



FOR SALE

0.71 ACRE PAD SITE

SEC ROMEO PLANK RD & CASS AVE, CLINTON TWP, MI 48038

**FOR
SALE**



LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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PROPERTY DETAILS

Location: SEC Romeo Plank Rd & Cass Ave
Clinton Twp, MI 48038

Property Type: Vacant Land

Sales Price: Contact Broker

Property Taxes: \$1,349.67

Lot Size: 0.71 AC

Zoning: B2

Traffic Count: Romeo Plank Rd (32,600 CPD)
Cass Ave (21,900 CPD)

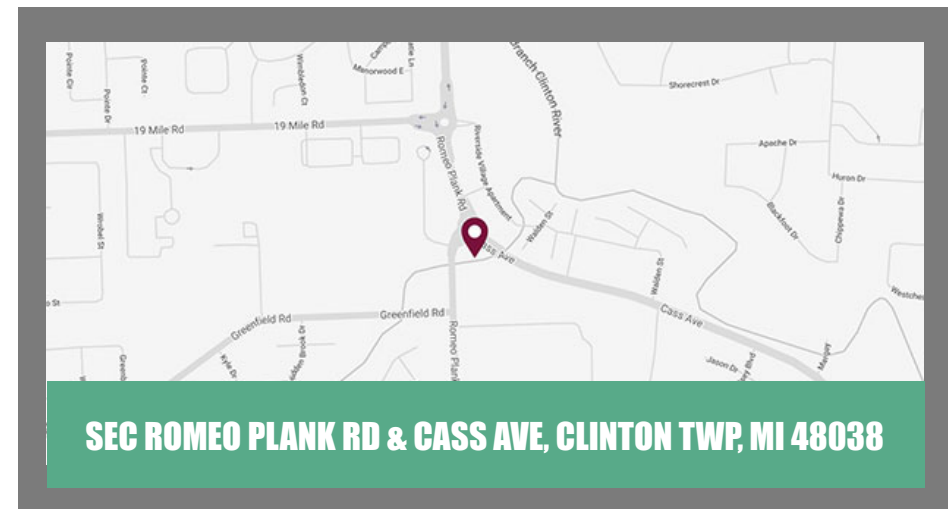
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HIGHLIGHTS

- Situated in a densely populated area in the heart of Clinton Township
- The property is in close proximity to Henry Ford Macomb Hospital, Macomb Community College, Chippewa Valley High School, International Academy of Macomb is just south of the Hall Road super-regional trade area, which is anchored by two regional malls
- The site is development ready with many possible uses
- The adjacent property can be combined for a total of 4.5 acres (see page 8)



**INTERNATIONAL ACADEMY
OF MACOMB
473 STUDENTS**

MICRO

(26,700 CPD)



SITE

0.71 AC

ROMEO PLANK RD (32,600 CPD)

CASS AVE (21,900 CPD)

GREENFIELD RD



MACRO

19 MILE RD (20,800 CPD)

(26,700 CPD)

**CHIPPEWA VALLEY
HIGH SCHOOL
2,349 STUDENTS**

**INTERNATIONAL ACADEMY
OF MACOMB
473 STUDENTS**

GREENFIELD RD

ROMEO PLANK RD (32,600 CPD)

**ERIE
ELEMENTARY SCHOOL
467 STUDENTS**

SITE

CASS AVE (21,900 CPD)

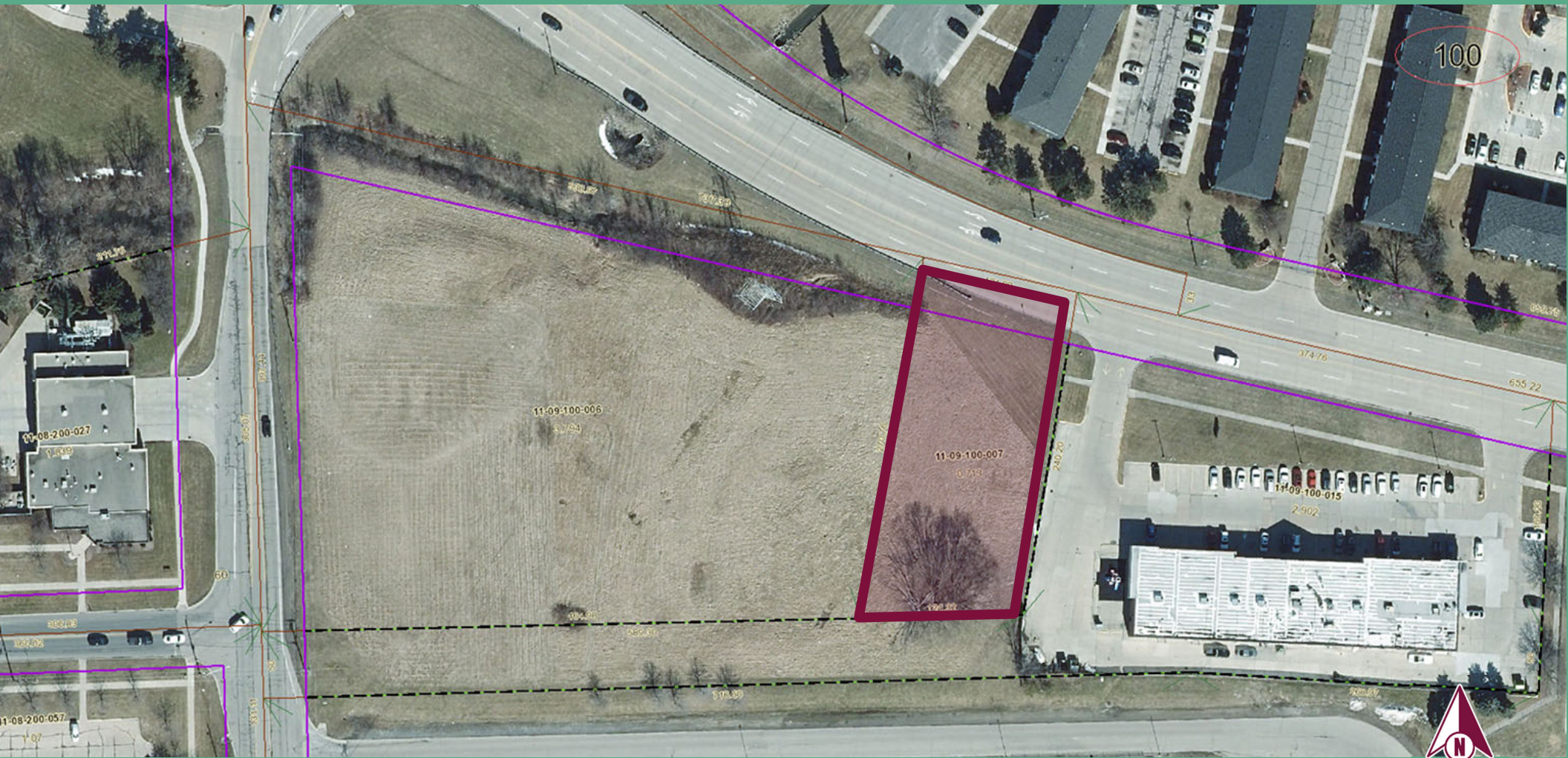
**MOHEGAN
HIGH SCHOOL
152 STUDENTS**

**CHEROKEE
ELEMENTARY SCHOOL
609 STUDENTS**

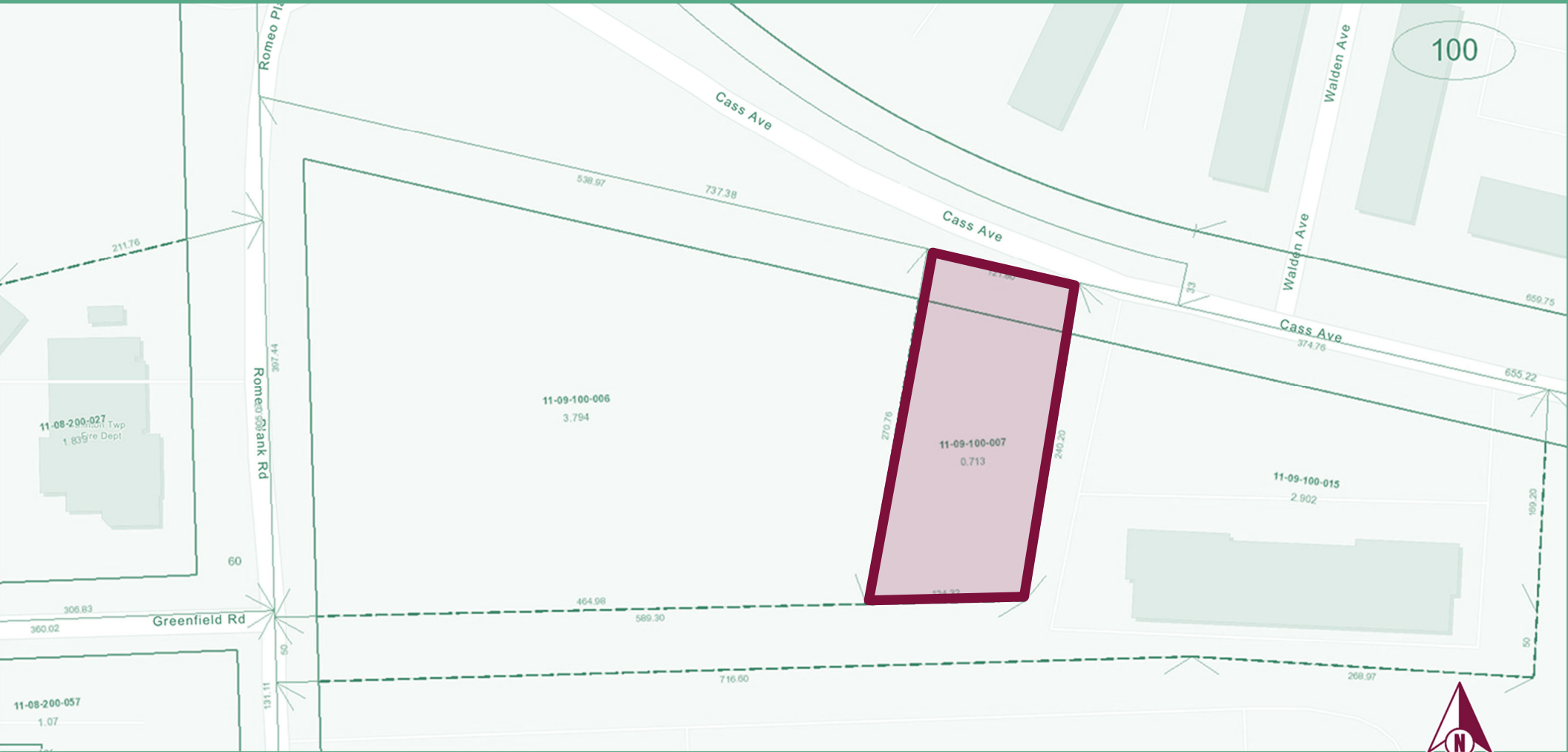
**ROBERT G LUTZ SCHOOL
182 STUDENTS**



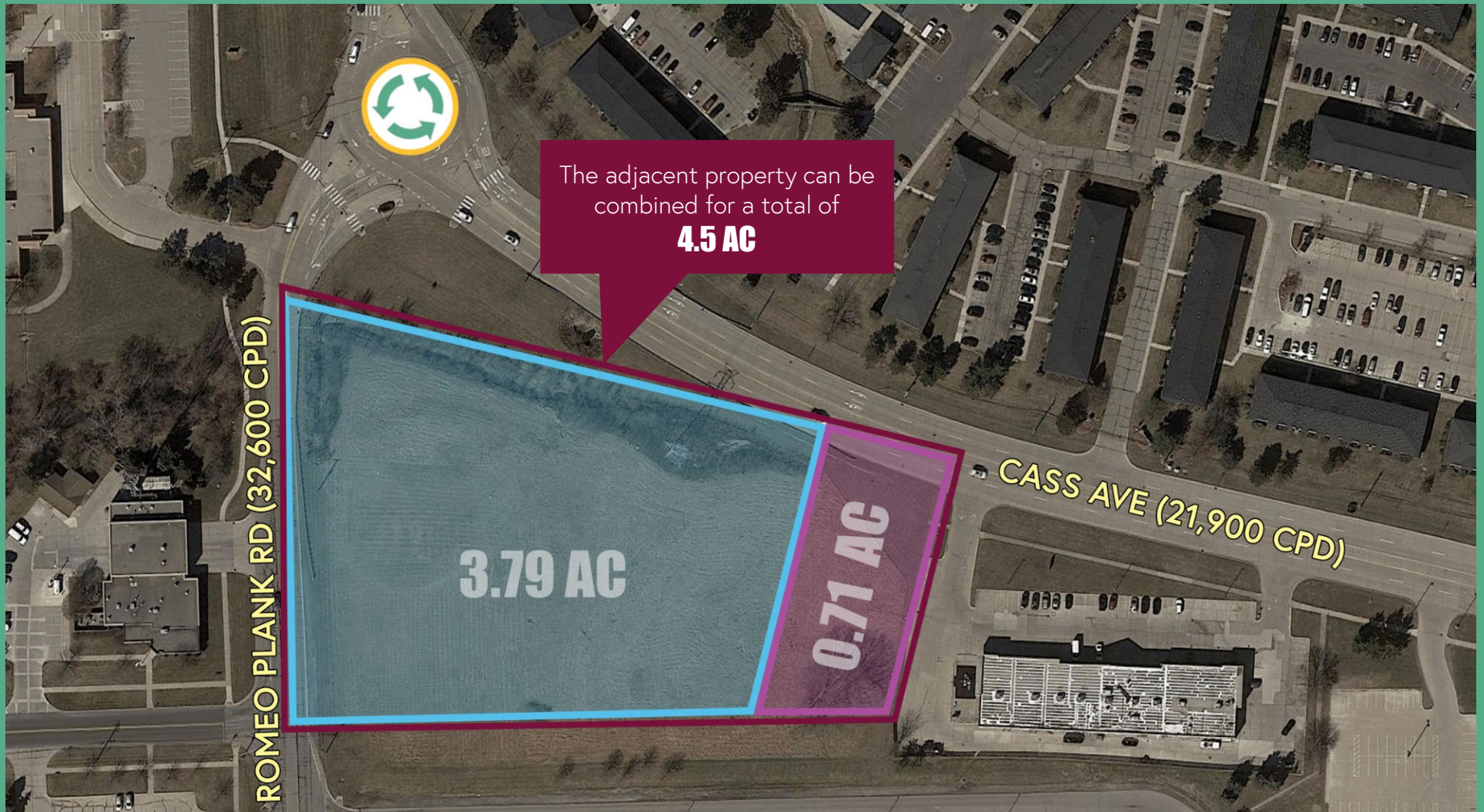
PLAT



PLAT

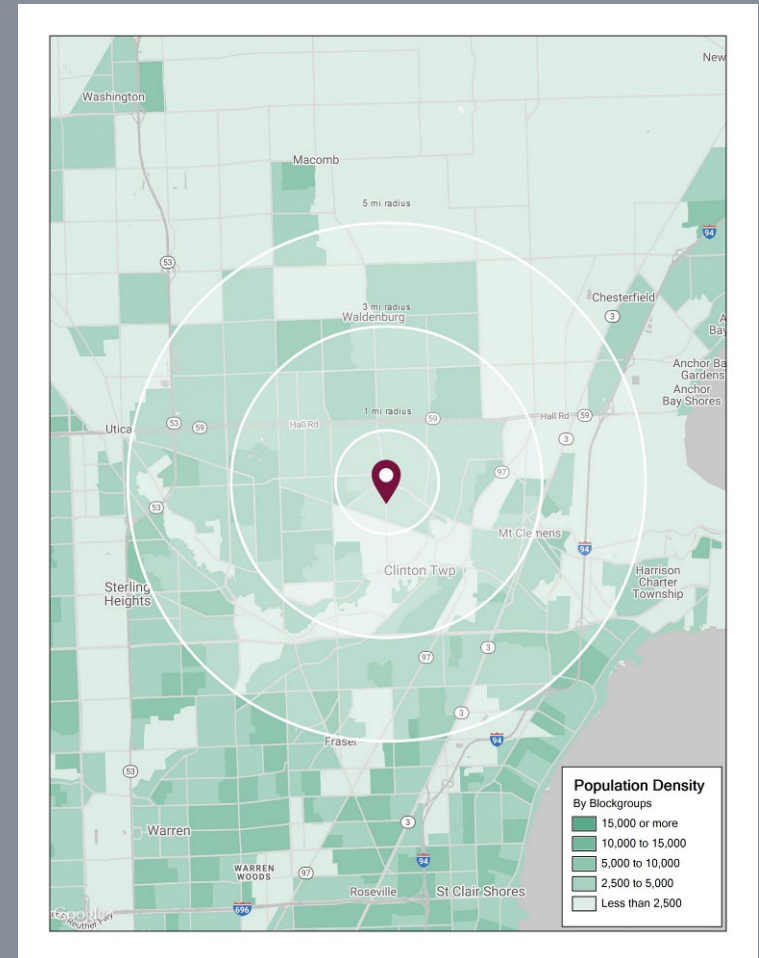


COMBINED PARCELS



DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	14,439	111,893	269,002
	2025 Projected Population	14,361	112,421	270,552
	2010 Census Population	12,882	105,565	254,308
	2000 Census Population	12,357	97,663	231,743
	Projected Annual Growth 2020 to 2025	-0.1%	-	0.1%
	Historical Annual Growth 2000 to 2020	0.8%	0.7%	0.8%
HOUSEHOLDS	2020 Estimated Households	6,366	47,648	110,514
	2025 Projected Households	6,472	48,877	113,452
	2010 Census Households	5,488	43,736	101,987
	2000 Census Households	5,051	39,151	91,296
	Projected Annual Growth 2020 to 2025	0.3%	0.5%	0.5%
	Historical Annual Growth 2000 to 2020	1.3%	1.1%	1.1%
RACE	2020 Est. White	82.5%	81.0%	79.7%
	2020 Est. Black	11.0%	11.8%	13.0%
	2020 Est. Asian or Pacific Islander	3.6%	3.7%	3.9%
	2020 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
	2020 Est. Other Races	2.6%	3.3%	3.1%
INCOME	2020 Est. Average Household Income	\$101,859	\$87,206	\$87,505
	2020 Est. Median Household Income	\$82,706	\$74,592	\$74,726
	2020 Est. Per Capita Income	\$44,909	\$37,374	\$36,083
BUSINESS	2020 Est. Total Businesses	392	3,891	8,723
	2020 Est. Total Employees	4,169	43,574	96,439



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