

FOR SALE > VACANT LAND

# 13.46 ACRES

26211 TELEGRAPH ROAD | FLAT ROCK, MICHIGAN



## DEVELOPMENT SITE – FOR SALE

### > PROPERTY HIGHLIGHTS

- 13.46 Acres Vacant Land Zoned C-3
- Located on the East Side of Telegraph Between Van Horn & Vreeland
- Centered in a Fast Growing, High Income Area of Flat Rock Village with 18,000 Vehicles Per Day

DEMOGRAPHICS	Category	1 Mile	3 Mile	5 Mile
	Population	7,080	43,060	87,064
	Average Income	\$74,544	\$80,137	\$78,681
	Households	2,774	16,874	34,724

**COLLIERS INTERNATIONAL**

2 Corporate Drive | Suite 300

Southfield, Michigan 48076

**For More Information Call:**

**BEN ROSENZWEIG**

PHONE 248 540 1000 EXT 1866

EMAIL [ben.rosenzweig@colliers.com](mailto:ben.rosenzweig@colliers.com)



**BEN HUBERT**

PHONE 248 540 1000 EXT 1864

EMAIL [ben.hubert@colliers.com](mailto:ben.hubert@colliers.com)



[colliers.com/detroit](http://colliers.com/detroit)



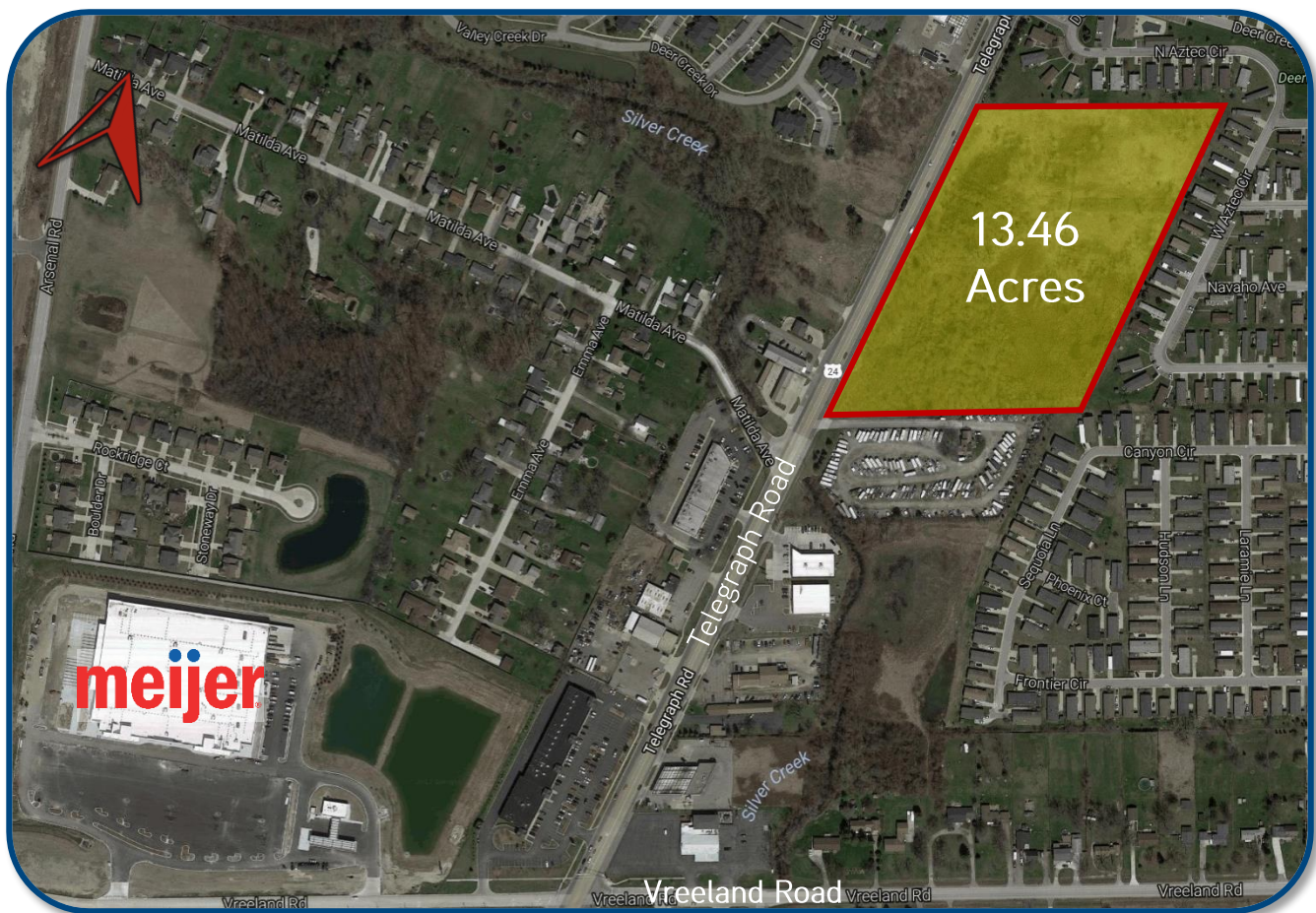
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## > AERIAL MAP



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**BEN HUBERT**

PHONE 248 540 1000 EXT 1864

EMAIL [ben.hubert@colliers.com](mailto:ben.hubert@colliers.com)

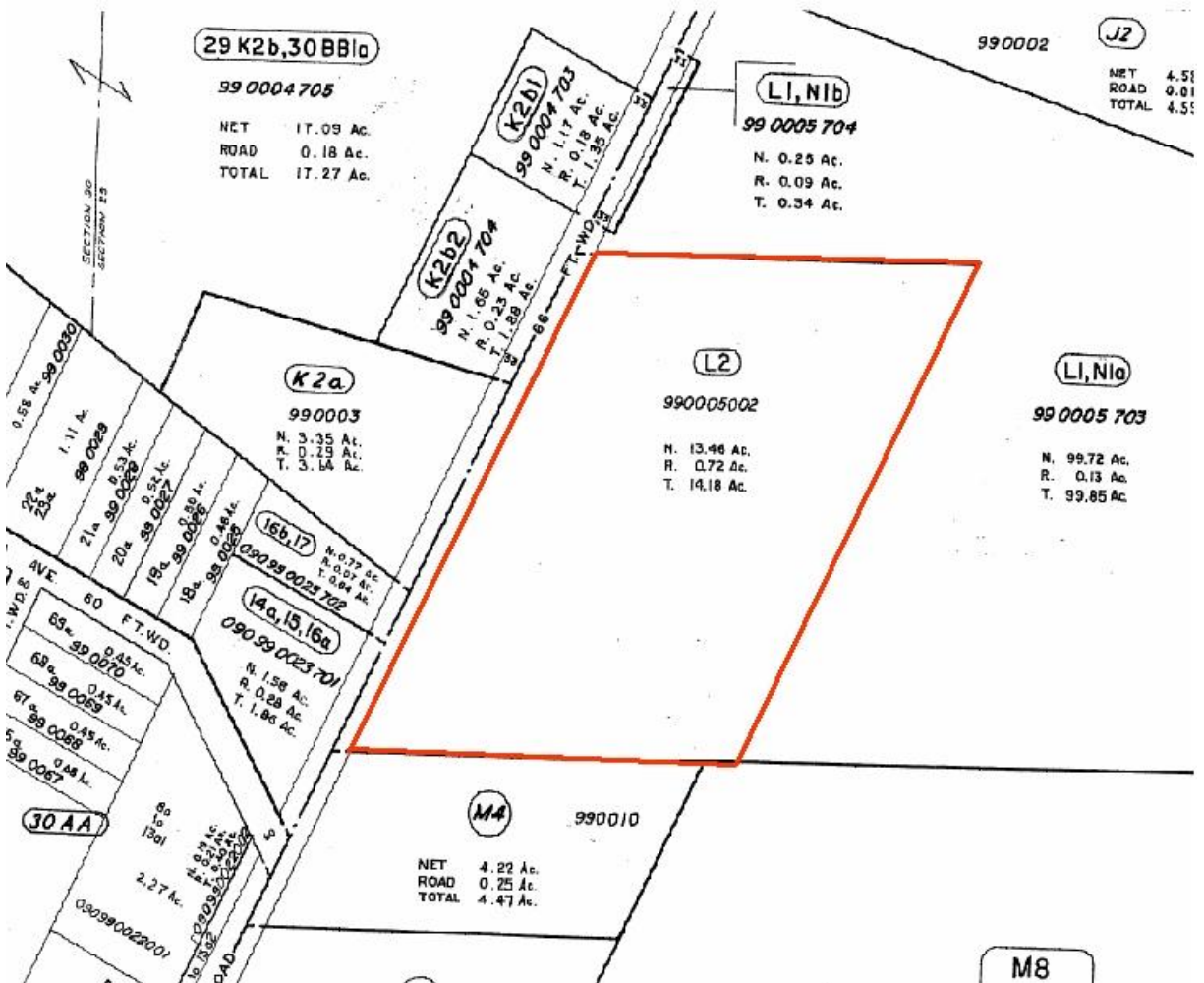
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## > PLAT MAP



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PHONE 248 540 1000 EXT 1864

EMAIL [ben.hubert@colliers.com](mailto:ben.hubert@colliers.com)

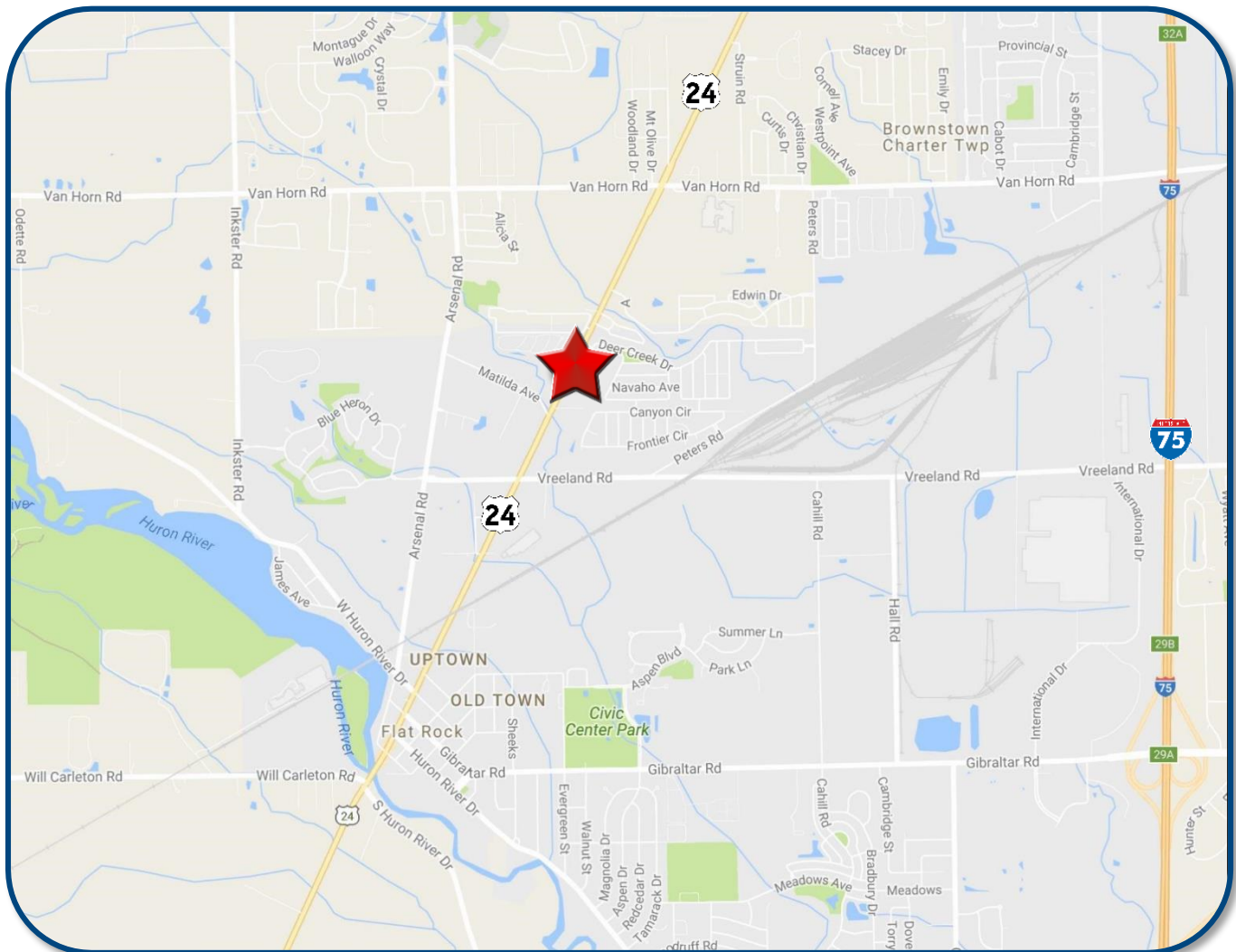
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## > LOCATION MAP



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EMAIL [ben.hubert@colliers.com](mailto:ben.hubert@colliers.com)

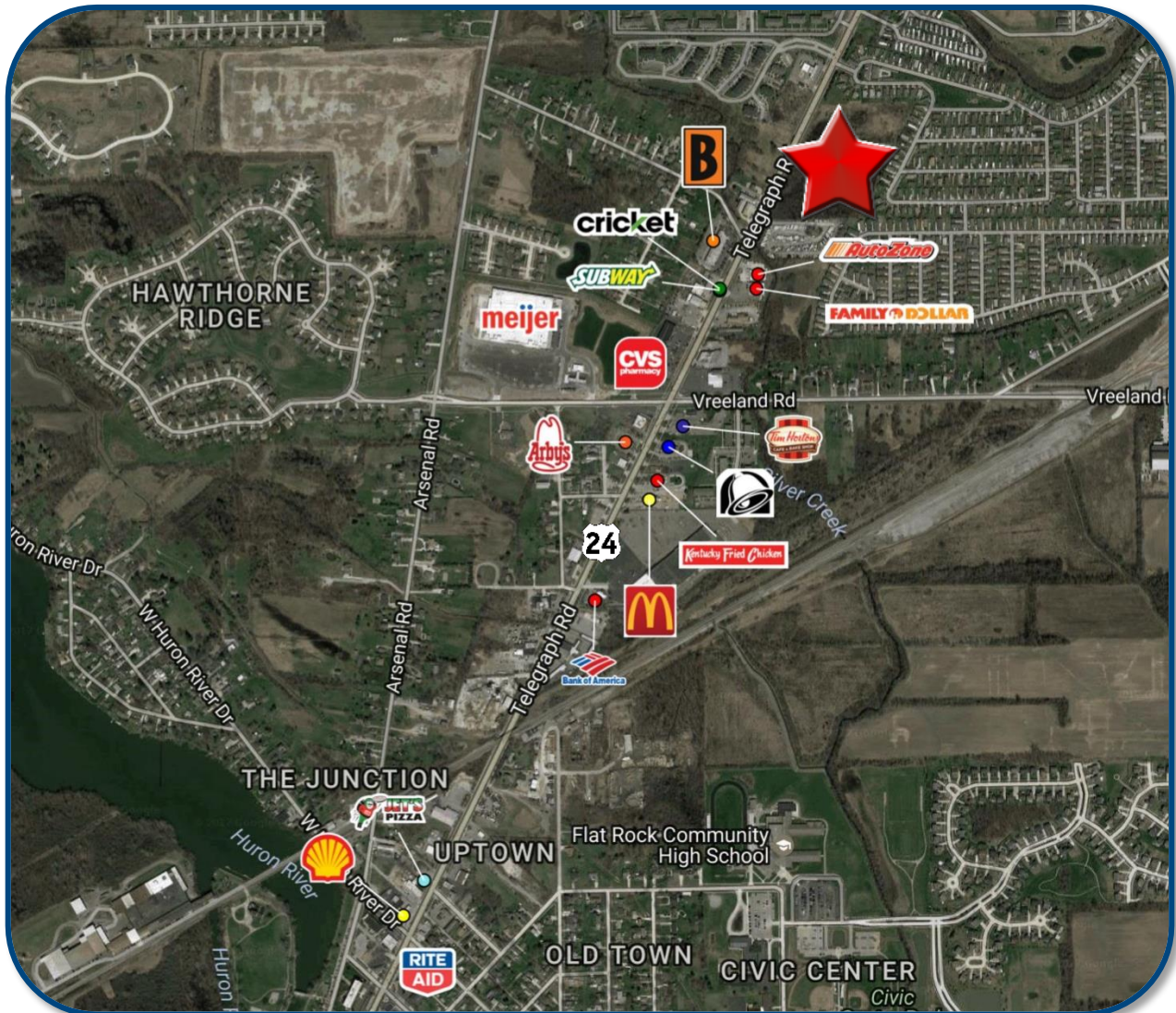
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## > AREA MERCHANT MAP



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# SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.1141/-83.2820

RS1

## 26211 US-24

### Flat Rock, MI 48134

1 mi radius 3 mi radius 5 mi radius

POPULATION	2016 Estimated Population	7,080	43,060	87,064
	2021 Projected Population	6,848	41,549	83,864
	2010 Census Population	7,102	43,066	87,881
	2000 Census Population	5,419	36,480	76,465
	Projected Annual Growth 2016 to 2021	-0.7%	-0.7%	-0.7%
	Historical Annual Growth 2000 to 2016	1.9%	1.1%	0.9%
	2016 Median Age	36	37.4	38.6
HOUSEHOLDS	2016 Estimated Households	2,774	16,874	34,724
	2021 Projected Households	2,762	16,774	34,487
	2010 Census Households	2,683	16,243	33,679
	2000 Census Households	2,065	13,287	28,411
	Projected Annual Growth 2016 to 2021	-0.1%	-0.1%	-0.1%
	Historical Annual Growth 2000 to 2016	2.1%	1.7%	1.4%
RACE AND ETHNICITY	2016 Estimated White	82.9%	83.6%	83.7%
	2016 Estimated Black or African American	9.5%	9.2%	9.4%
	2016 Estimated Asian or Pacific Islander	3.4%	3.2%	3.3%
	2016 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
	2016 Estimated Other Races	3.9%	3.5%	3.2%
	2016 Estimated Hispanic	5.6%	5.4%	5.0%
INCOME	2016 Estimated Average Household Income	\$74,544	\$80,137	\$78,681
	2016 Estimated Median Household Income	\$63,744	\$65,860	\$65,235
	2016 Estimated Per Capita Income	\$29,262	\$31,430	\$31,432
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.0%	2.2%
	2016 Estimated Some High School (Grade Level 9 to 11)	6.5%	6.4%	6.9%
	2016 Estimated High School Graduate	35.0%	32.3%	32.5%
	2016 Estimated Some College	24.8%	26.5%	25.9%
	2016 Estimated Associates Degree Only	10.5%	9.9%	10.1%
	2016 Estimated Bachelors Degree Only	13.2%	15.0%	14.3%
	2016 Estimated Graduate Degree	8.0%	7.9%	8.1%
BUSINESS	2016 Estimated Total Businesses	129	938	2,373
	2016 Estimated Total Employees	1,599	16,289	35,057
	2016 Estimated Employee Population per Business	12.4	17.4	14.8
	2016 Estimated Residential Population per Business	55.0	45.9	36.7

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