



FOR SALE/BUILD-TO-SUIT HOME DEPOT OUTLOT

5280 W. PIERSON RD, FLUSHING, MI 48433

FOR
SALE



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FOR SALE/BUILD-TO-SUIT

PROPERTY DETAILS

Location:	5280 W. Pierson Rd Flushing, MI 48433
Property Type:	Vacant Land
Date Available:	Immediately
Sale Price:	\$375,000.00
Building Size:	Up to 6,000 SF
Lot Size:	1.62 AC
Lot Dimensions:	271.4 x 260.6 (approximate)
Zoning:	C2 – Community Commercial District
Improvements:	Gas & electric available
Traffic Count:	W. Pierson Rd (20,462 CPD) N. Linden Rd (10,828 CPD) US-23 (69,921 CPD)
Contact:	Gordon S. Hyde ghyde@landmarkcres.com (248) 488-2620

ANCHOR



TENANT ROSTER



DESCRIPTION

The subject site is a 1.62 acre outlot to The Home Depot. Sitting at a signalized intersection, the site has multiple ingress and egress into the center. Approximately one-mile east of the site is the US-23/I-75 interchange. Zoning (Community Commercial District) allows for multiple uses. Owner will also consider a build-to-suit.

MICRO



SITE

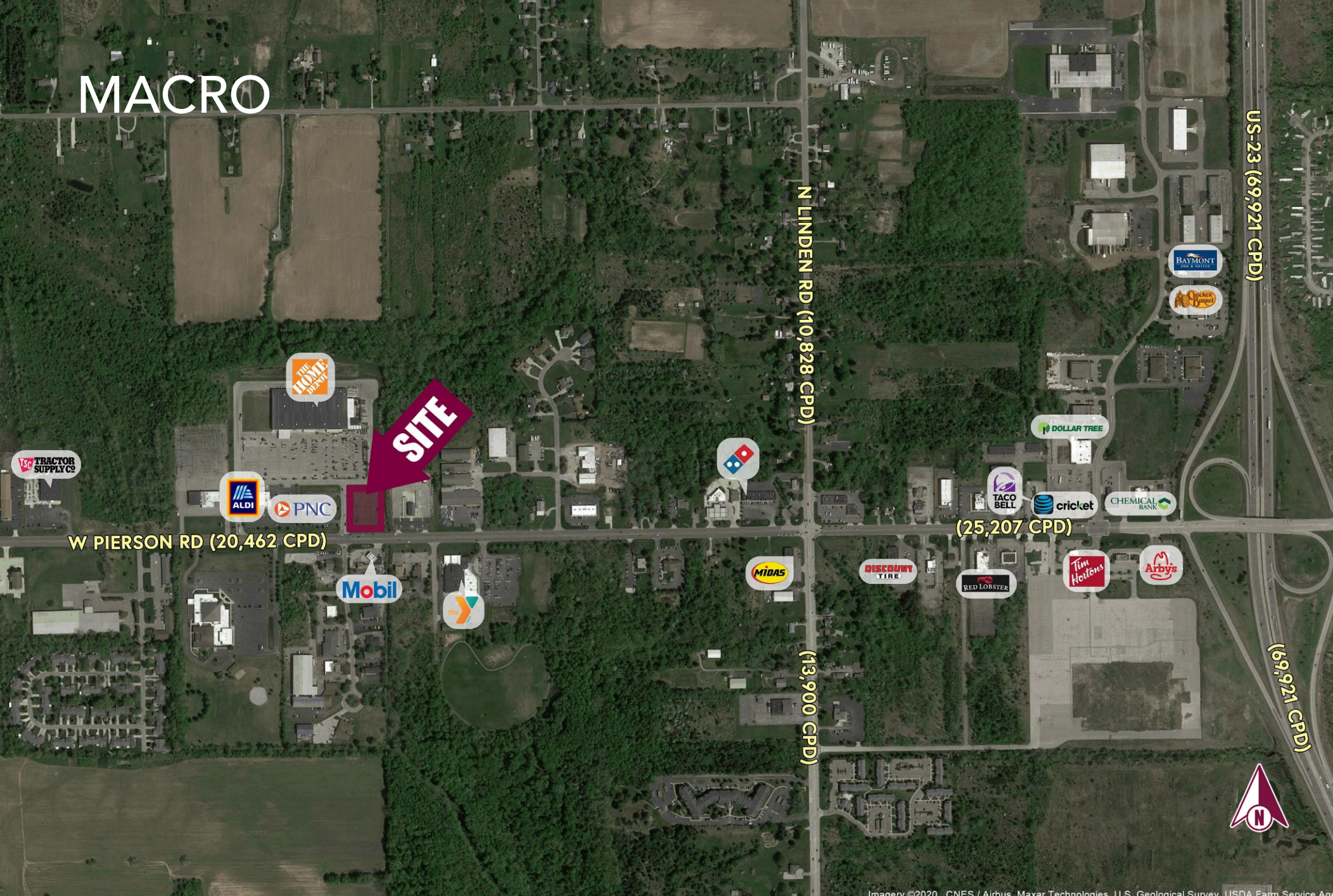


1.62 AC

W PIERSON RD (20,462 CPD)



MACRO



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DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	2,422	27,898	99,522
	2025 Projected Population	2,283	27,390	103,087
	2010 Census Population	2,569	29,732	107,127
	2000 Census Population	2,207	31,012	125,614
	Projected Annual Growth 2020 to 2025	-1.1%	-0.4%	0.7%
	Historical Annual Growth 2000 to 2020	0.5%	-0.5%	-1.0%
HOUSEHOLDS	2020 Estimated Households	1,180	12,153	42,509
	2025 Projected Households	1,085	11,638	42,914
	2010 Census Households	1,147	11,891	42,055
	2000 Census Households	977	12,108	47,395
	Projected Annual Growth 2020 to 2025	-1.6%	-0.8%	0.2%
	Historical Annual Growth 2000 to 2020	1.0%	-	-0.5%
RACE	2020 Est. White	68.2%	55.2%	44.1%
	2020 Est. Black	27.2%	38.8%	50.2%
	2020 Est. Asian or Pacific Islander	1.0%	1.7%	1.0%
	2020 Est. American Indian or Alaska Native	0.5%	0.4%	0.5%
	2020 Est. Other Races	3.1%	3.8%	4.2%
INCOME	2020 Est. Average Household Income	\$66,120	\$64,373	\$53,854
	2020 Est. Median Household Income	\$50,416	\$48,932	\$42,044
	2020 Est. Per Capita Income	\$32,213	\$28,256	\$23,198
BUSINESS	2020 Est. Total Businesses	213	1,050	3,564
	2020 Est. Total Employees	2,298	9,149	31,706

