot Avenue — one of Southeast Michigan's most heavily traveled commercial corridors, carrying over 43,000 vehicles per day and serving as a primary arterial connecting Metro Detroit to Macomb County and points north.

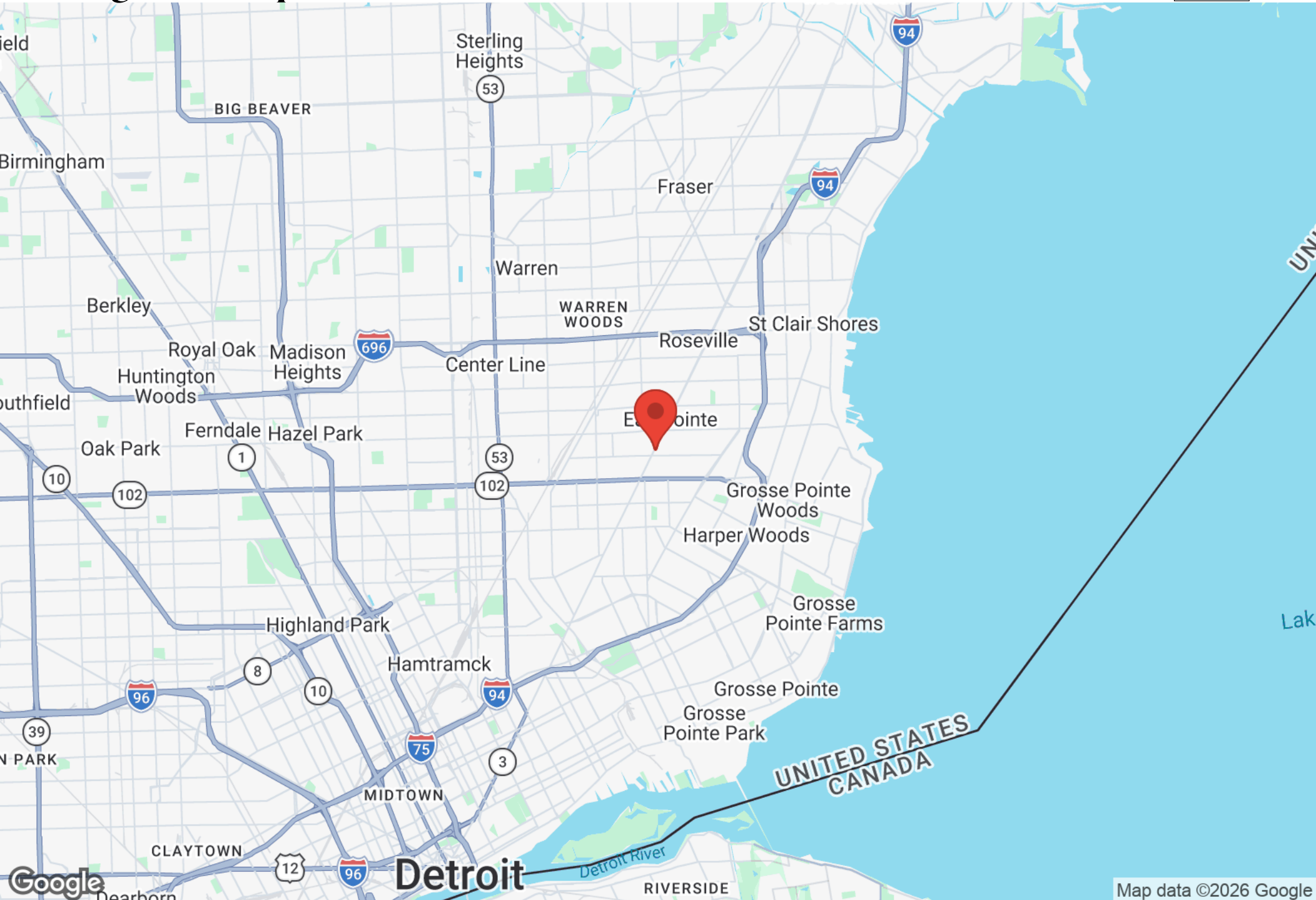
This listing is for the .968-acre parcel located north of Glander Avenue.

Zoned MU3, the site supports a wide range of retail, service, and mixed-use development. Public utilities are available at the road, and the parcel sits within a dense, established retail and service corridor with strong daytime population and immediate access and visibility from a major state trunkline.

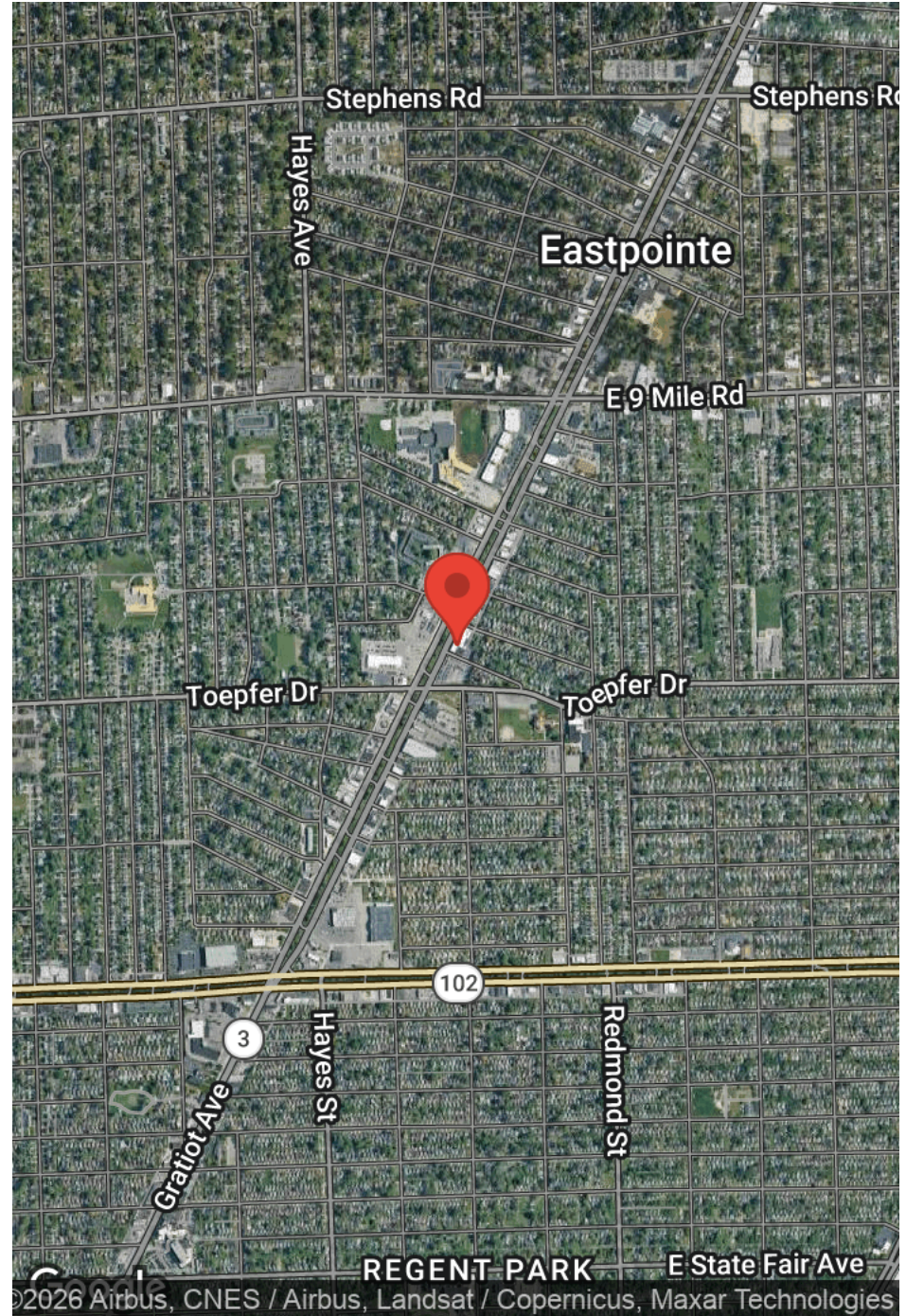
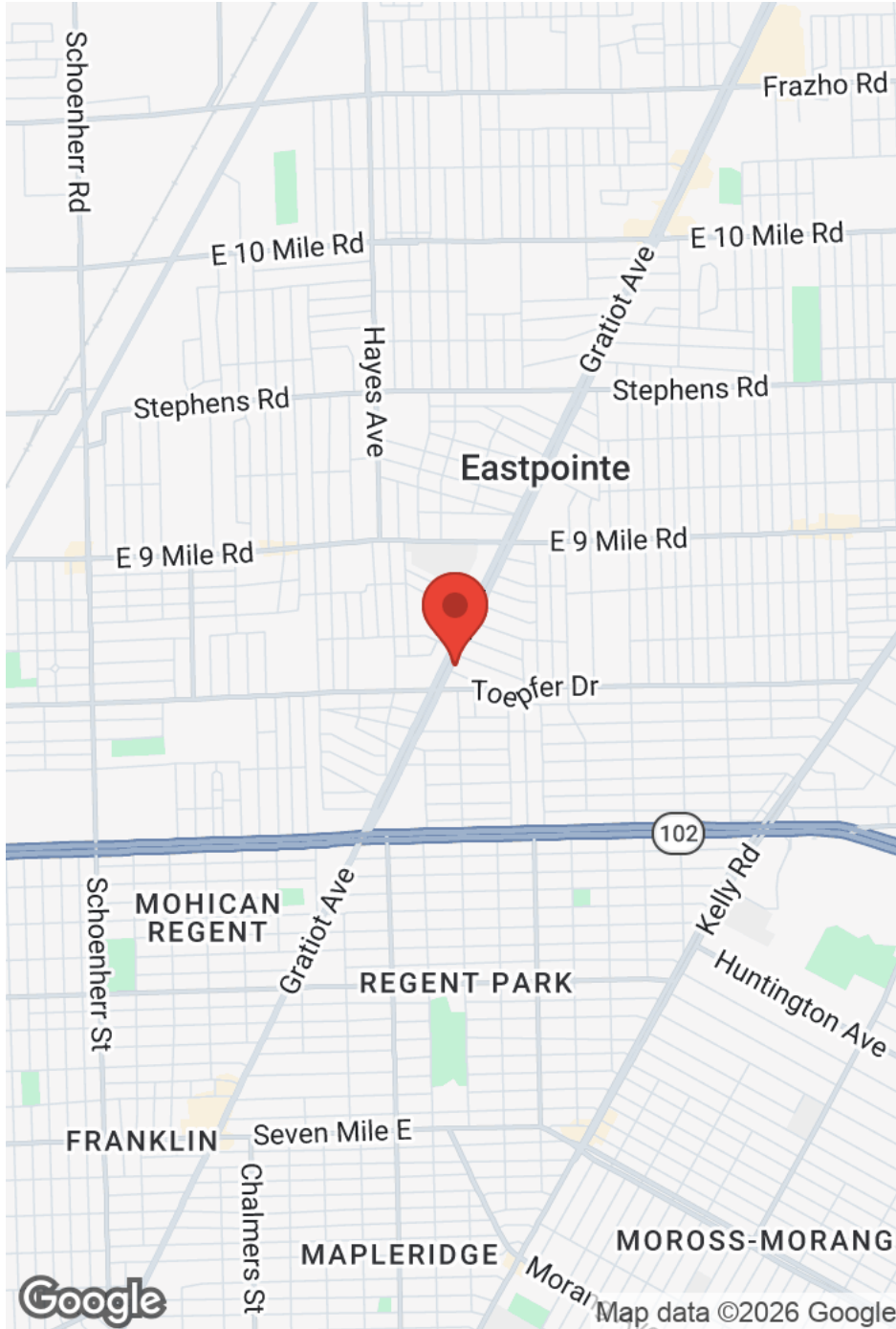




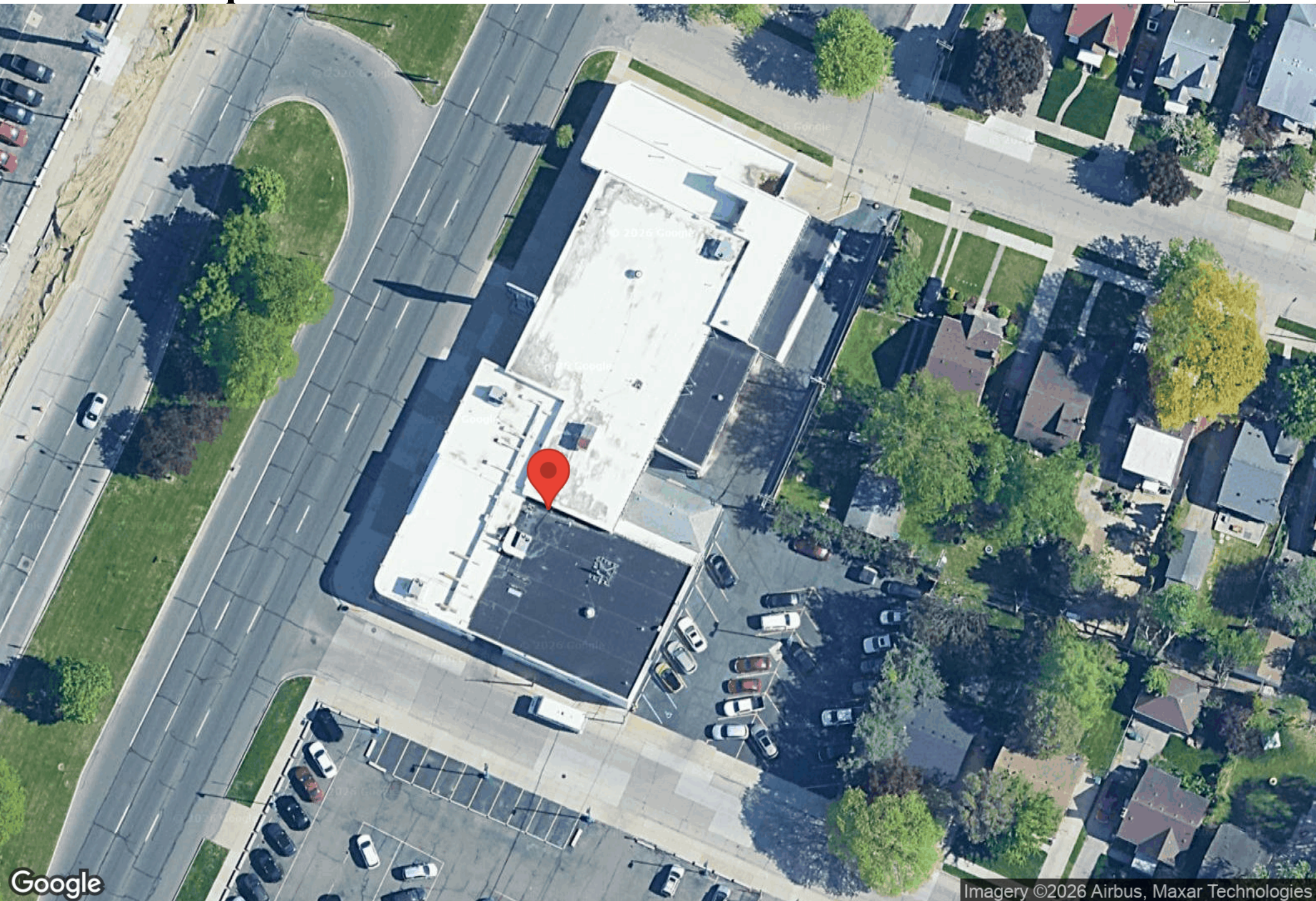
# Regional Map



# Location Maps



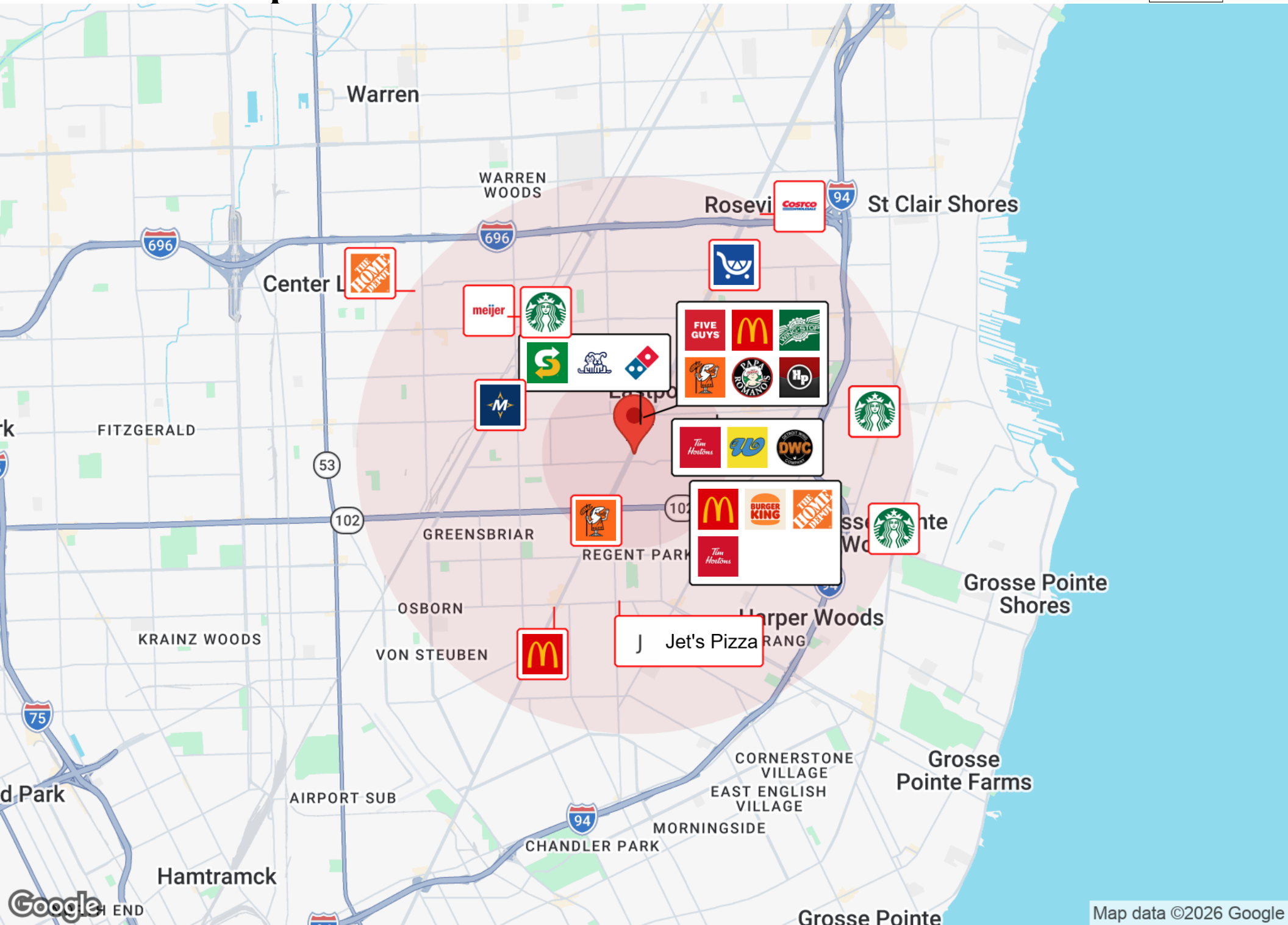
# Aerial Map



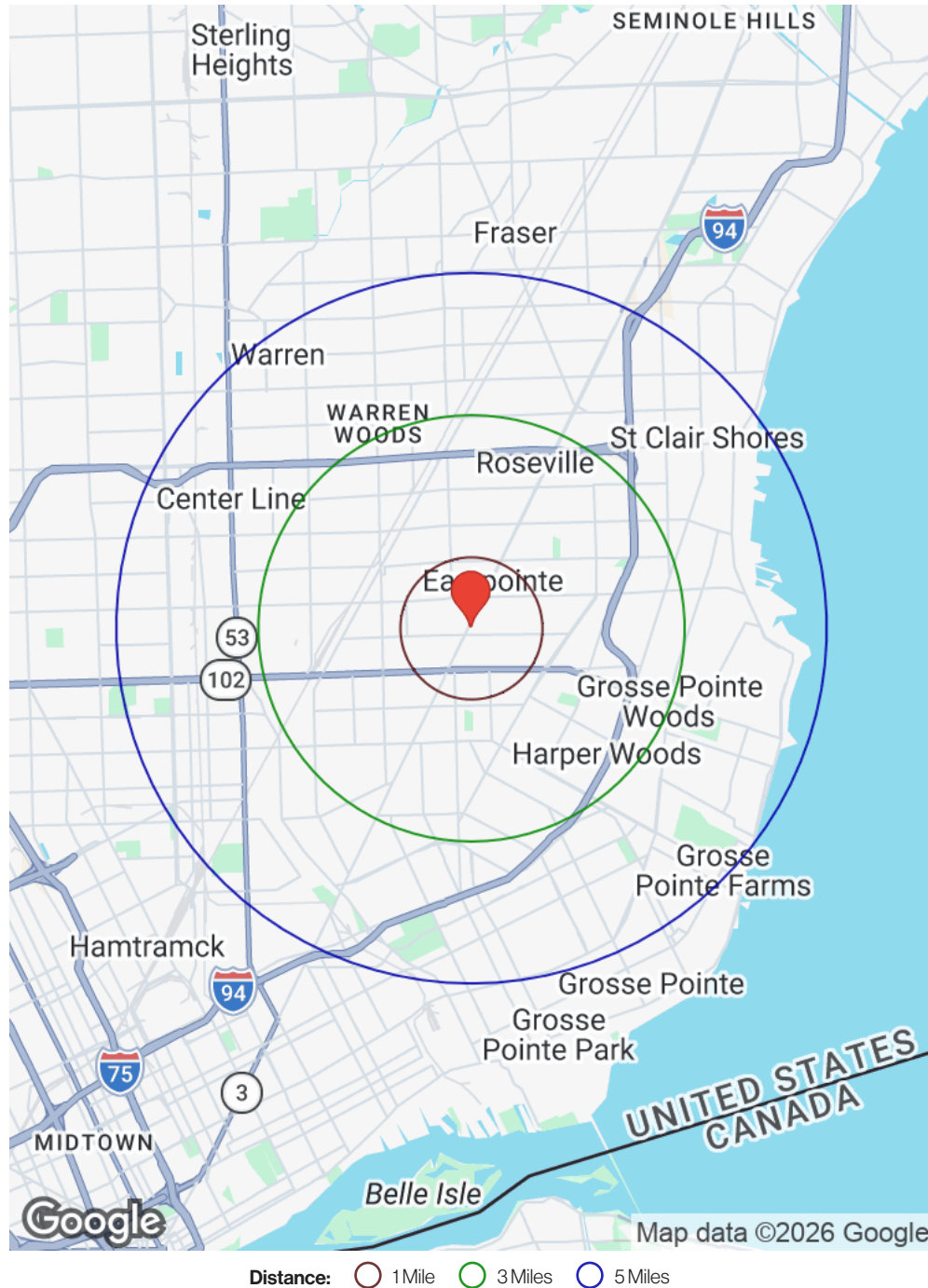
Google

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# Business Map



# Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	10,449	73,902	180,565
	Female	11,505	79,276	190,402
	Total Population	21,954	153,178	370,967
Housing	Total Units	8,800	64,413	163,282
	Occupied	8,314	59,238	149,769
	Owner Occupied	4,614	35,160	95,692
	Renter Occupied	3,700	24,078	54,077
	Vacant	486	5,175	13,512
Age	Ages 0 - 14	4,447	31,025	69,789
	Ages 15 - 24	3,105	19,445	44,130
	Ages 25 - 54	9,397	64,183	149,529
	Ages 55 - 64	2,573	18,599	47,738
	Ages 65+	2,431	19,926	59,781
Income	Median	\$53,878	\$56,003	\$60,275
	Under \$15k	1,439	8,065	18,557
	\$15k - \$25k	622	4,602	11,690
	\$25k - \$35k	870	5,911	13,700
	\$35k - \$50k	869	7,600	17,532
	\$50k - \$75k	1,592	11,514	28,158
	\$75k - \$100k	1,119	7,176	17,715
	\$100k - \$150k	1,222	8,858	23,722
	\$150k - \$200k	299	3,445	10,012
Over \$200k	282	2,069	8,683	

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