

FOR SALE

VACANT LAND

17 Mile Road

Clinton Township, Michigan 48038



EXCLUSIVE

— REALTY —



PROPERTY FEATURES:

- Vacant Land
- 0.76 Acres of Land
- Dimensions are 220' x 151.17'
- New Development Opportunity
- Excellent location near the corner of Garfield Road and 17 Mile Road
- Over 33,280 Vehicles Per Day
- Located between two hospitals
- Average Household Income Exceeds \$78,000 within a 3 Mile Radius



FOR MORE INFO CONTACT: TERRY EDMONDSON

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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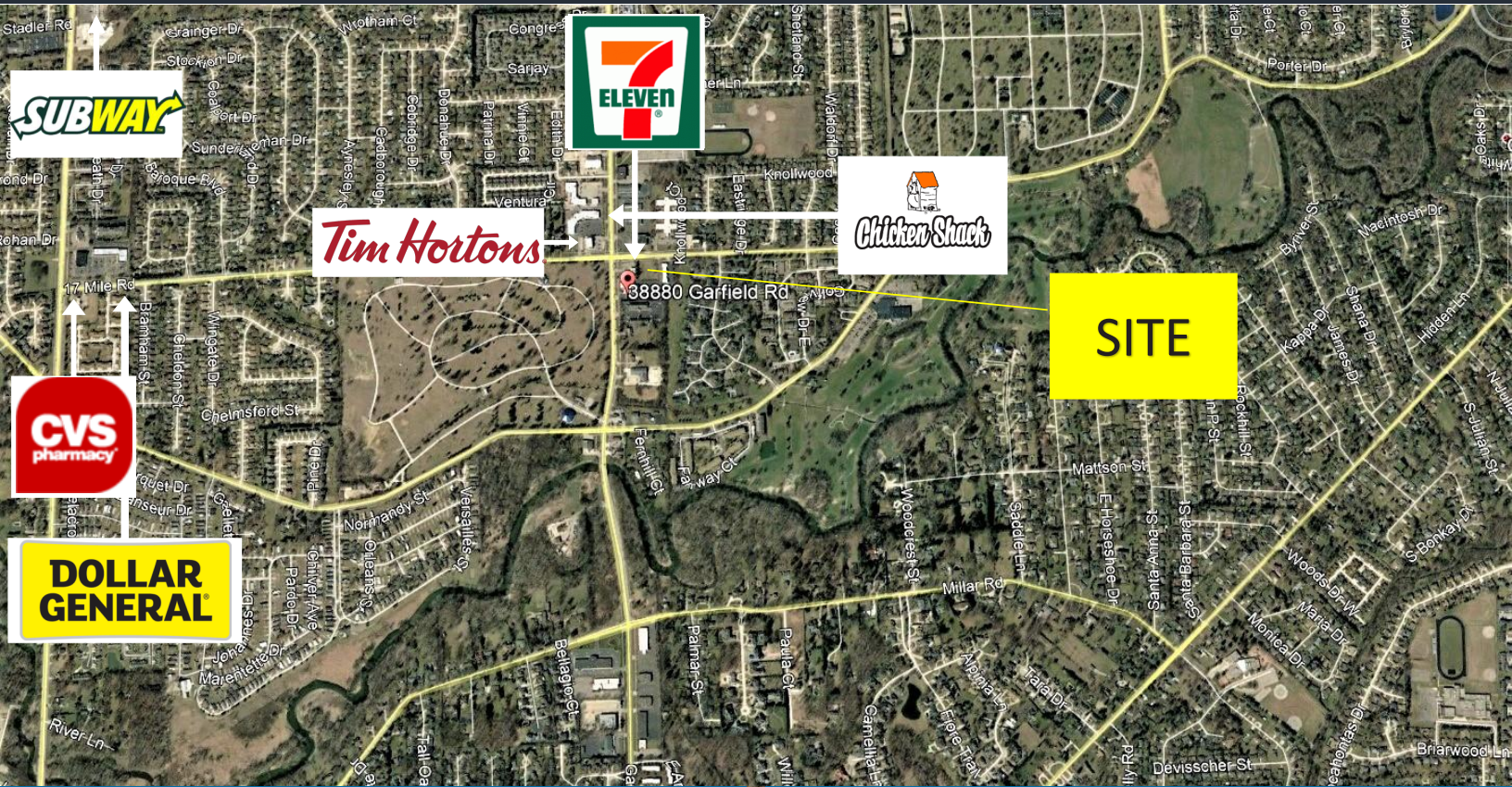
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TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
Garfield Rd & 17 Mile Rd N	33,280
Garfield Rd & 17 Mile Rd S	33,405
Garfield Rd & Clinton River Rd S	29,265

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,653	44,203	123,420
Total Population	10,867	104,407	296,100
Average Household Income	\$76,165	\$78,890	\$75,263

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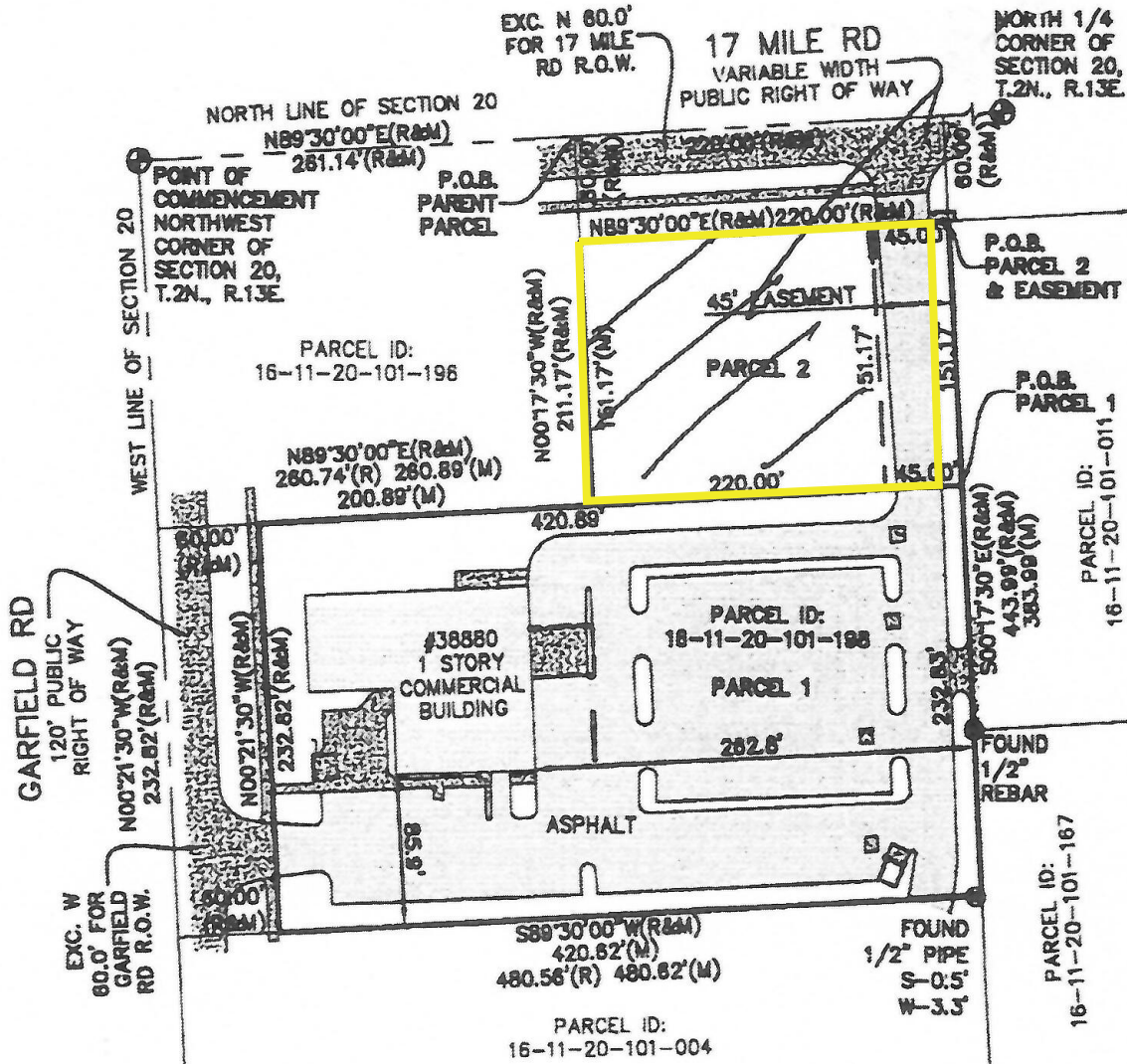
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Clinton Township, officially the Charter Township of Clinton, is a charter township of Macomb County in the U.S. state of Michigan. As of the 2010 census, the township had a total population of 96,796. It ranks as Michigan's most-populated township and tenth most-populated municipality overall.

As a northern suburb of Metro Detroit, Clinton is about 10 miles (16 km) north of the city of Detroit. The township is home to many parks, notably George Memorial Park. The main branch of the Clinton River, for which the township was named, runs through Clinton Township.

Moravian Drive is the township's oldest road dating back to the days when the Moravian Missionaries settled to attempt to convert the local Native Americans. Residents are served by the Clinton-Macomb Public Library. Clinton Township is also home of the Walker Goldie Institute. This organization is dedicated to the education of youth through teaching and after school programs. The organization was founded by Kimberly Hyde in 2007.



George George Memorial Park

This 30 acre park which was previously part of Moravian Golf Course and was donated to the City of Clinton Township by Jim George in dedication to his late father George George. His goal was to provide an active gathering place to his community.



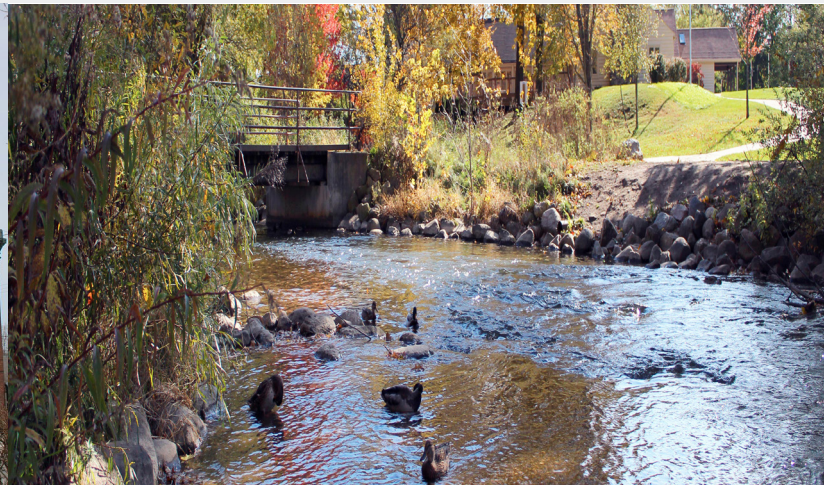
Filippo Marc Winery

Clinton Township and Macomb County's favorite, award winning on-premise winery with tasting room. Open tastings. Private tastings. Private events. Fun events. Entertaining events. A treasure trove of wine gifts and accessories. There is always something new



Sanders Chocolate & Ice Cream Shoppe

Fred Sanders opened his first chocolate shoppe in Detroit on June 17, 1875. By the 1940's and 1950's, Sanders® products and chocolate shoppes were woven into the lives of Michigan families. Sanders® soon became the leading source of confections in the region and started selling directly to national supermarket chains, as well as to other retailers in the Detroit area.



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