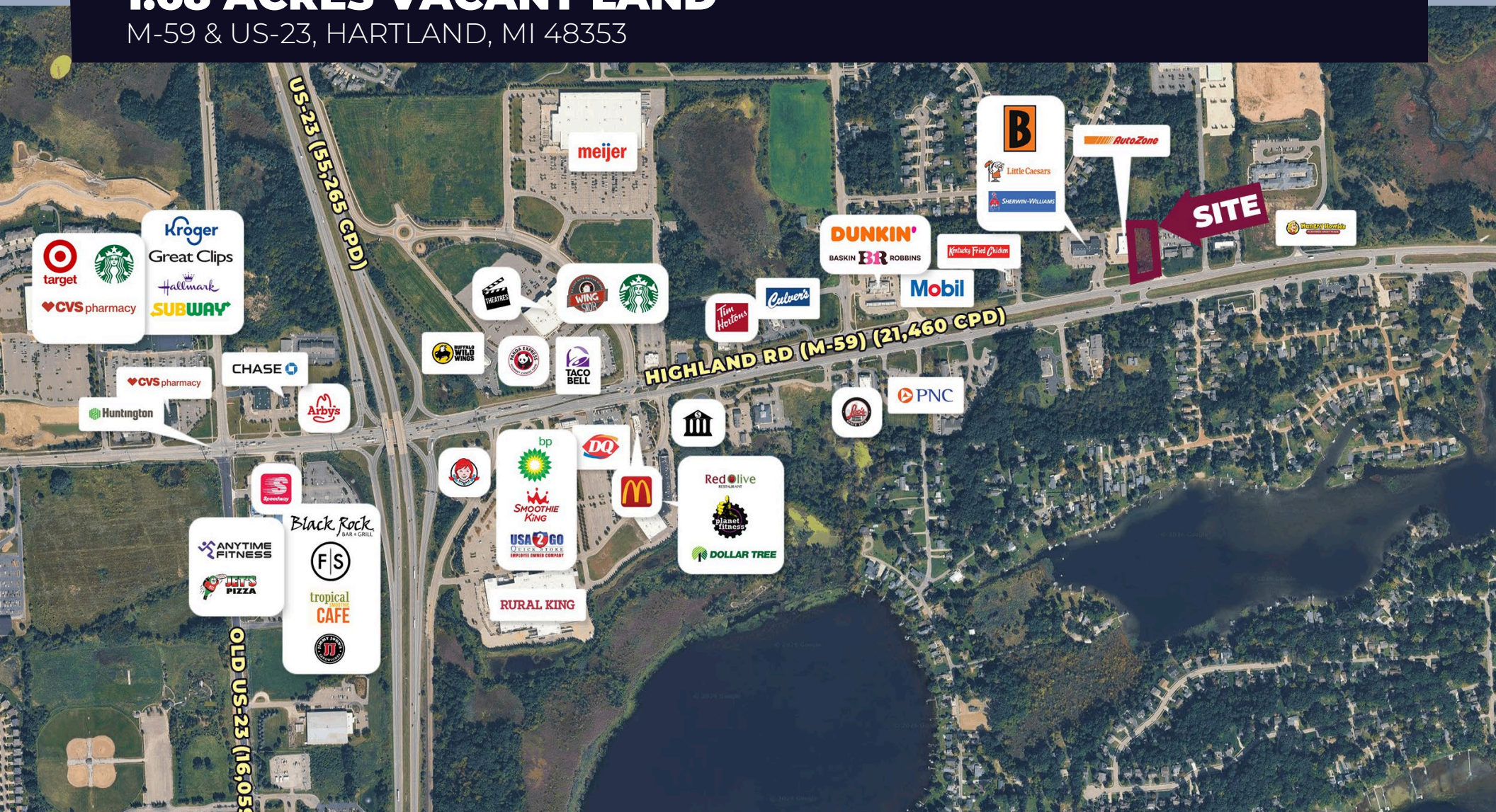


FOR LEASE/SALE 1.68 ACRES VACANT LAND

M-59 & US-23, HARTLAND, MI 48353



PROPERTY DETAILS

LOCATION:	M-59 & US-23 Hartland Twp, MI 48353
PROPERTY TYPE:	Vacant Land
DATE AVAILABLE:	Immediately
SALES PRICE:	\$825,000.00
RENT:	\$75,000/YR (Land Lease)
LOT SIZE:	1.68 AC (Approximate)
LOT DIMENSIONS:	165' X 443'
ZONING:	Commercial
TRAFFIC COUNT:	M-59 (21,460 CPD) US-23 (55,265 CPD)

EXCLUSIVELY LISTED BY:



**JOHN
KELLO**
Managing Director
jkello@landmarkcres.com
248 488 2620



**RICHARD A.
SHLOM**
Managing Director
rshlom@landmarkcres.com
248 488 2620

\$825,000.00

SALES PRICE

\$75,000/YR (LAND LEASE)

RENT

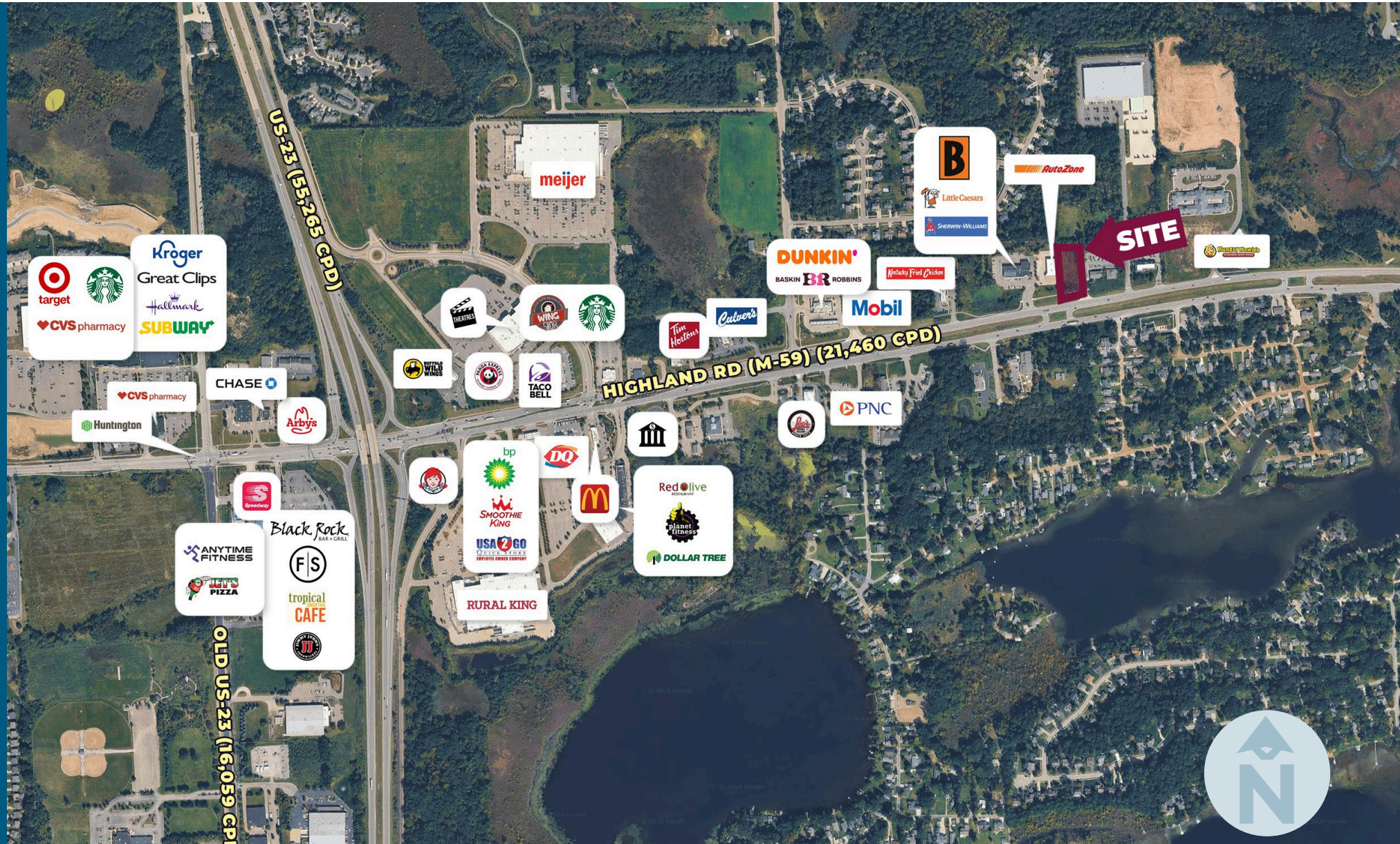
DESCRIPTION

Detention pond and graded property ready to go vertical for commercial building. Seller has installed a second curb cut along M-59 through the adjacent property to the east providing circular access. AutoZone, Sherwin Williams and others occupy the property to the west. In addition, Meijer and Walmart anchored shopping centers are located just west of the subject site. Several national retailers in the market including Target, CVS, Kroger, Walgreens and many more. For more information please contact John Kello or Richard A. Shlom at (248) 488-2620.

MICRO AERIAL



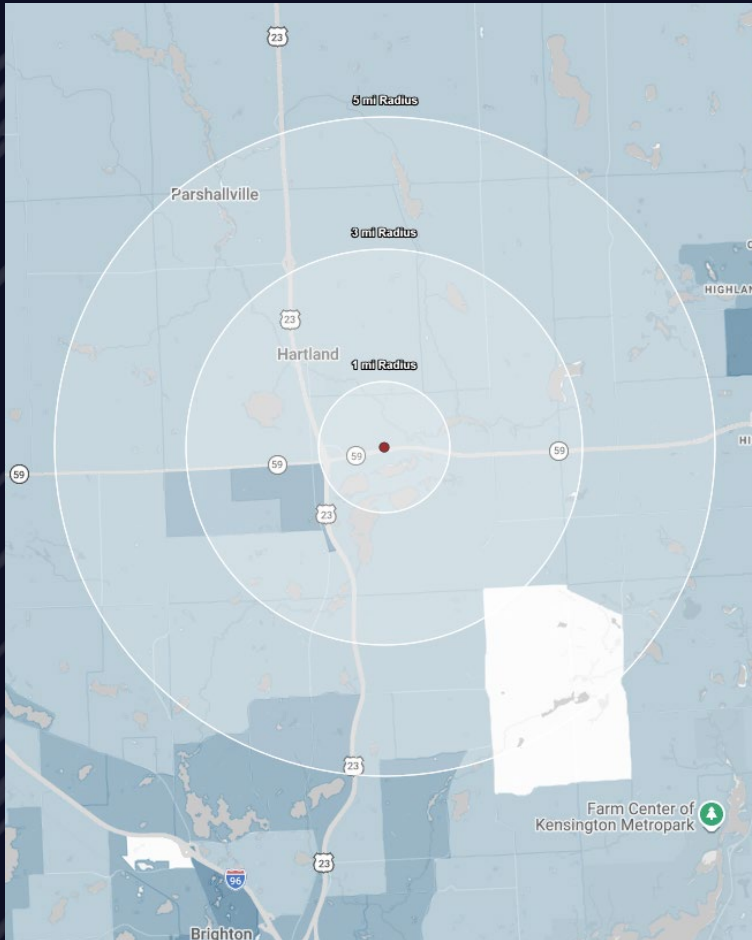
MACRO AERIAL



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DEMOGRAPHICS



1.68 ACRES VACANT LAND

M-59 & US-23, Hartland Twp, MI 48353

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2026 Estimated Population	2,447	14,212	32,972
2031 Projected Population	2,474	14,265	33,141
2020 Census Population	2,246	13,796	31,972
2010 Census Population	2,236	12,958	29,314
Projected Annual Growth 2026 to 2031	0.2%	-	0.1%
Historical Annual Growth 2010 to 2031	0.6%	0.6%	0.8%

HOUSEHOLDS

2026 Estimated Households	951	5,422	12,389
2031 Projected Households	979	5,536	12,638
2020 Census Households	845	5,011	11,575
2010 Census Households	809	4,567	10,305
Projected Annual Growth 2026 to 2031	0.6%	0.4%	0.4%
Historical Annual Growth 2010 to 2031	1.1%	1.2%	1.3%

RACE

2026 Est. White	94.3%	93.9%	93.0%
2026 Est. Black	0.8%	1.0%	1.3%
2026 Est. Asian or Pacific Islander	0.9%	1.1%	1.4%
2026 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2026 Est. Other Races	3.7%	3.8%	4.1%

INCOME

2026 Est. Average Household Income	\$144,664	\$148,458	\$157,359
2026 Est. Median Household Income	\$109,798	\$112,437	\$119,663
2026 Est. Per Capita Income	\$56,242	\$56,655	\$59,175

BUSINESS

2026 Est. Total Businesses	103	438	819
2026 Est. Total Employees	626	2,976	5,679

CONTACT US



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