



32981 UTICA ROAD
FRASER, MI 48026

PROPERTY HIGHLIGHTS:

- For Sale: Former PNC Fraser
- 12,470 SF two story retail/office building situated on 2.96 acres
- Located on the hard corner of Utica Road and E. 14 Mile Road
- Zoned CBD, Central Business District
- 48 on-site private parking spaces, and a four lane drive-thru
- Classic architecture, prime corner location
- Sale Price: \$1,250,000

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FOR MORE INFORMATION PLEASE CONTACT:



ROBERT HIBBERT
robert.hibbert@freg.com



TODD HAWLEY
todd.hawley@freg.com

248.324.2000

eCODE 186



FORMER PNC FRASER LOCATION OVERVIEW



32981 Utica Road
Fraser, MI 48026

TRAFFIC COUNTS	
INTERSECTION	CARS PER DAY
Utica Rd & E 14 Mile Rd NW	21,358
E 14 Mile Rd & Utica Rd E	20,770
Garfield Rd & E 14 Mile Rd S	13,160
Utica Rd & Kingston Ave SE	23,073

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Total Population	11,697	113,607	331,685
Total Households	4,758	47,772	137,951
Average HH Income	\$70,352	\$59,016	\$60,649