EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

5.36 ACRES M-36

9411 E. M-36, Green Oak Township, MI 48189



FOR SALE

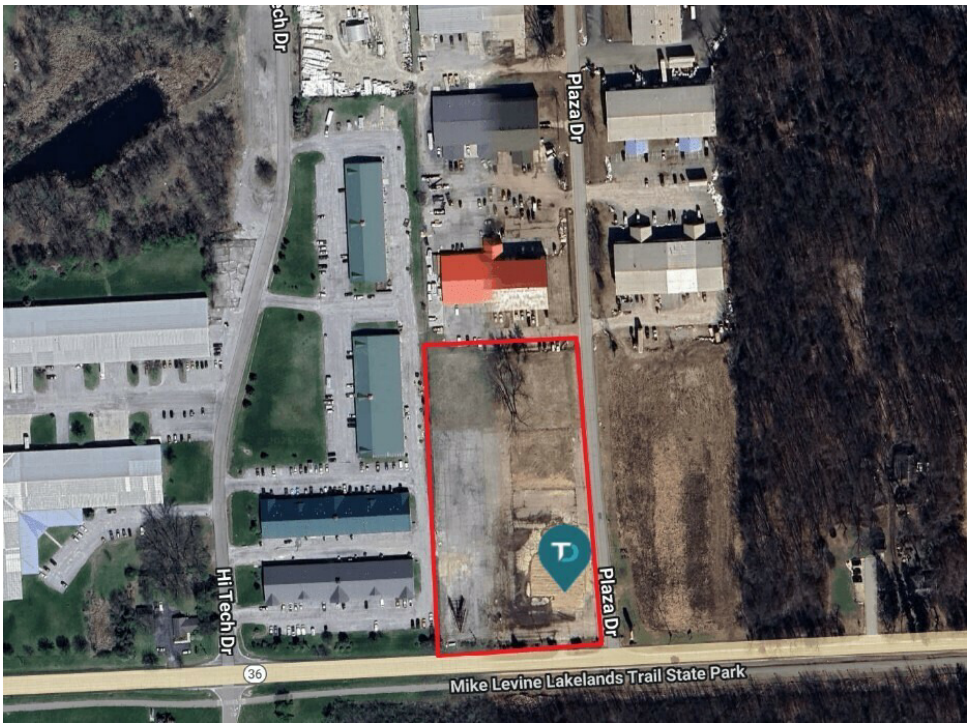
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OFFERING SUMMARY: 9411 E. M-36 | Green Oak Township, MI 48189



PROPERTY OVERVIEW

Commercial land for development located on M-36, just west of US-23.

OFFERING SUMMARY

Price Reduced!	Was: $1,275,000.00 NOW: $955,000.00
Lot Size:	5.36 Acres
Price / Acre:	$185,634.33
Zoning:	GB - General Business

PROPERTY HIGHLIGHTS

- Zoned GB - General Business
- Centrally located between Brighton and Ann Arbor.
- Site of the former Barnstormer Banquet Facility.

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 9411 E. M-36 | Green Oak Township, MI 48189

BUILDING INFORMATION

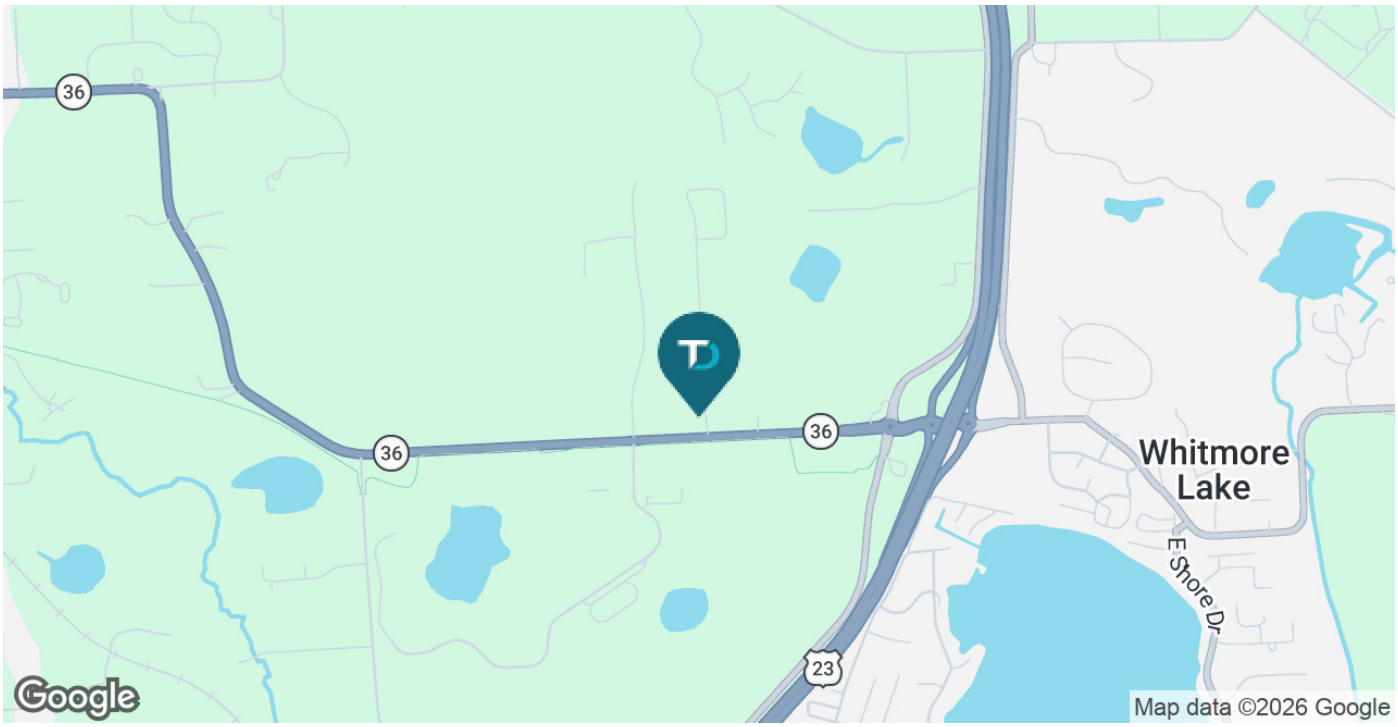
SALE PRICE:	PRICE REDUCED! Was: $1,275,000.00 NOW: $995,000.00
Price/AC:	$185,634.33
Utilities:	Municipal Water & Sanitary Sewer
Taxes:	2025 Summer - $3,622.51 2025 Winter - $16,443.10

PROPERTY INFORMATION

Lot Size:	5.36 Acres
Property Type:	Commercial Land
Zoning	GB - General Business
2025 Traffic Count:	M-36 = 8,358 US23 = 81,958
Legal Description:	Available upon request.
APN:	4716-29-300-020

LOCATION INFORMATION

East side of Plaza Drive, north off of E M-36, east of US23 in Whitmore Lake.



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AERIAL MAP: 9411 E. M-36 | Green Oak Township, MI 48189



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RETAILER MAP: 9411 E. M-36 | Green Oak Township, MI 48189



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ZONING ORDINANCE: 9411 E. M-36 | Green Oak Township, MI 48189

GB- General Business
LIST OF PERMITTED USES

GB - General Business.

a. **Permitted uses**. Permitted uses within the GB district include the following:
   1. All uses permitted in the LB district.
   2. Private clubs and lodges provided, sales and services are to members and guests only.
   3. Supermarkets.
   4. Public and private business schools and colleges.
   5. Health and fitness clubs.
   6. Theaters, excluding drive-in theaters.
   7. Eating and drinking establishments, subject to Section 38-196(2).

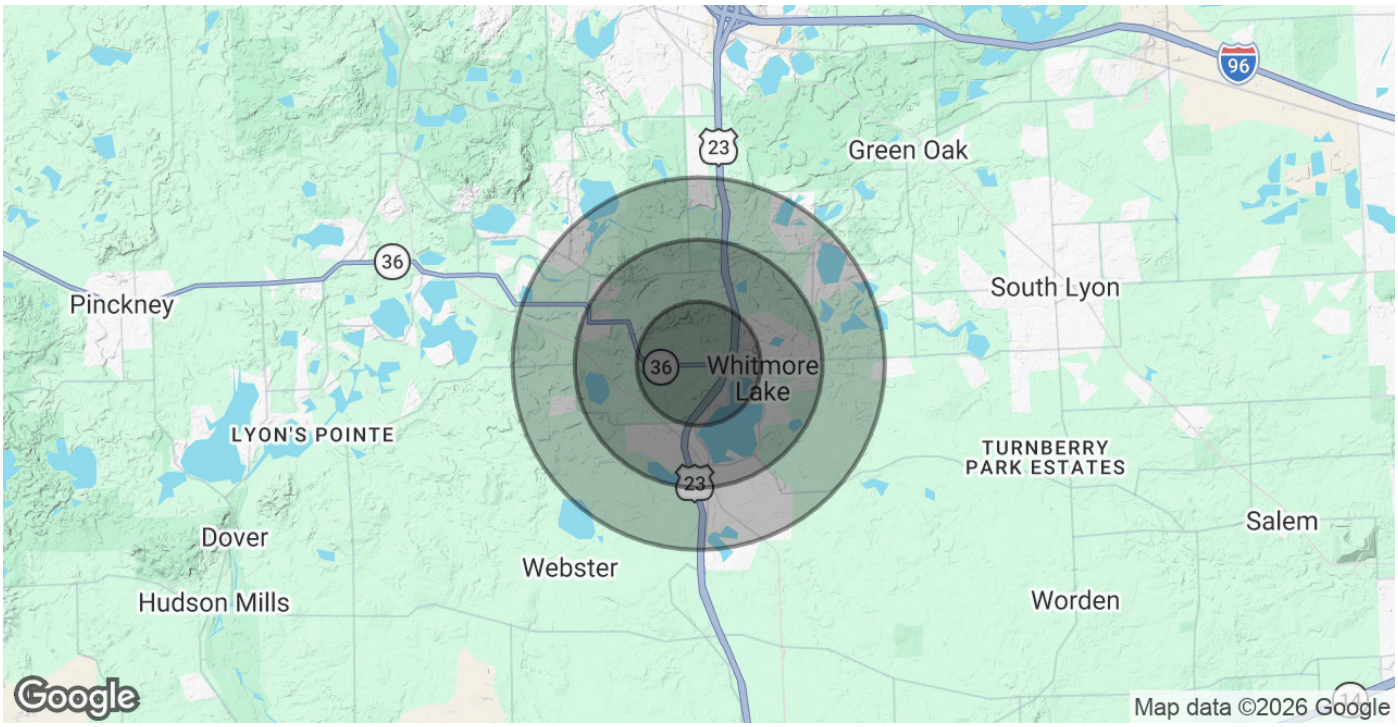
b. **Special approval uses**. Special approval uses within the GB district include the following:
   1. All special approval permitted in the LB district.
   2. Assembly halls or dancehalls, subject to Section 38-196(8).
   3. Open air businesses when developed in conjunction with a permitted use and subject to Section 38-196(9).
   4. Plant nurseries, subject to Section 38-196(23).
   5. Vehicle wash establishments, subject to Section 38-196(24).
   6. Mortuaries, subject to Section38-196(7).
   7. Bowling alleys, indoor skating rinks and similar recreational uses, subject to Section 38-196(8).
   8. Veterinary offices, including animal hospitals and clinics, subject to Section 38-196(10).
   9. Warehouse/indoor storage associated with retail sales businesses.
   10. Public garage, automobile service stations, filling stations, and associated convenient stores subject to Section 38-196(16).
   11. Childcare centers, subject to Section 38-196(6).

LB - Local Business.

a. **Permitted uses.** Permitted uses within the LB district include the following:
   1. Retail businesses which supply commodities, such as groceries, meats, dairy products, baked goods, drugs, gifts and notions or hardware.
   2. Personal service establishments, such as repair shops for watches, small appliances, shoes and televisions, beauty shops and barbershops.
   3. Laundry and dry-cleaning pickup stations, subject to Section 38-196(28).
   4. Professional offices for doctors, dentists, lawyers, architects, engineers, and other similar professions.
   5. Financial and business service establishments, banks, credit unions and insurance offices.
   6. Post offices and other similar governmental offices serving nearby residential areas.

b. **Special approval uses.** Special approval uses within the LB district include the following:
   1. Eating and drinking establishments, excluding drive-in restaurants, subject to Section 38-196(2).
   2. Indoor and outdoor commercial recreation, subject to Section 38-196(8) or 38-196(11).
   3. Shops providing merchandise to be sold on the premises, provided that not more than five (5) persons are employed on the premises in the production of merchandise being sold.
   4. Planned shopping centers, subject to Section 38-196(20).
   5. Mini Storage, subject to Section 38-196(21).
   6. Child day care centers, subject to Section 38-196(6).

DEMOGRAPHICS MAP & REPORT: 9411 E. M-36 | Green Oak Township, MI 48189



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,370	7,346	16,601
Average Age	38.2	40.7	43.3
Average Age (Male)	39.2	43.0	44.3
Average Age (Female)	33.8	39.4	43.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	542	3,321	7,390
# of Persons per HH	2.5	2.2	2.2
Average HH Income	$103,156	$92,142	$102,471
Average House Value	$294,847	$226,972	$250,345

2020 American Community Survey (ACS)