

# LAND FOR SALE

## 2.99 Acres Zoned M-1 on Gratiot in Chesterfield

53579 & 53801 GRATIOT AVE  
CHESTERFIELD, MI 48051



2.99 Acres

Zoned M-1 Light Industrial

370.73' of frontage on Gratiot Ave

City Water and Sewer at site



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate



**OFFERING SUMMARY**

Sale Price:	\$450,000
Price / SF:	\$3.46
Lot Size:	2.99 Acres
Zoning:	M-1 Light Industrial
Market:	Detroit
Traffic Count:	64,625 on Gratiot Ave

**PROPERTY OVERVIEW**

2.99 acres with 370.73 of frontage on Gratiot Ave. Zoned M-1 - Light Industrial. City water and sewer are both available at the site.

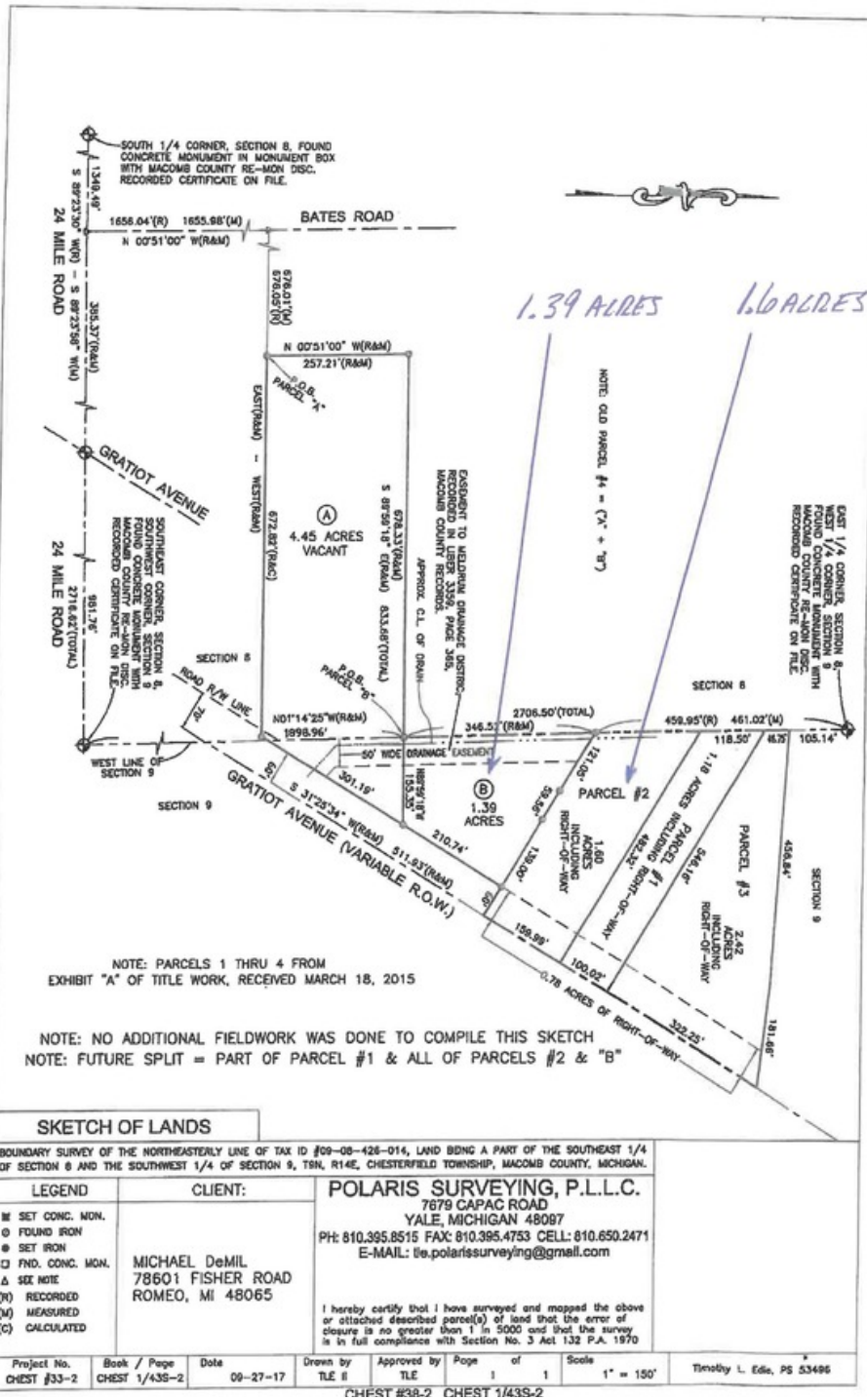
**LOCATION OVERVIEW**

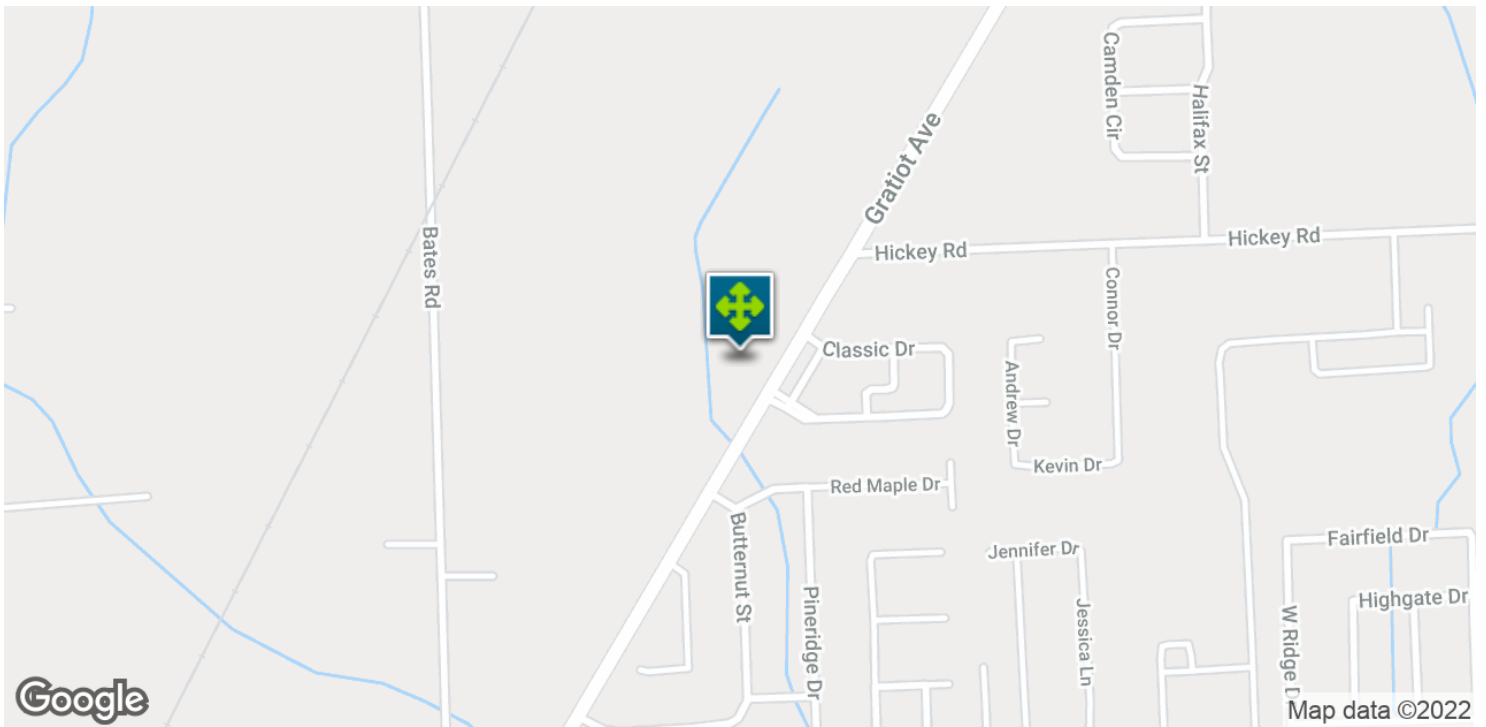
Located on the north side of Gratiot Avenue, just north of 24 Mile Road, and south of Hickey Road. Great location close to I-94 and home to many industrial manufacturing and service-related companies.

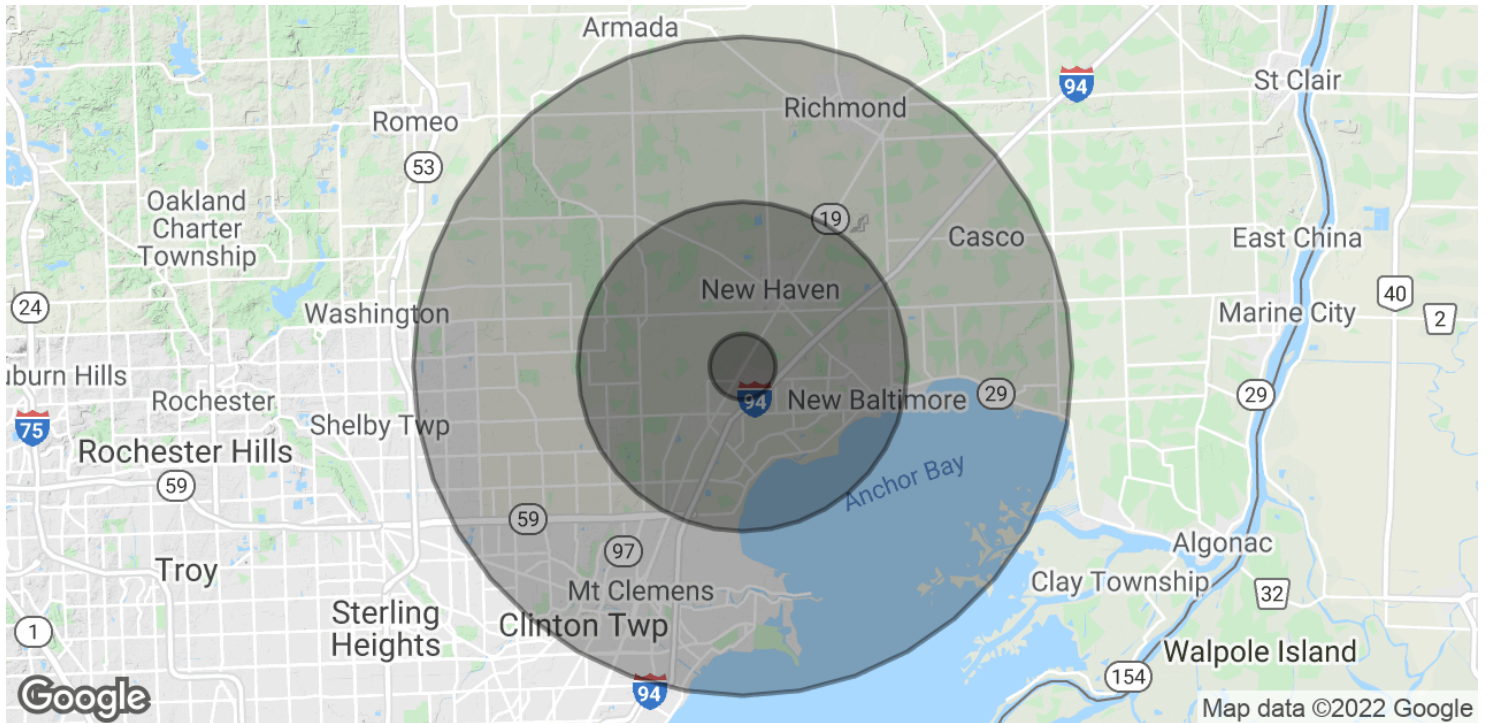
**PROPERTY HIGHLIGHTS**

- 2.99 Acres
- Zoned M-1 Light Industrial
- 370.73' of frontage on Gratiot Ave
- City Water and Sewer at site









**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,460	69,099	253,583
Average age	34.2	37.4	37.9
Average age (Male)	33.5	36.6	37.1
Average age (Female)	35.0	38.3	38.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	857	24,687	95,029
# of persons per HH	2.9	2.8	2.7
Average HH income	\$70,229	\$75,716	\$73,339
Average house value	\$144,420	\$188,796	\$188,699

\* Demographic data derived from 2010 US Census