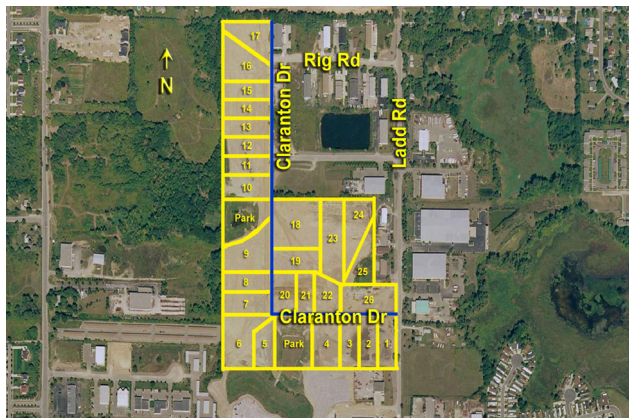




**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: Claranton Drive
Side of Street: West
Lot Number: 1-26
City: Commerce Twp., MI
Park Name: Claran Industrial Park
Cross Streets: Ladd Road
County: Oakland

Acreage: 1.00 - 33.95

Zoning: Industrial

Improvements: N/A

Dimensions:

UTILITIES

Sanitary Sewer: Yes

Storm Sewer: Yes

Water: Yes

Gas: Consumers Power

Outside Storage: Yes

Rail Siding: No

ADJACENT LAND

North: Industrial

South: Industrial

East: Industrial

West: Industrial

PRICING INFORMATION

Asking Price: N/A

Per Acre: \$175,000.00

Per SqFt : \$4.25

Terms:

Parcel #:

Assessor Number: N/A

Taxes:

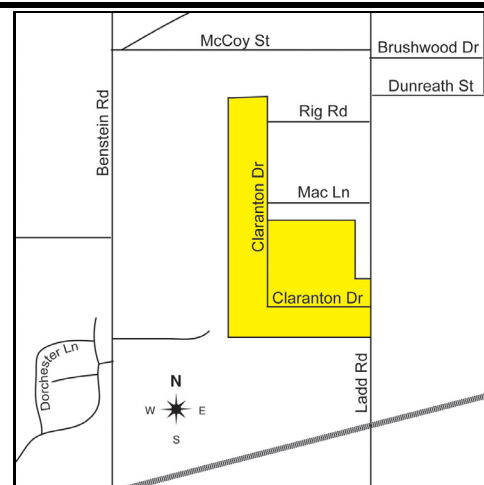
TRAFFIC INFORMATION

Yr: 2015 Count: 6,180 Ladd/W. Maple & McCoy
Yr: 2015 Count: 4,635 Ladd/Walled Lake & W. Maple
Yr: 2015 Count: 2,884 McCoy/Ladd & Benstein
Yr: 2015 Count: 14,729 W. Maple/Pontiac Trail & Ladd

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	2,549	\$61,454
3 Mile Radius	20,523	\$59,511
5 Mile Radius	71,293	\$70,634

Comments: Claran Industrial Park. 26 industrial lots from 1 to 33.95 acres. Excellent location close to I-96/M-5/I-275. Outside storage possible.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Jim Montgomery, (248) 359-0614, jmontgomery@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.