

# FOR SALE/ GROUND LEASE/ BUILD-TO-SUITE

8.4 ACRES VACANT LAND | TAYLOR, MICHIGAN



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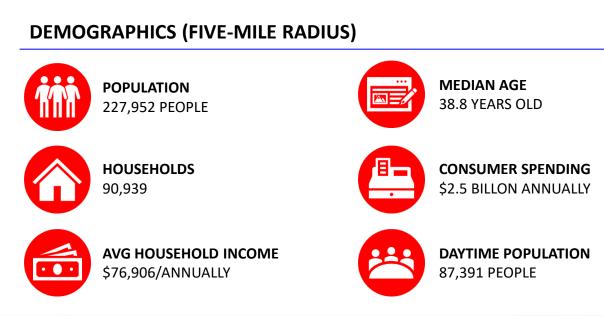


### **PROPERTY INFORMATION**

Property Address	7838 Telegraph Road
City/Township	Taylor
Property Size	8.40 AC
Parking	Ample
Purchase Price	Unpriced

#### **AREA TENANTS & EMPLOYERS**





### **PROPERTY HIGHLIGHTS**

- Up to 8.4 Acre's available for sale, ground lease, or build-to-suit.
- Over 550' of frontage along Telegraph Road, Taylor's main retail corridor, which features over 65,000 Vehicles Per Day.
- Strong demographics with a population of over 100,000 in a Three-Mile radius in addition to Average Household Income north of \$70,000.
- Strategically located near major highways with accessibility to I-95 & I-75 Freeways just minutes away.







8.4 ACRES VACANT LAND AERIAL





# 8.4 ACRES VACANT LAND DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE		
2020 Population	12,105	98,657	250,238		
2024 Population	10,763	89,606	227,952		
2029 Population Projection	10,293	86,126	219,244		
Annual Growth 2020-2024	-2.8%	-2.3%	-2.2%		
Annual Growth 2024-2029	-0.9%	-0.8%	-0.8%		
Median Age	40.6	39.9	38.8		
Bachelor's Degree or Higher	17%	17%	20%		
POPULATION BY RACE	1 MILE	3 MILE	5 MILE		
White	8,609	66,879	159,745		
Black	663	11,042	34,649		
American Indian/Alaskan Native	45	302	862		
Asian	133	1,373	4,223		
Hawaiian & Pacific Islander	3	6	18		
Two or More Races	1,309	10,005	28,445		

1 MILE	3 MILE	5 MILE	
4,857	39,971	99,931	
4,314	36,234	90,939	
4,126	34,811	87,433	
3,027	24,314	58,820	
1,098	10,497	28,613	
\$74,688	\$75,194	\$76,906	
\$64,329	\$60,832	\$60,522	
1 MILE	3 MILE	5 MILE	
992	8,906	21,376	
992 1,122	8,906 8,060	21,376 18,444	
1,122	8,060	18,444	
1,122 698	8,060 4,967	18,444 12,325	
1,122 698 433	8,060 4,967 3,602	18,444 12,325 8,656	
	4,857 4,314 4,126 3,027 1,098 <b>\$74,688</b> <b>\$64,329</b>	4,85739,9714,31436,2344,12634,8113,02724,3141,09810,497\$74,688\$75,194\$64,329\$60,832	

# 8.4 ACRES VACANT LAND DAYTIME POPULATION



	ONE MILE			THREE MILE			FIVE MILE		
DAYTIME EMPLOYMENT	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	2,555	354	7	21,671	2,678	8	79,609	9,203	9
Trade Transportation & Utilities	699	66	11	3,654	462	8	14,572	1,419	10
Information	24	7	3	346	42	8	1,279	131	10
Financial Activities	120	29	4	1,145	279	4	4,801	863	6
Professional & Business Services	174	32	5	2,832	302	9	9,236	972	10
Education & Health Services	564	130	4	6,846	940	7	23,243	3,816	6
Leisure & Hospitality	474	46	10	3,097	227	14	17,177	826	21
Other Services	427	39	11	2,157	379	6	5,699	1,026	6
Public Administration	73	5	15	1,594	47	34	3,602	150	24
Goods-Producing Industries	228	16	14	4,113	275	15	7,782	632	12
Natural Resources & Mining	12	1	12	15	2	8	27	6	5
Construction	63	9	7	1,219	162	8	2,739	370	7
Manufacturing	153	6	26	2,879	111	26	5,016	256	20
Total	2,783	370	8	25,784	2,953	9	87,391	9,835	9



### **EXCLUSIVELY LISTED BY:**

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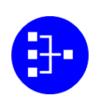
MARKET ANALYSIS Market Research



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