

LAND FOR SALE

100 x 200' Lots on Jefferson Ave Near Lake St. Clair

JEFFERSON AVE & ROSSO HWY
CHESTERFIELD TWP., MI 48047



Lake
St. Clair

Water, sewer, and storm at site

Directly across the street from Lake St. Clair

Lake & boat launch access down the street

L'Anse Creuse school district



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

Sale Price:	\$139,000
Price / SF:	\$3.01
Combined Lot Size:	1.06 Acres
Zoning:	RB1 Residential
Market:	Detroit
Traffic Count:	88,000 on I-94

PROPERTY OVERVIEW

Two 100 x 200' and one 31 x 200' residential lots for sale on Jefferson Avenue, directly across from Lake St. Clair. Zoned RB1 - Residential, there is a potential to build four units on each 100 x 200' lot. The lots each provide second-story views of beautiful Lake St. Clair and are located directly across the street from a canal and marina.

LOCATION OVERVIEW

These three lots are in a great location right on Jefferson Avenue, directly across the street from Lake St. Clair. Convenient location right off of I-94 close to nearby amenities such as local marinas, Menard's, Walmart Supercenter, Cabela's, and other local businesses.

PROPERTY HIGHLIGHTS

- Water, sewer, and storm at site
- Directly across the street from Lake St. Clair
- Lake & boat launch access down the street
- L'Anse Creuse school district



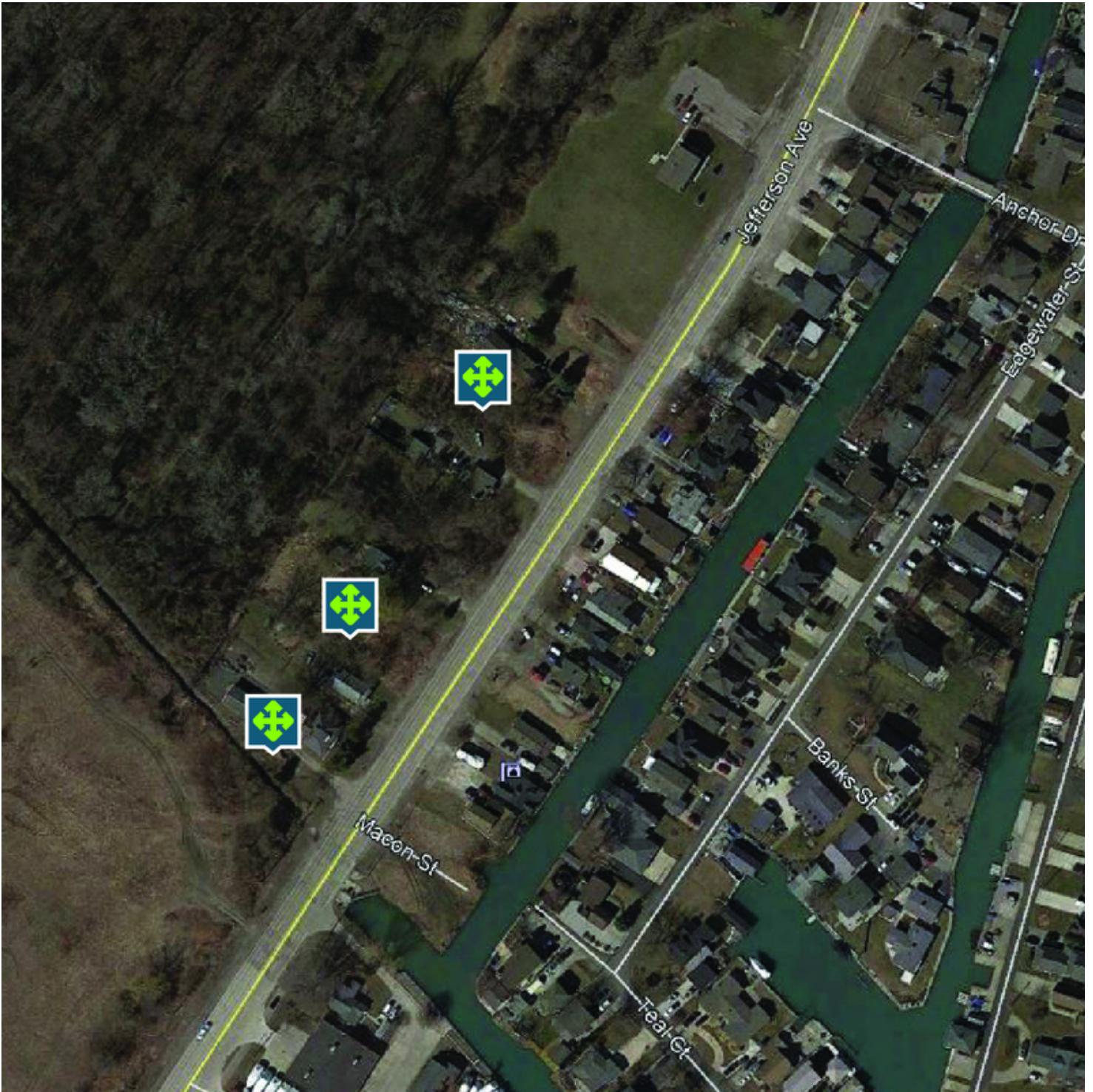
LOCATION INFORMATION

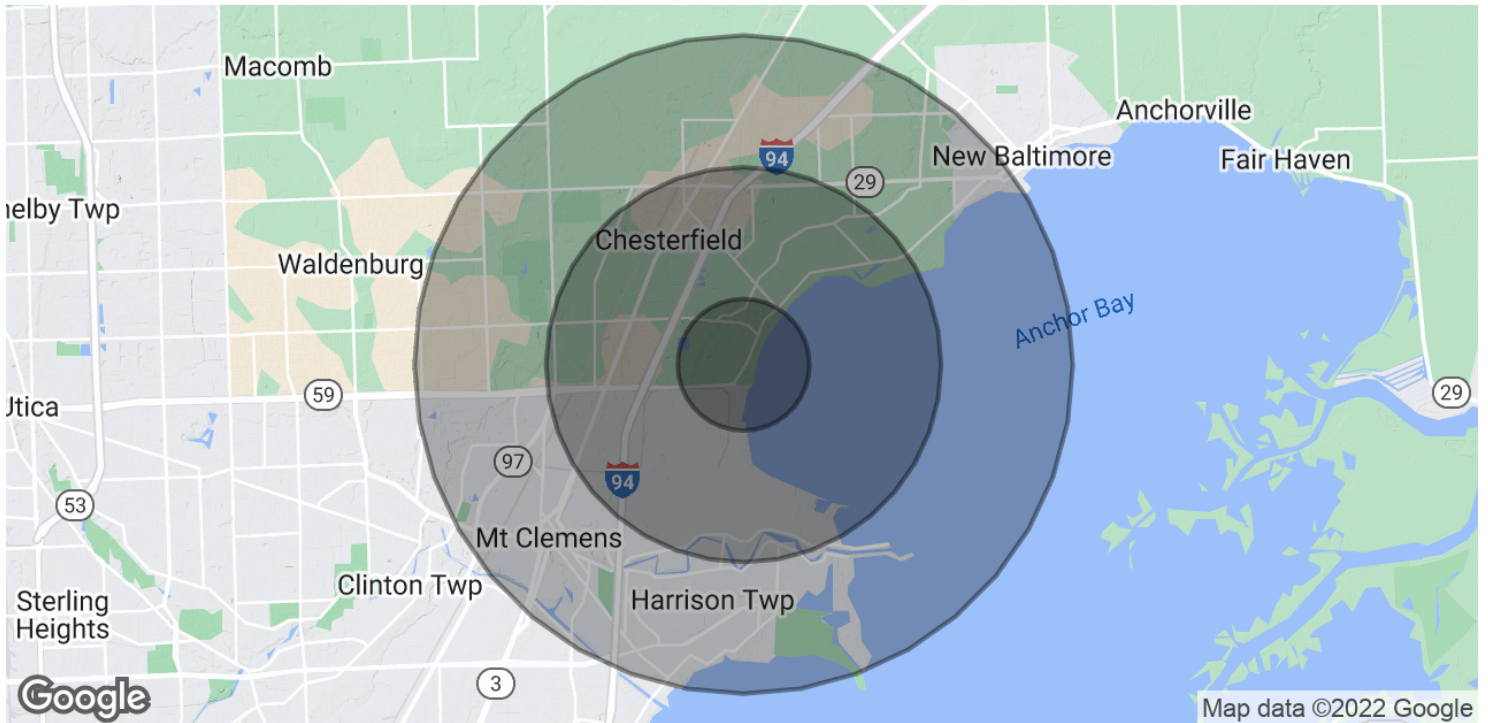
Street Address	Jefferson Ave & Rosso Hwy
City, State, Zip	Chesterfield Twp., MI 48047
County	Macomb
Market	Detroit
Cross-Streets	Jefferson Avenue & William P Rosso Hwy
Township	Chesterfield
Side of the Street	West
Signal Intersection	Yes, at Rosso Hwy
Road Type	Paved
Market Type	Small
Nearest Highway	I-94
Nearest Airport	Detroit City Airport

LOT INFORMATION

Number of Lots	3
Best Use	Residential







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,830	25,133	89,012
Average age	40.5	38.3	39.2
Average age (Male)	39.6	37.4	38.4
Average age (Female)	41.2	39.2	39.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	648	9,598	35,292
# of persons per HH	2.8	2.6	2.5
Average HH income	\$89,909	\$76,172	\$68,645
Average house value	\$209,587	\$188,287	\$186,287

* Demographic data derived from 2020 ACS - US Census

