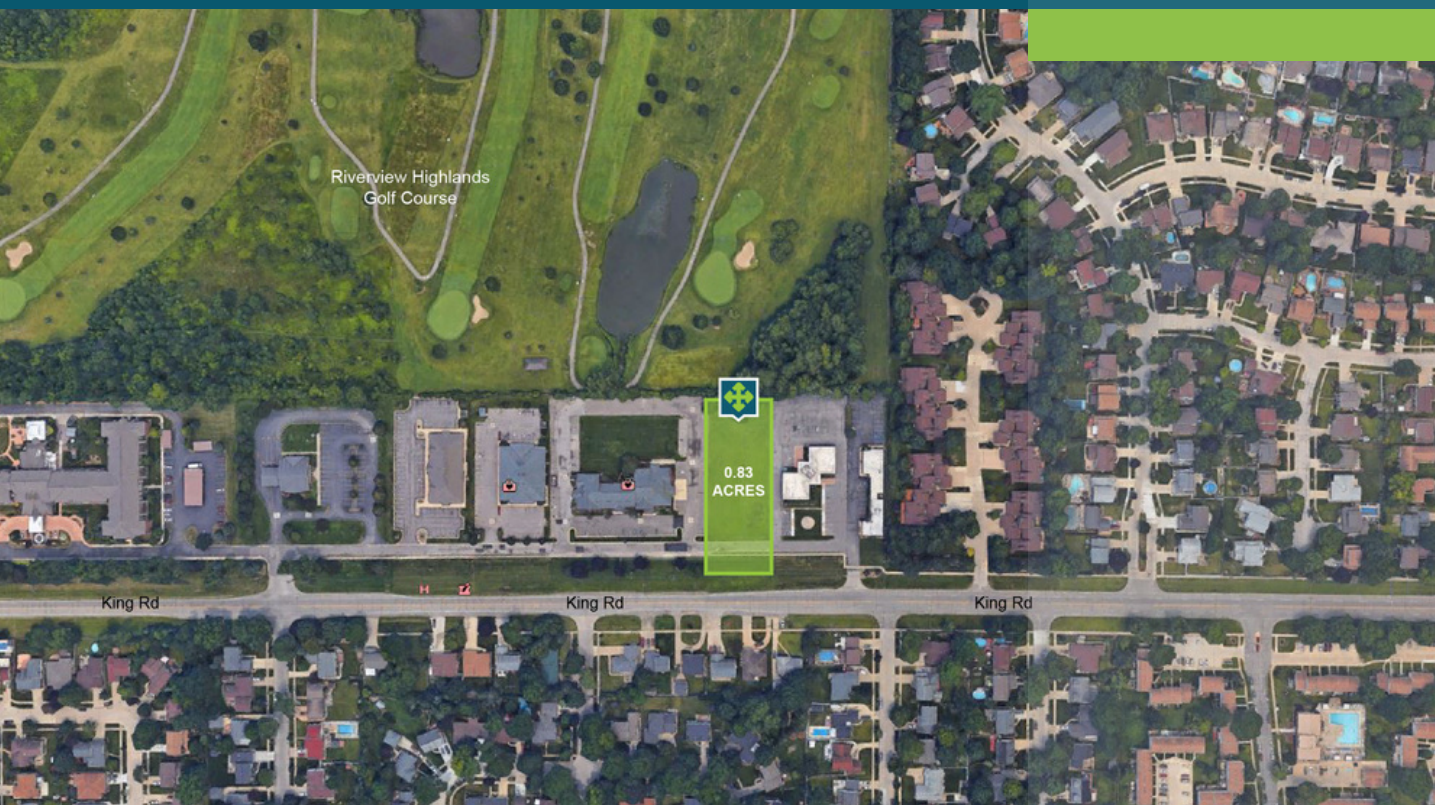


# LAND FOR SALE

## 0.83 Acres of Vacant Land - Ready to Build Site

14500 KING ROAD  
RIVERVIEW, MI 48193



Plans for 5,000 SF office w/ 38 parking  
spaces

City water & sewer available

Ready to build!



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate



**OFFERING SUMMARY**

Sale Price:	\$200,000
Price / SF:	\$5.53
Lot Size:	0.83 Acres
Zoning:	Office (OS1)
Market:	Detroit
Submarket:	Downriver South
Traffic Count:	14,000

**PROPERTY OVERVIEW**

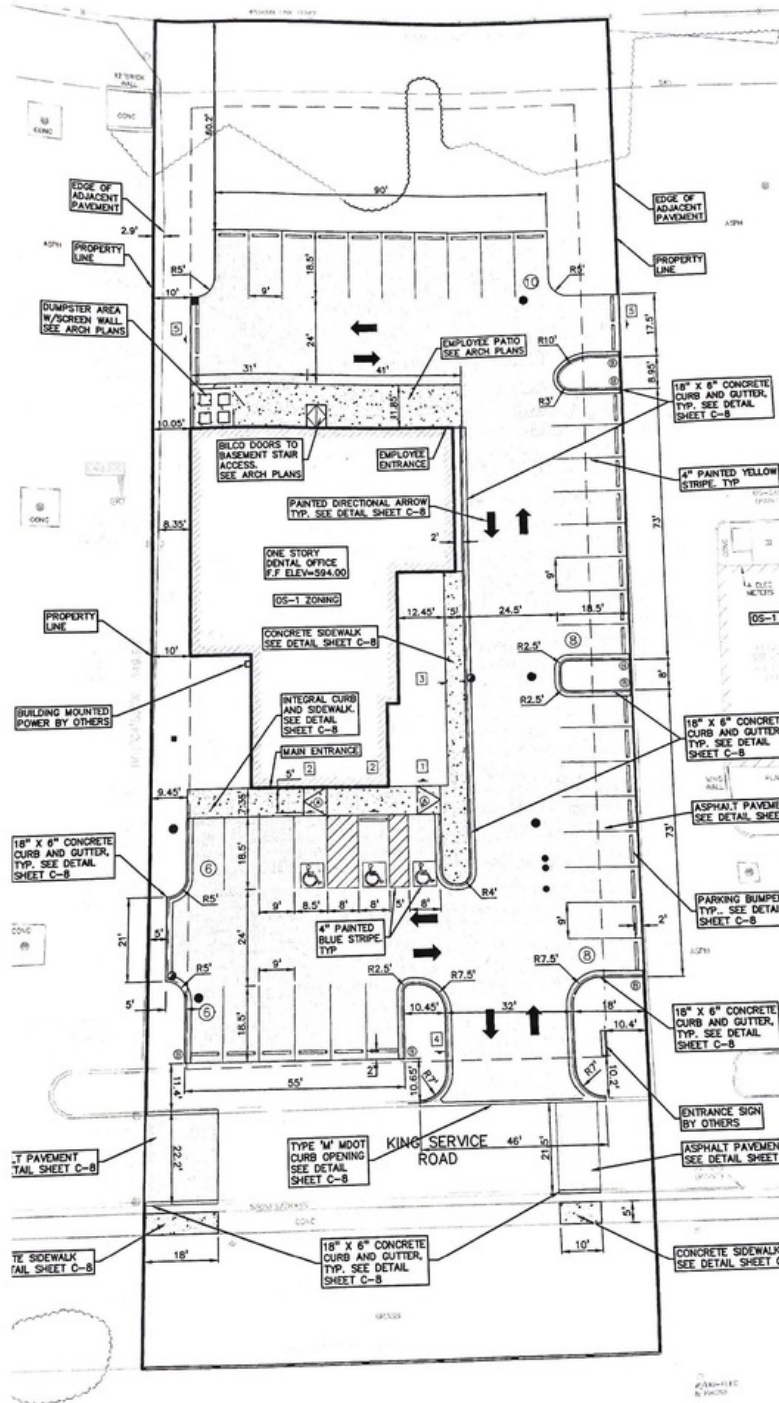
Ready to build site in office/medical professional center for Riverview, Trenton, Grosse Isle area. The total property size is 1 acre. Includes access road and greenbelt. Sewer and water available to the site.

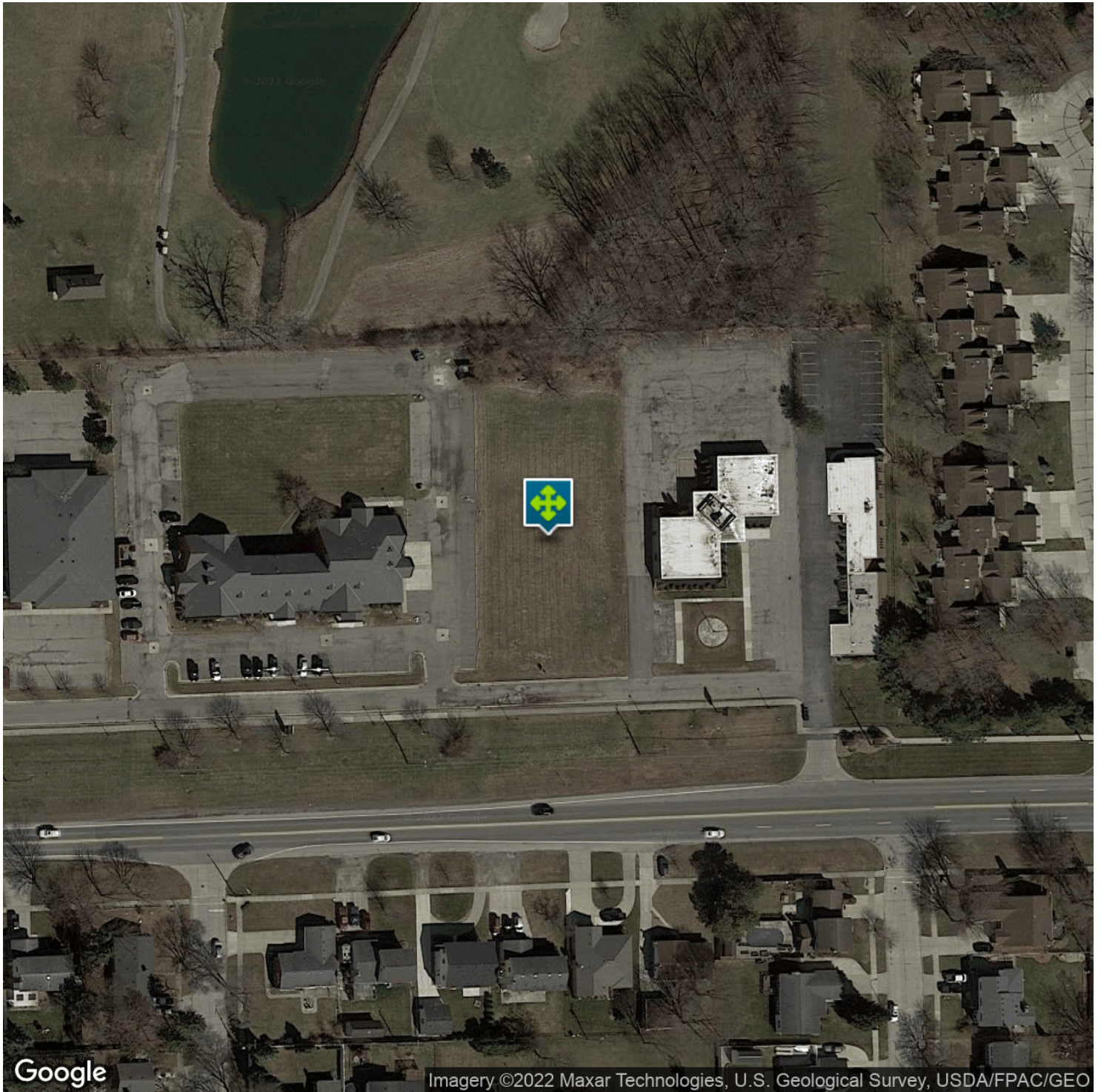
**LOCATION OVERVIEW**

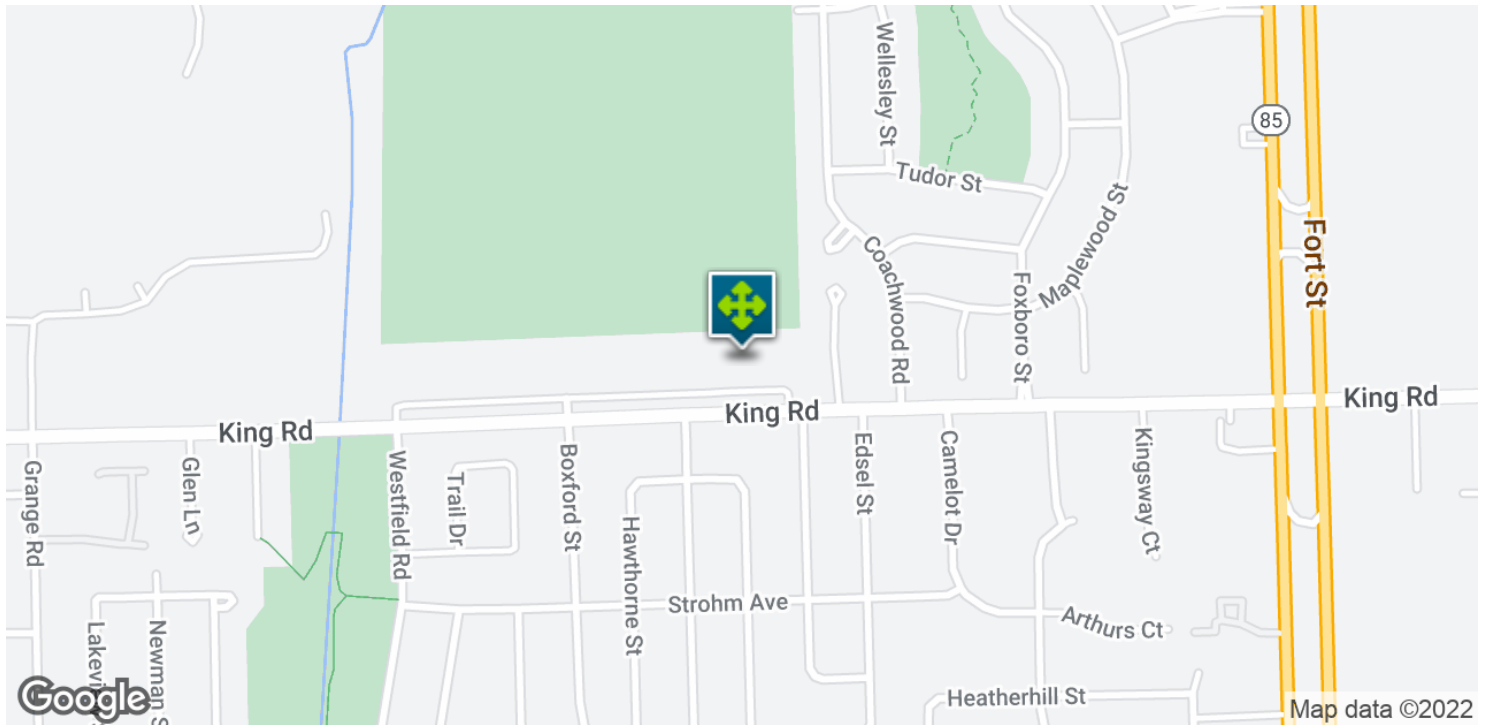
This property is located in Trenton/Riverview's "professional row" area - a collection of medical offices on King Rd. between I-75 and Fort Street. The property backs up to Riverview Highlands Golf Course and is minutes from Jefferson Ave and the Detroit River.

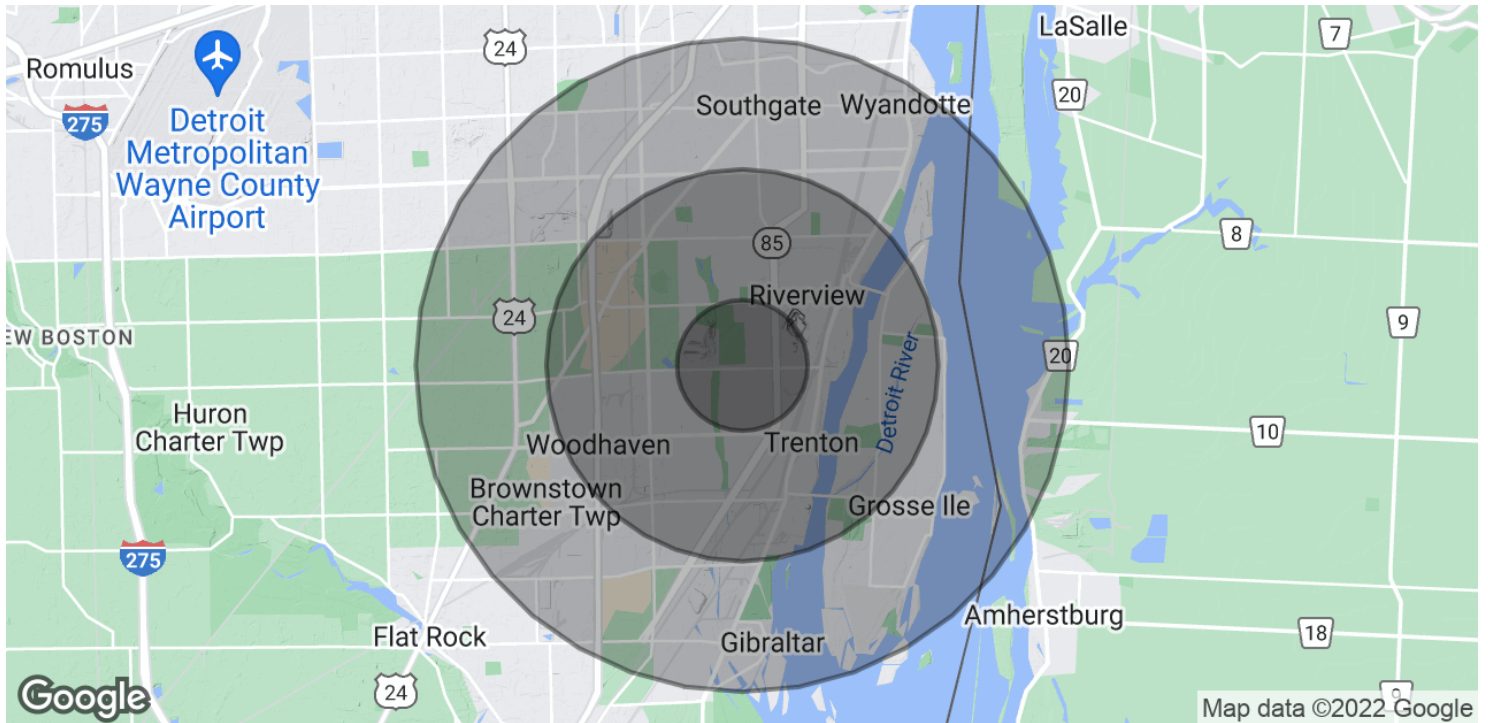
**PROPERTY HIGHLIGHTS**

- Plans for 5,000 SF office w/ 38 parking spaces
- City water & sewer available
- Ready to build!









**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,564	63,462	172,573
Average age	45.0	42.7	40.6
Average age (Male)	42.7	40.2	38.9
Average age (Female)	48.2	44.5	42.1

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,917	25,560	68,732
# of persons per HH	2.4	2.5	2.5
Average HH income	\$76,901	\$63,582	\$64,816
Average house value	\$182,320	\$163,918	\$177,276

\* Demographic data derived from 2020 ACS - US Census