

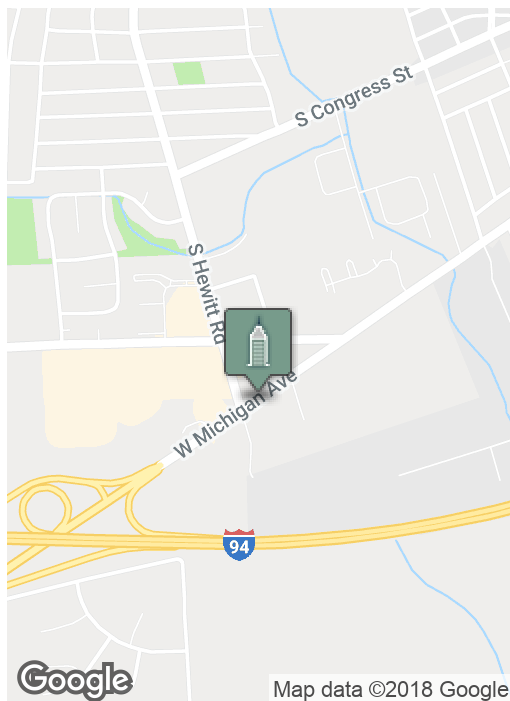
# Vacant Land for Development

2103 W. MICHIGAN AVE, YPSILANTI, MI 48197



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**FOR SALE**



## SUMMARY

Sale Price:	\$475,000
Lot Size:	1.66 Acres
Zoning:	IRO - Industrial, Research, Office
Traffic Count:	28,863

## PROPERTY HIGHLIGHTS

- Development property
- Can be rezoned to commercial
- SE corner of W. Michigan Avenue (US-12) and Hewitt
- Excellent visibility
- 200' of frontage on Michigan Avenue
- Adjacent land on both sides for potential of 7 acres
- Can be used for office or retail
- House on property currently leased, but value is in the land

***Building relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

David Hamilton, CCIM

DAVEH@SWISHERCOMMERCIAL.COM

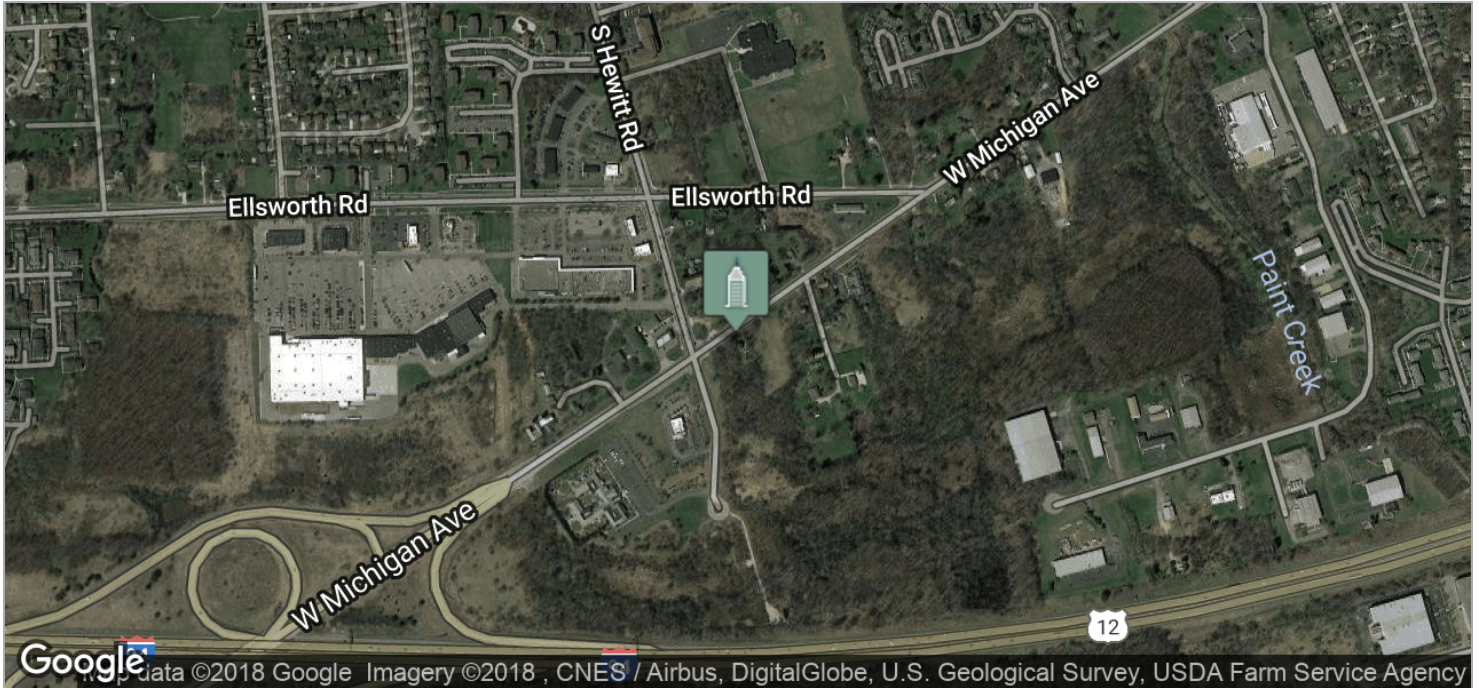
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# Development Vacant Land for Sale

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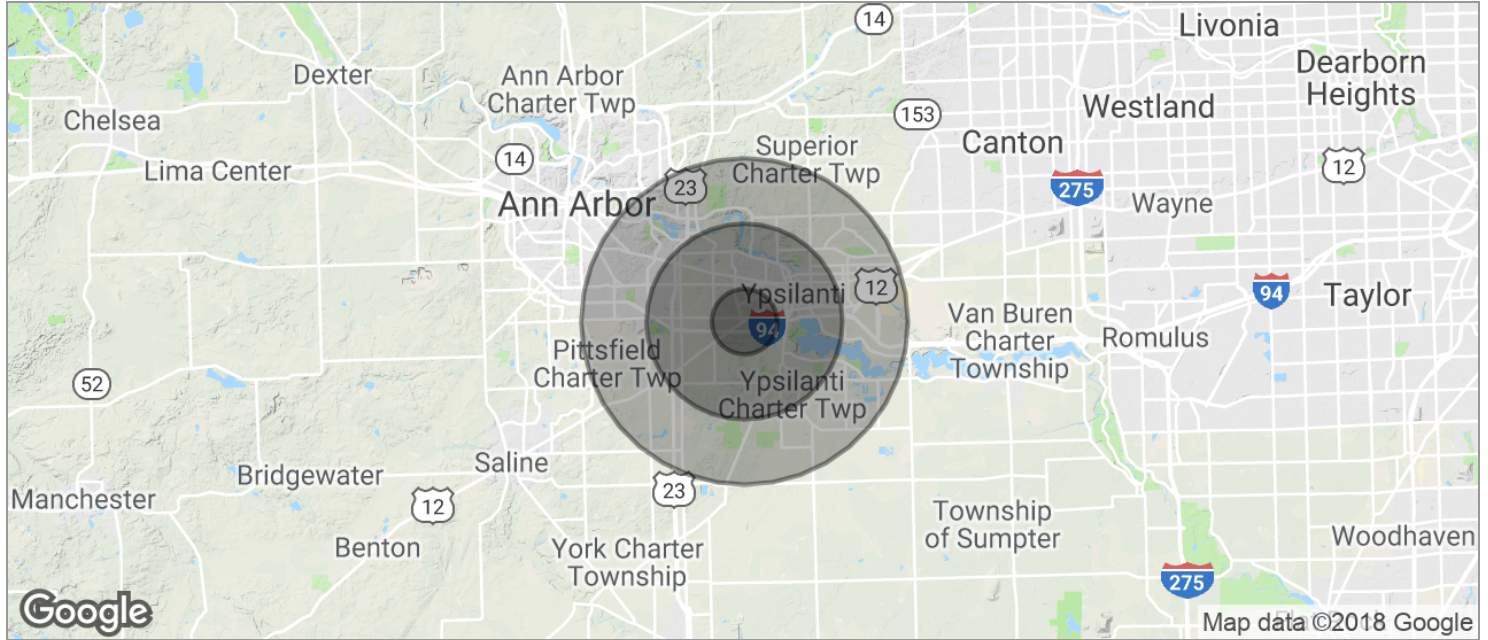
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# Development Vacant Land for Sale

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	5,599	64,299	130,539
MEDIAN AGE	33.5	31.0	33.4
MEDIAN AGE (MALE)	30.4	30.4	32.9
MEDIAN AGE (FEMALE)	36.7	32.3	34.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,670	27,040	53,637
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$48,892	\$53,537	\$65,219
AVERAGE HOUSE VALUE	\$185,587	\$190,597	\$217,670

\* Demographic data derived from 2010 US Census

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