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THOMAS DUKE
COMMERCIAL REAL ESTATE

Millenium Park

NEC Milford Road & Pontiac Trail, Milford, MI



FOR SALE

GetReal*quality*
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4 Commercial Outlots Available

DESCRIPTION

35+/- acre mixed use development located adjacent to a proposed 175 Luxury Apartment development at the northeast corner of Milford Road and Pontiac Trail in Milford Township.

Milford Charter Township is a suburb of Detroit with a population of 17,009. Milford Charter Township is in Oakland County and is one of the best places to live in Michigan. Milford Charter Township offers residents a sparse suburban feel, and having the Village of Milford located within the Township, it benefits from the thriving downtown district of the Village, drawing visitors from communities such as Ann Arbor and Dearborn, while retaining its small-town charm.

PRICING INCLUDES:

- Curb Cuts;
- Drive Aisles;
- Regional Retention;
- Water and Sanitary Sewer stubbed to the site;
- Over $1M in MDOT improvements.

For more information, please contact: Mark Szerlag / 248.476.3700 / mszerlag@thomasduke.com
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PROPERTY INFORMATION

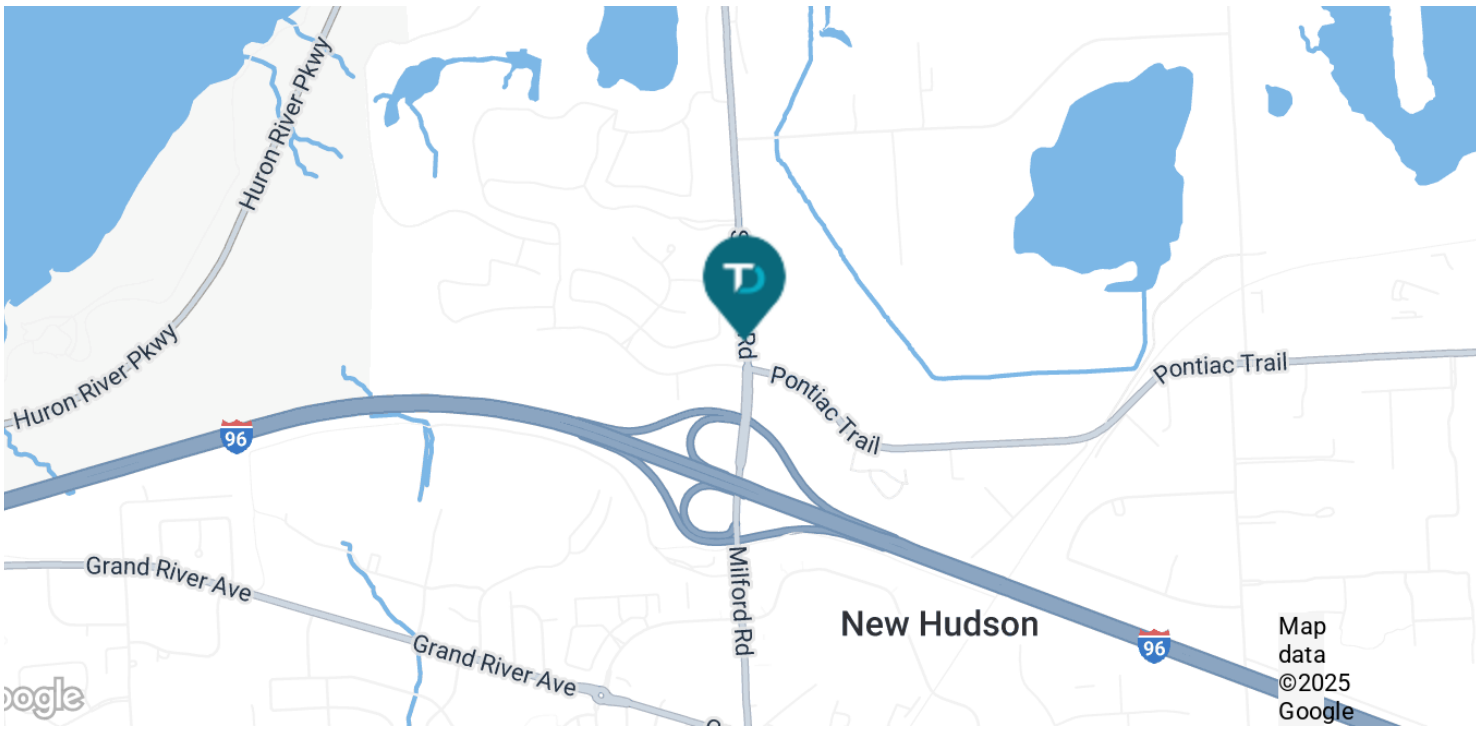
Unit Pricing:	Unit 1 - SOLD Unit 2 - Contact Agent Unit 3 - Contact Agent Unit 4 - Contact Agent Unit 5 - Contact Agent
Utilities:	Municipal Water and Sanitary Sewer

PROPERTY INFORMATION

Property Type:	Vacant Land
Zoning	C-2, Planned Shopping Ctr. (Proposed Mixed Use Development)
2025 Traffic Count:	Milford Road = 28,566 Pontiac Trail = 10,551
Surrounding Businesses:	Hines Ford, McNabb Carpet, John Deere and the Lyon Towne Center and Lyon Crossing Retail Development including Walmart, Lowe's, Liberty Chevrolet, Szott Jeep, Tractor Supply and many others.

LOCATION INFORMATION

Northeast corner of Milford Road and Pontiac Trail, just north of I-96 in Milford Township, Michigan.



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LOCATION/ DEMOGRAPHICS

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DEMOGRAPHIC INFORMATION	1 MILE	5 MILES	10 MILES
Total population	1,152	44,853	215,364
Median age	38.5	37.6	38.8
Total households	403	16,618	80,694
Average HH income	$96,623	$84,943	$94,318
Average house value	$307,301	$278,917	$282,886