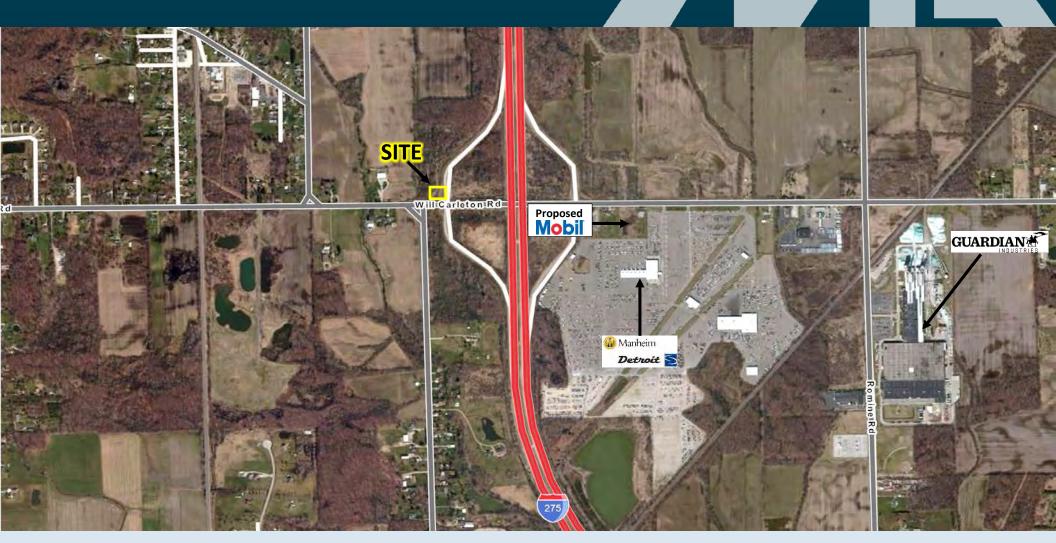
VACANT LAND

NWC of I-275 & Will Carleton Road, New Boston, MI



CONTACT CORBIN YALDOO

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ADDRESS



I-275 & Will Carleton Road New Boston, Michigan

AVAILABLE LAND



11.79 Acres

TRAFFIC COUNTS



I-275 Freeway (2015):

40,000 vpd, N. of Will Carleton Road 31,400 vpd, S. of Will Carleron Road

Will Carleton Road (2005):

10,310 vpd, I-275 Freeway to Romine Road

AREA TENANTS



Oakville-Waltz (2009):

3,150 vpd, Carleron-West to Clark

TRADE AREA DEMOGRAPHICS

1 Mile	3 Mile
539	9,425
Est. Population	Est. Population
\$75,393	\$68,629
Median HH Income	Median HH Incom
201	3,556
Est. Households	Est. Households
249	2,303
Est. Daytime Pop.	Est. Daytime Pop
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5 Mile	
26,308 Est. Population	
\$68,075 Median HH Income	
10,088 Est. Households	
6,755 Est. Daytime Pop.	

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FFATURES



- Approximately 11.79 acres of vacant land available for sale at the NWC of I-275 and Will Carleton Road.
- With accessibility off of Will Carleton Road, the site offers great visibility to both Will Carleton and I-275 freeway.
- Great billboard signage opportunity with visibility off of I-275 freeway.
- Site is within immediate proximity to Southeast Michigan's largest car dealer auction grounds.
- Excellent opportunity for a hotel, gas station, and/or mixed-use development.

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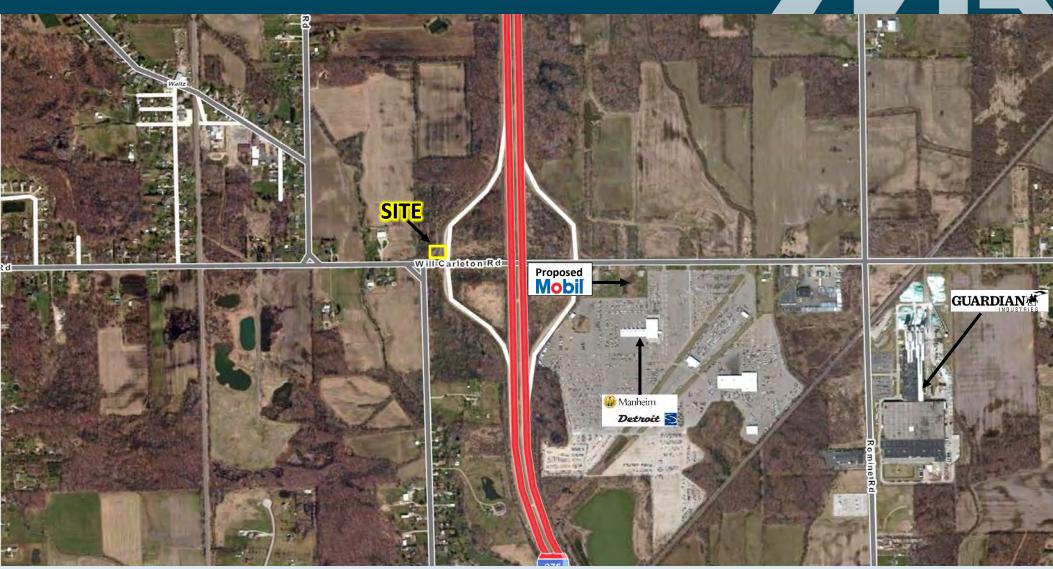
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