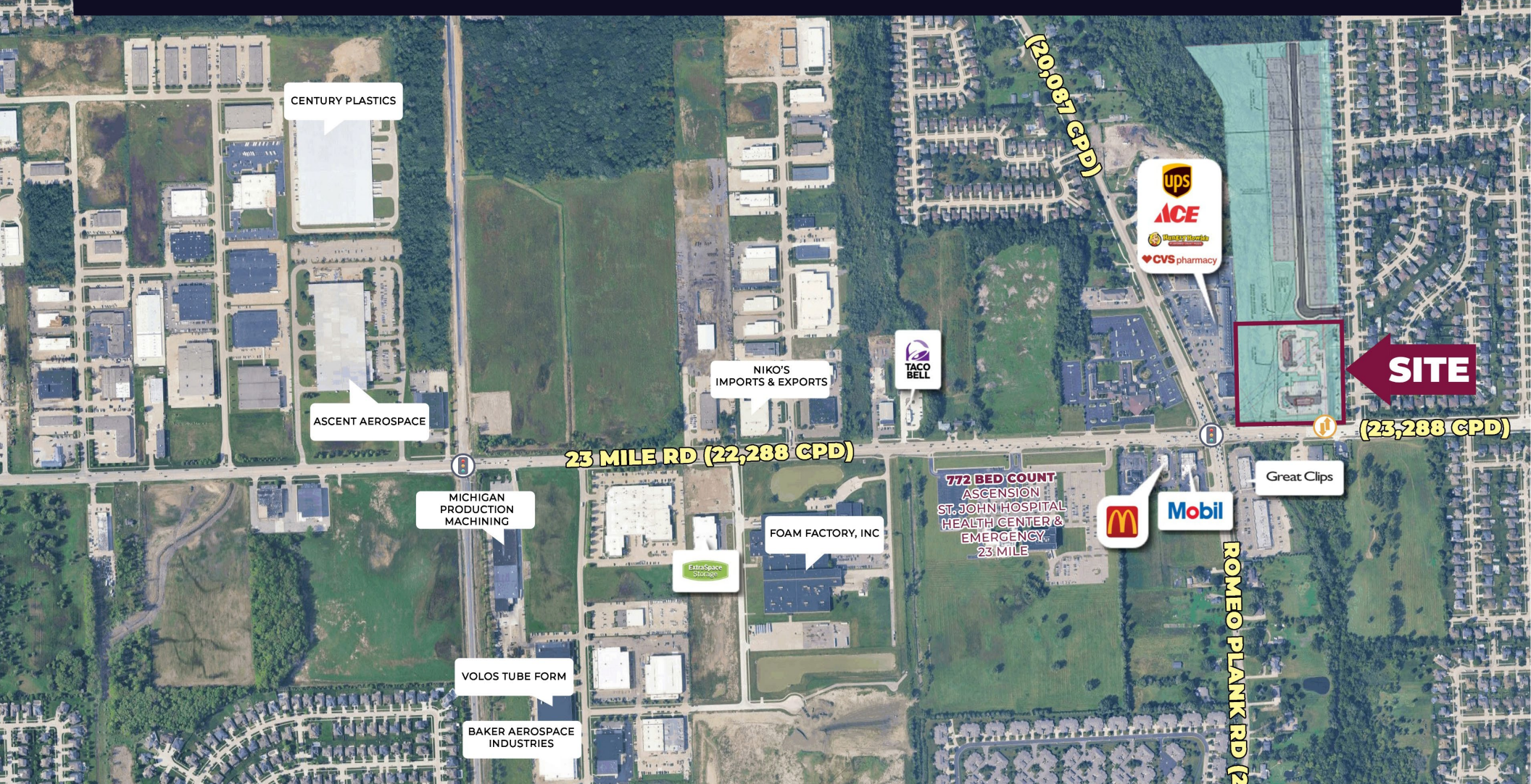


FOR LEASE/SALE 23 MILE DEVELOPMENT

ROMEO PLANK RD & 23 MILE RD, MACOMB, MI 48042



PROPERTY DETAILS

\$1,499,000.00

\$80,000.00 & \$50,000.00

SALES PRICE

RENT

LOCATION: Romeo Plank Rd & 23 Mile Rd, Macomb, MI 48042

PROPERTY TYPE: Neighborhood Center

DATE AVAILABLE: Immediately

SALES PRICE: \$1,499,000.00

RENT: 23 Mile Pad Site \$80,000.00

Interior Pad Site \$50,000.00

PROPERTY TAXES: \$11,423.60

LOT SIZE: 3.03 AC

LOT DIMENSIONS: ±465' X ±300'

AVAILABLE SPACE: 3.03 AC

ZONING: Flex

TRAFFIC COUNT: Romeo Plank Rd (20,087 CPD)
23 Mile Rd (23,288 CPD)

HIGHLIGHTS

- Prime positioning at the NE quad of Romeo Plank Rd & 23 Mile Rd
- Frontage along one of Macomb County's busiest east-west corridors
- Strong visibility
- Located in the core growth area of Macomb Twp
- Two potential pad sites available for purchase or ground lease with drive-thru zoning permitted

EXCLUSIVELY LISTED BY:



LOUIS J. CIOTTI
Managing Principal
lcioti@landmarkcres.com
248 488 2620

MICRO AERIAL



MACRO AERIAL



PLAT

3.03 AC

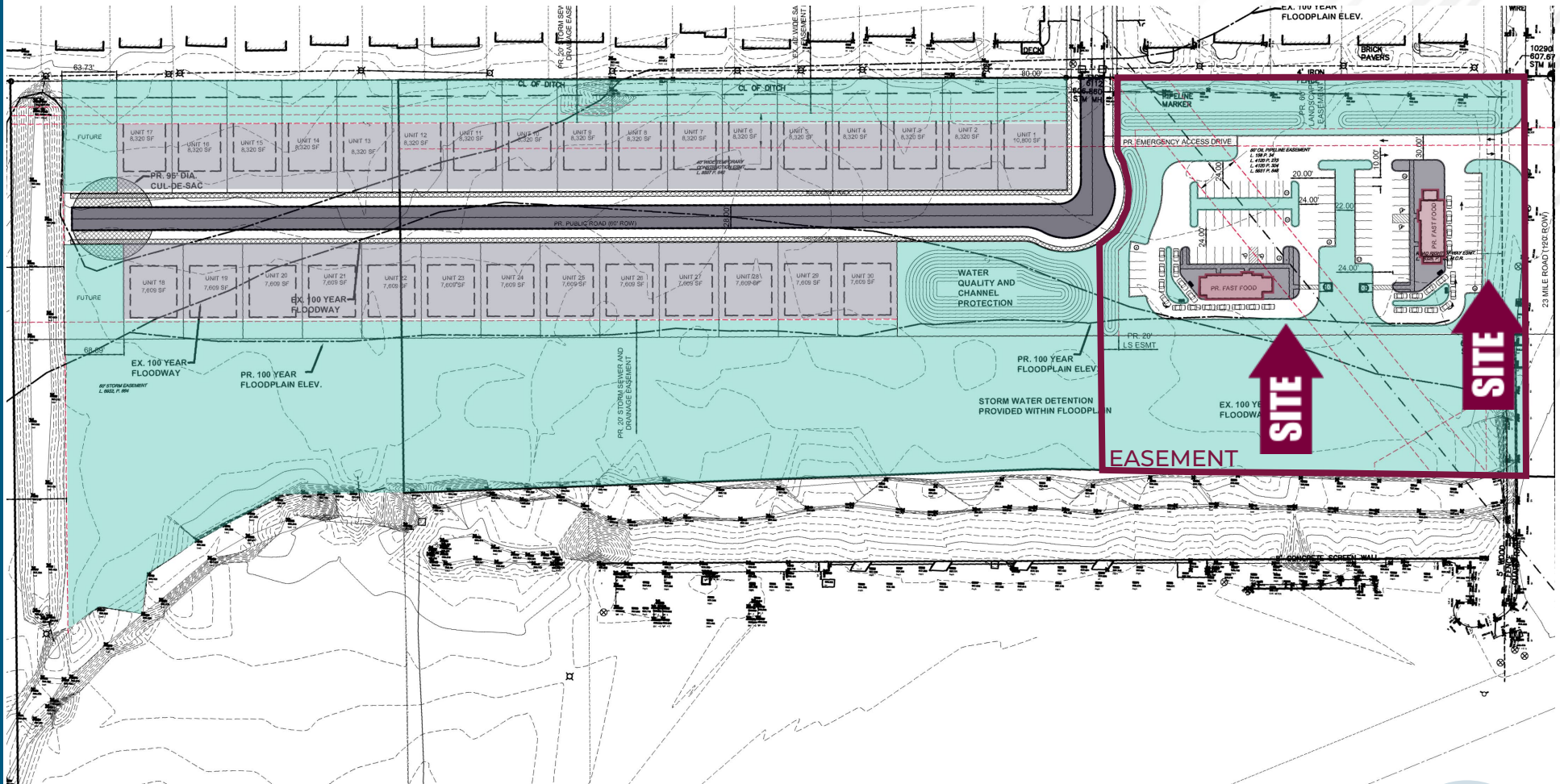
LOT SIZE



CONCEPTUAL PLAN

3.03 AC

LOT SIZE

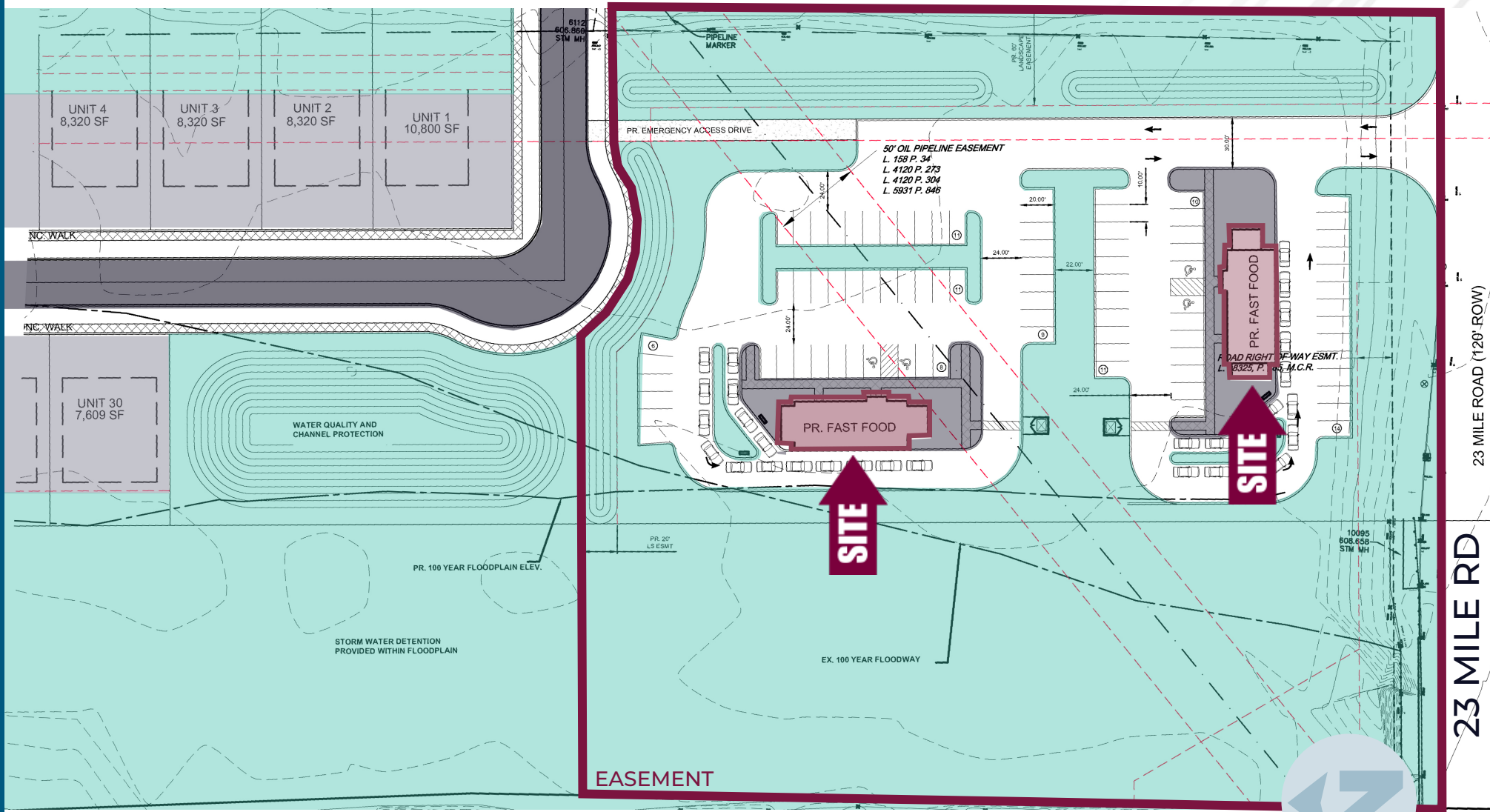


23 MILE RD

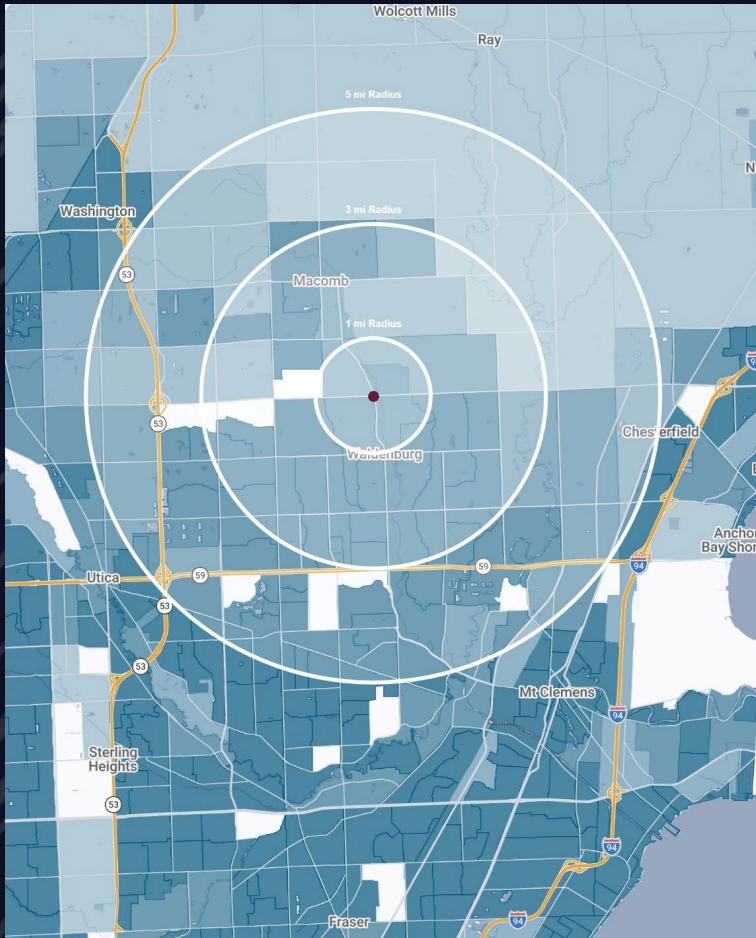
CONCEPTUAL PLAN- ZOOMED

3.03 AC

LOT SIZE



DEMOGRAPHICS



23 MILE RD DEVELOPMENT

Romeo Plank Rd & 23 Mile Rd,
Macomb, MI 48042

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	10,623	88,894	179,852
2030 Projected Population	11,273	90,871	183,345
2020 Census Population	10,162	87,717	176,677
2010 Census Population	9,164	78,637	158,324
Projected Annual Growth 2025 to 2030	1.2%	0.4%	0.4%
Historical Annual Growth 2010 to 2025	1.1%	0.9%	0.9%
HOUSEHOLDS			
2025 Estimated Households	3,707	31,222	69,709
2030 Projected Households	3,981	32,445	72,344
2020 Census Households	3,512	30,530	67,661
2010 Census Households	3,072	26,687	58,914
Projected Annual Growth 2025 to 2030	1.5%	0.8%	0.8%
Historical Annual Growth 2010 to 2025	1.4%	1.1%	1.2%
RACE			
2025 Est. White	83.7%	82.2%	80.1%
2025 Est. Black	6.9%	7.5%	9.5%
2025 Est. Asian or Pacific Islander	5.2%	5.7%	5.5%
2025 Est. American Indian or Alaska Native	-	0.1%	0.1%
2025 Est. Other Races	4.1%	4.5%	4.7%
INCOME			
2025 Est. Average Household Income	\$147,652	\$142,738	\$125,881
2025 Est. Median Household Income	\$123,158	\$120,705	\$104,594
2025 Est. Per Capita Income	\$51,533	\$50,145	\$48,852
BUSINESS			
2025 Est. Total Businesses	241	1,981	6,073
2025 Est. Total Employees	2,087	20,876	67,141

CONTACT US



**LOUIS J.
CIOTTI**

Managing Principal

lciotti@landmarkcres.com

248 488 2620

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

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