

# FOR SALE

## 2.71 ACRES ON NEWPORT ROAD



### 3118 NEWPORT ROAD NEWPORT, MI 48166

#### PROPERTY HIGHLIGHTS:

- Approximately 2.71 acres
- Flexible Use - Property located in a Planned Unit Development District
- Property next to a desirable shopping center and Burger King/ Marathon Gas Station
- Ford planning a 1,000,000 SF distribution center at Telegraph and Newport Road ( 2 miles west of property)
- Seconds from I-275 and I-75
- Located near existing and new residential development
- Build to suit available

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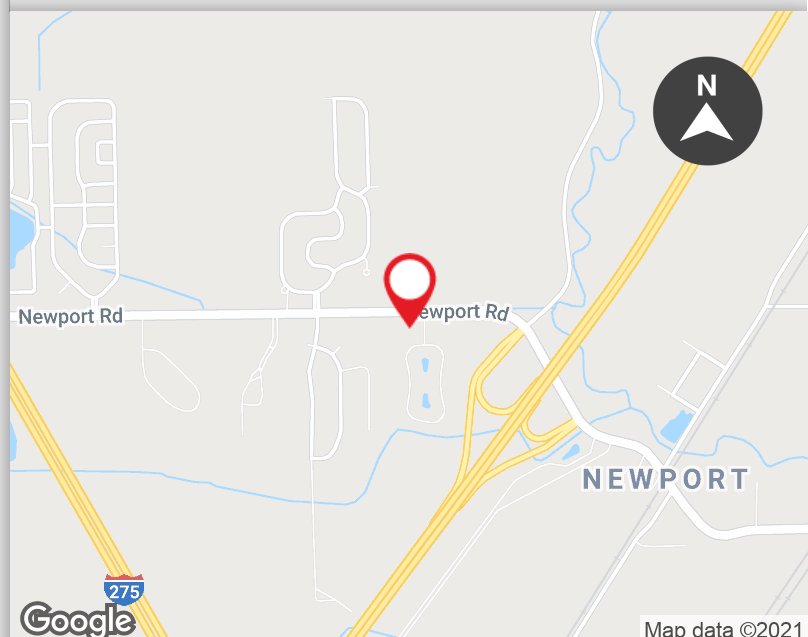
FOR MORE INFORMATION PLEASE CONTACT:



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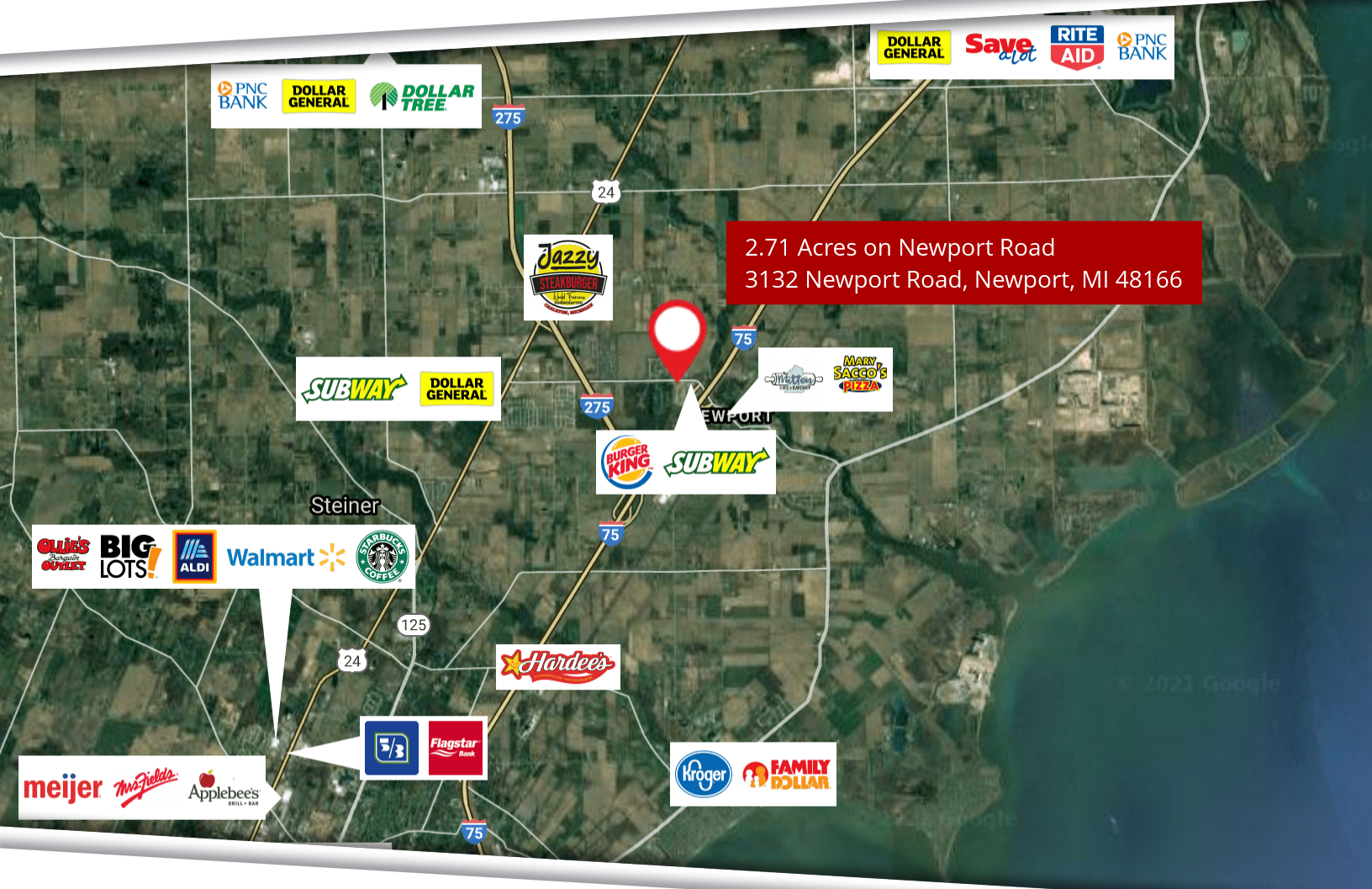
**248.324.2000**

**eCODE 320**



# 2.71 ACRES ON NEWPORT ROAD

## LOCATION OVERVIEW



2.71 Acres on Newport Road  
3132 Newport Road, Newport, MI 48166

### TRAFFIC COUNTS

| INTERSECTION                   | CARS PER DAY |
|--------------------------------|--------------|
| Newport Road & Swan Creek Rd E | 7,856        |
| Newport Road & Newport Drive E | 8,913        |
| Swan Creek Road & I-75 SE      | 10,763       |
| I-75 & Swan Creek Rd SW        | 47,182       |

### DEMOGRAPHICS

|                   | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Population  | 1,002    | 25,077   | 146,813  |
| Total Households  | 337      | 9,364    | 55,201   |
| Average HH Income | \$76,623 | \$66,619 | \$65,786 |