

# FORMER SPEEDWAY

23825 Gratiot Avenue / Eastpointe, MI



MID-AMERICA®  
Real Estate-Michigan, Inc.

## FOR SALE



RETAIL OPPORTUNITY

# FORMER SPEEDWAY



## Address

23825 Gratiot Avenue  
Eastpointe, MI 48021

## Availability

0.33 Acres

## Sale Price

\$125,000

## Features

Former Speedway Gas station land for sale on Gratiot Avenue and Stephens Road in Eastpointe, MI. The site is 0.33 acres and has curb cuts on both Gratiot Avenue and Stephens Road which has over 50,000 VPD. The property is well situated in a dense market with over 356,000 people in a 5 mile radius. The site will be restricted for the sale of motor fuels, petroleum products and as a convenience store.

## Area Tenants



## Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	21,640	146,440	356,604
HOUSEHOLDS	8,429	59,004	145,737
AVG HOUSEHOLD INCOME	\$71,559	\$76,647	\$811,867
DAYTIME POPULATION	16,594	130,870	349,527

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AERIAL

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