

# Auburn Garfield

4947 GARFIELD ROAD, AUBURN, MI 48611

2.1 Acres Available



**KEYSTONE**

COMMERCIAL REAL ESTATE

FOR SALE / LEASE



**MATTHEW BERKE**

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## Auburn Garfield



### PROPERTY DESCRIPTION

Great owner/user or investment opportunity with this prime property located at 4947 Garfield Road in Auburn, MI. Situated at the US-10/Garfield freeway exit located adjacent to a brand new Taco Bell and McDonalds. Zoned B (Business) and strategically situated in the growing Auburn area, this parcel presents an ideal prospect for retail investors seeking to capitalize on a vibrant commercial landscape. With its favorable zoning and strategic location, this property offers immense potential for retail enterprises looking to establish a strong presence in a dynamic market.

### OFFERING SUMMARY

Sale Price/Lease Rate

Contact Broker

Lot Size:

2.1 Acres

### PROPERTY HIGHLIGHTS

- 2.1-acre commercial redevelopment opportunity
- Next to EconoLodge, Taco Bell, and McDonald's
- Signalized location near the US-10 interchange
- Excellent highway visibility and accessibility
- Business zoning in place for a variety of commercial uses
- Utilities to the site
- Well suited for retail, restaurant, or drive-thru users

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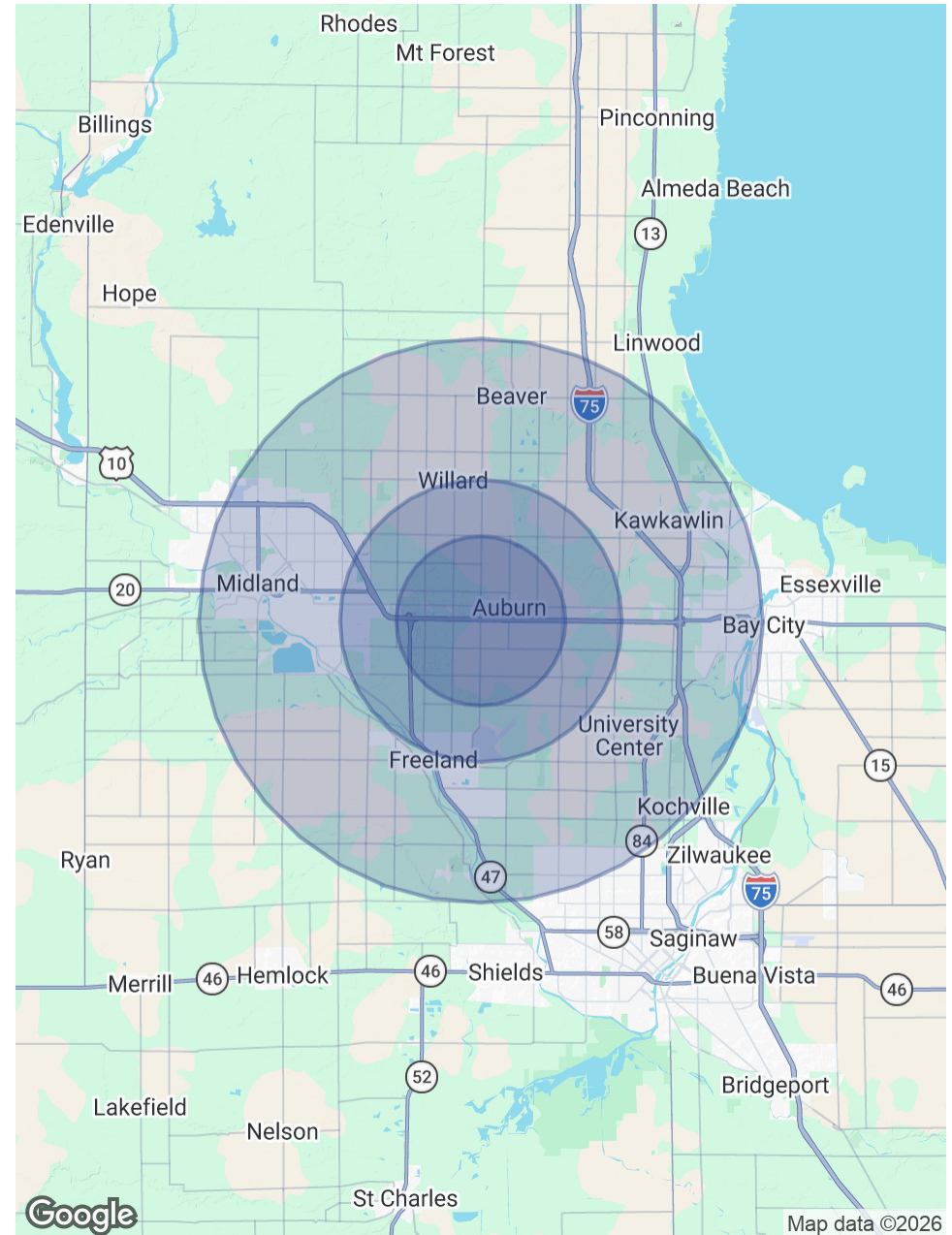
<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,398	16,532	117,617
Average Age	42.9	41.3	42.1
Average Age (Male)	43.0	40.3	40.9
Average Age (Female)	42.5	42.3	43.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,684	6,424	47,596
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$92,236	\$91,281	\$96,631
Average House Value	\$226,758	\$229,454	\$201,807

<b>RACE</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population - White	5,882	14,926	105,305
Total Population - Black	213	541	2,864
Total Population - Asian	1	71	2,288
Total Population - Hawaiian	0	0	71
Total Population - American Indian	13	63	214
Total Population - Other	42	185	1,704

<b>TRAFFIC COUNTS</b>	
Garfield Road	8,476 VPD
US-10	34,121 VPD

2023 American Community Survey (ACS)





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For more information contact listing broker:



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### OUR COMMITMENT

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