

FOR SALE

3121 WEST HURON ROAD (VACANT LAND) | WATERFORD, MICHIGAN



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PROPERTY INFORMATION

Property Address	3121 West Huron Road
City/Township	Waterford, Michigan
Land Size	1.02 Acres
Sale Price	Contact Broker
Zoning	C4
Parcel ID	13-26-429-022

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 165,336 PEOPLE	 MEDIAN AGE 40.3 YEARS OLD
 HOUSEHOLDS 65,302	 CONSUMER SPENDING \$2 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$86,376/ANNUALLY	 DAYTIME POPULATION 74,745 PEOPLE

AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- 1.02 acres of vacant land for sale on West Huron Road, just South of Elizabeth Lake Road. Ownership will also consider a ground lease/BTS.
- The site is within close proximity to the new 100-acre Oakland County Business Center.
- Ideal for any fast food or financial user to take advantage of as over 35,000 pass by the site daily.
- Meijer, Rite Aid, Chase Bank, McDonalds, Burger King and Auto Zone all operate within close proximity of the site.

3121 WEST HURON ROAD (VACANT LAND)

PICTURE





3121 WEST HURON ROAD (VACANT LAND)

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	9,892	67,535	161,975
2023 Population	9,918	69,692	165,336
2028 Population Projection	9,907	69,981	165,694
Annual Growth 2010-2023	0%	0.2%	0.2%
Annual Growth 2023-2028	0%	0.1%	0%
Median Age	39.4	40.2	40.3
Bachelor's Degree or Higher	20%	24%	29%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	8,350	51,177	115,422
Black	892	13,063	35,871
American Indian/Alaskan Native	59	452	925
Asian	258	2,578	7,799
Hawaiian & Pacific Islander	4	32	81
Two or More Races	355	2,390	5,239
Hispanic Origin	1,357	9,214	19,468

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	4,302	27,215	63,627
2023 Households	4,334	28,278	65,302
2028 Household Projection	4,335	28,432	65,517
Owner Occupied Households	2,668	17,772	44,110
Renter Occupied Households	1,667	10,659	21,407
Avg Household Income	\$80,318	\$77,751	\$86,376
Median Household Income	\$60,107	\$56,809	\$61,224

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1m109	6,878	14,985
\$50,000 - 75,000	891	4,992	10,479
\$75,000 - 100,000	531	3,717	8,283
\$100,000 - 125,000	423	2,515	6,304
\$125,000 - 150,000	252	1,481	3,628
\$150,000 - 200,000	228	1,130	3,736
\$200,000+	246	1,768	5,437

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DAYTIME POPULATION

DAYTIME EMPLOYMENT	ONE MILE			TWO MILE			THREE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	1,826	329	6	32,004	2,942	11	68,064	6,539	10
Trade Transportation & Utilities	433	63	7	4,214	458	9	10,182	1,055	10
Information	23	4	6	428	50	9	1,100	130	8
Financial Activities	169	39	4	1,455	308	5	8,191	686	12
Professional & Business Services	134	33	4	2,092	407	5	7,698	890	9
Education & Health Services	438	93	5	7,396	986	8	16,571	2,308	7
Leisure & Hospitality	391	35	11	3,233	258	13	7,015	525	13
Other Services	233	61	4	2,196	372	6	4,580	787	6
Public Administration	5	1	5	10,990	103	107	12,727	158	81
Goods-Producing Industries	131	27	5	1,869	243	8	6,681	585	11
Natural Resources & Mining	1	1	1	16	7	2	34	13	3
Construction	104	21	5	1,352	167	8	2,719	396	7
Manufacturing	23	5	5	501	69	7	3,928	176	22
Total	1,957	356	5	33,873	3,185	11	74,745	7,124	10

EXCLUSIVELY LISTED BY:

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