

FOR SALE

4 ACRES ON CARPENTER ROAD



5512 CARPENTER ROAD YPSILANTI, MI 48197

PROPERTY HIGHLIGHTS:

- 4.1 Acres for sale
- Zoned C-2 Commercial - Multiple uses allowed within zoning
- Allowable uses include single and multi-tenant retail (drive-thru permitted), financial institutions, restaurants/QSR's, and medical
- Numerous allowable uses are available requiring conditional use approval
- Neighboring retailers include Sam's Club, McDonalds, BP, and Circle K
- Ingress and egress off of both Carpenter Road and Michigan Avenue
- Parcel is surrounded by many newly developed multi family and single family residential communities
- Asking Price: \$699,999 (Approx \$170,000/ac)

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2021 Friedman Real Estate. All rights reserved.

FOR MORE INFORMATION PLEASE CONTACT:



JOEL KESTENBERG
joel.kestenberg@freg.com



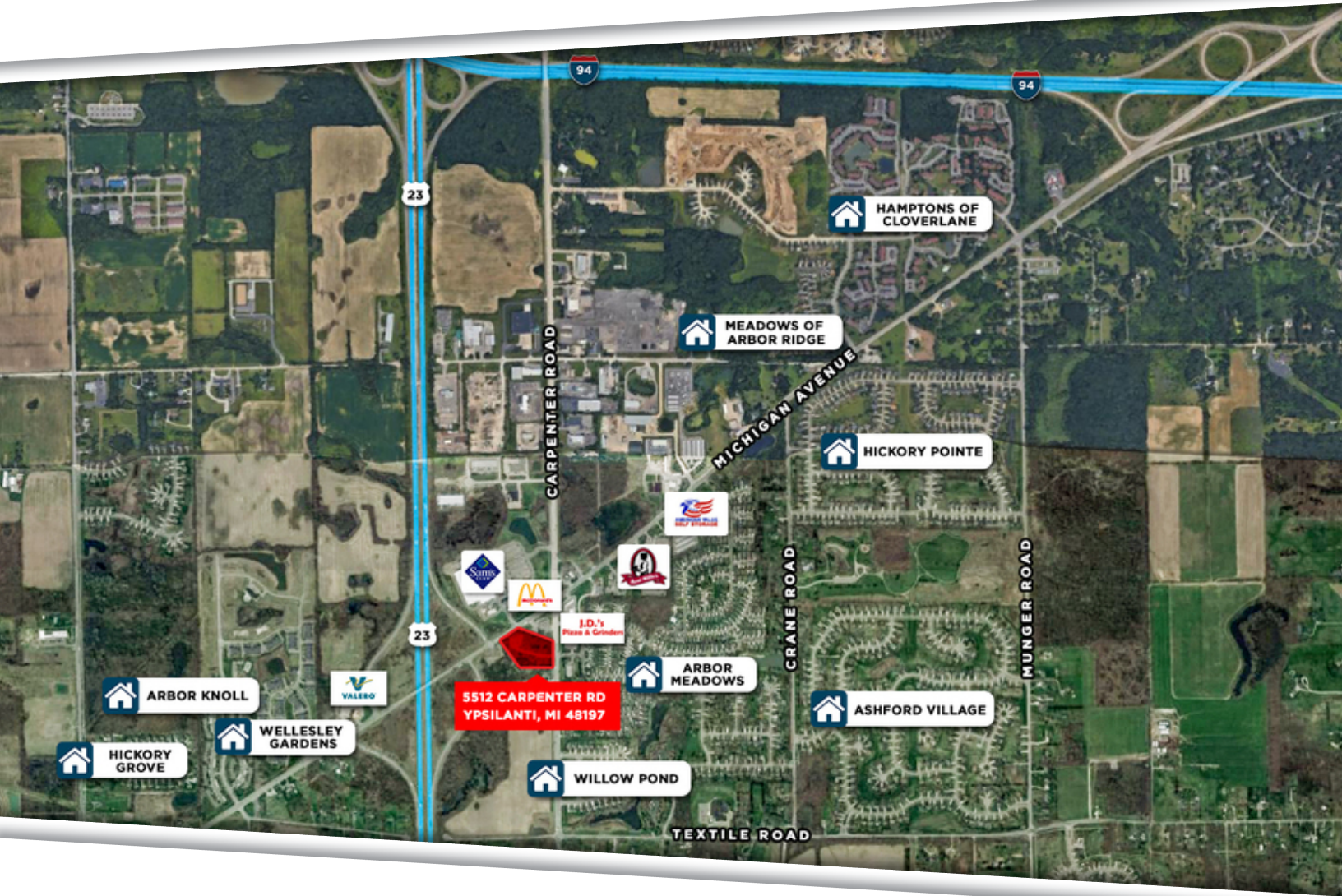
ALAN STERN
alan.stern@freg.com

248.324.2000

eCODE 155



4 ACRES ON CARPENTER ROAD LOCATION OVERVIEW



TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
US Highway 23 & W Michigan Ave	48,828
W Michigan Ave & Carpenter Rd	22,735
Carpenter Rd & Arbor Leah Dr	13,619

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	4,490	34,831	106,628
Total Households	1,837	14,810	44,159
Average HH Income	\$71,825	\$66,332	\$70,840