



**SITE**

CLYDE ROAD

### PROPERTY INFORMATION

Property Address	SWC of US 23 & Clyde Road
City/Township	Hartland
Land Size	94 AC
Sales Price	Contact Broker
Frontage	1,757' on US 23

### DEMOGRAPHICS (FIVE-MILE RADIUS)

 <b>POPULATION</b> 8,770 PEOPLE	 <b>MEDIAN AGE</b> 42.8 YEARS OLD
 <b>HOUSEHOLDS</b> 8,842	 <b>CONSUMER SPENDING</b> \$353.7 MILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$121,445/ANNUALLY	 <b>DAYTIME POPULATION</b> 5,565 PEOPLE

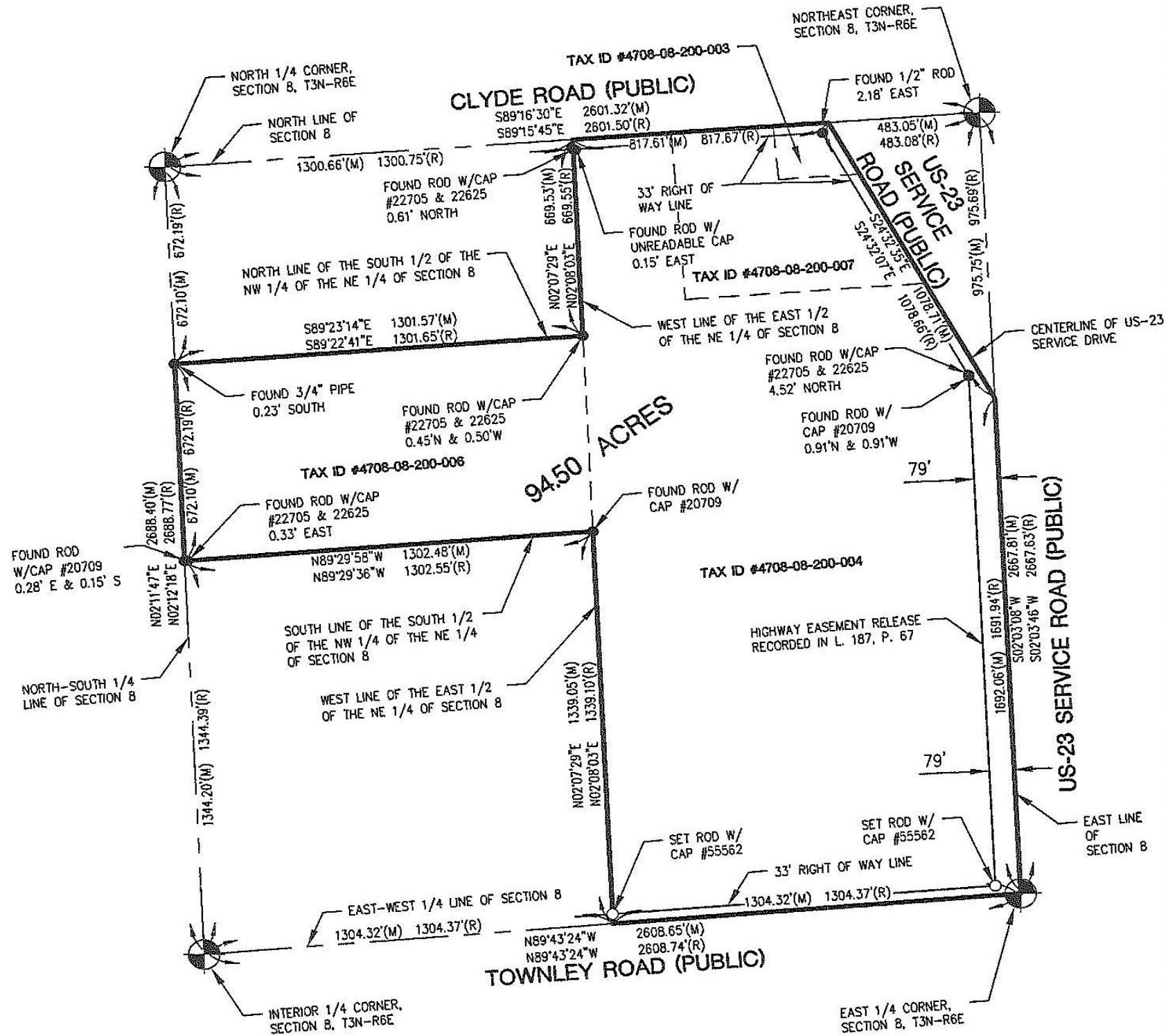
### AREA TENANTS & EMPLOYERS



### PROPERTY HIGHLIGHTS

- 94 Acres available with a quarter mile frontage on 23.
- Light industrial.
- Build-to-suit opportunity for either all or part on the land.
- Sewer at site.
- Property has immediate access to US 23 and is strategically located within easy access to the Ann Arbor, Detroit, Flint and Lansing.
- Heartland has substantial economic growth.
- Ample power ranging from 800-4000 amps.











## EXCLUSIVELY LISTED BY:

**BARRY LANDAU**

SENIOR ASSOCIATE

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The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC (“Broker”) has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

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