

38.56 ACRES LAKESHORE RD

Lakeshore Rd, Fort Gratiot, MI 48059



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: Lakeshore Rd | Fort Gratiot, MI 48059



PROPERTY OVERVIEW

±38.56-acre development opportunity on Lakeshore Road in Fort Gratiot featuring mixed zoning with commercial frontage and multifamily in the rear. Positioned across from luxury lakefront estates along Lake Huron, the site offers strong visibility, flexibility, and premier location appeal. Ideal for mixed-use or residential development in one of the area's most desirable corridors.

OFFERING SUMMARY

Sale Price -	Was \$2,200,000
REDUCED:	NOW \$2,100,000
Lot Size:	38.56 Acres
Price / Acre:	\$54,461
Zoning:	C-1 Neighborhood Business District & RM Multi Family

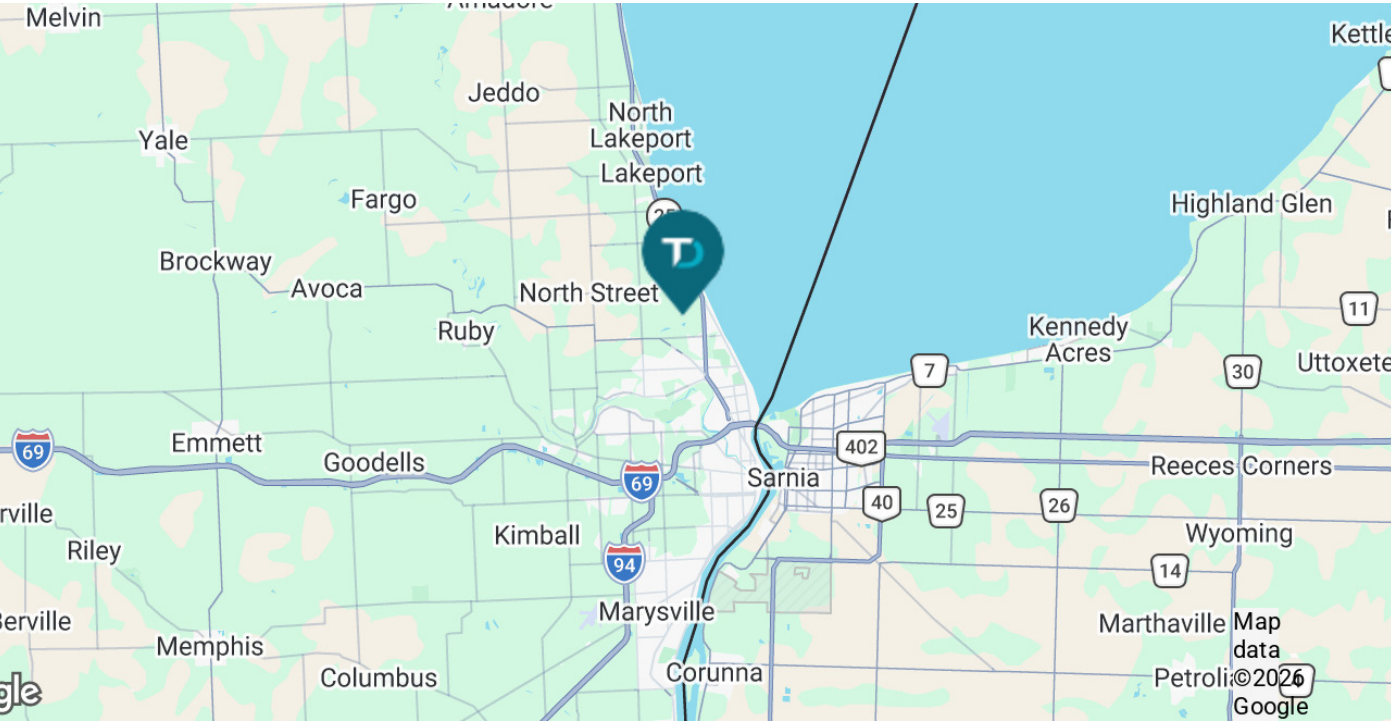
PROPERTY HIGHLIGHTS

- 38.56 acres vacant land
- Front 17 acres zoned C-1 Neighborhood Business District
- Back 21 acres zoned RM Multi Family
- Ideal mixed use or multi family development

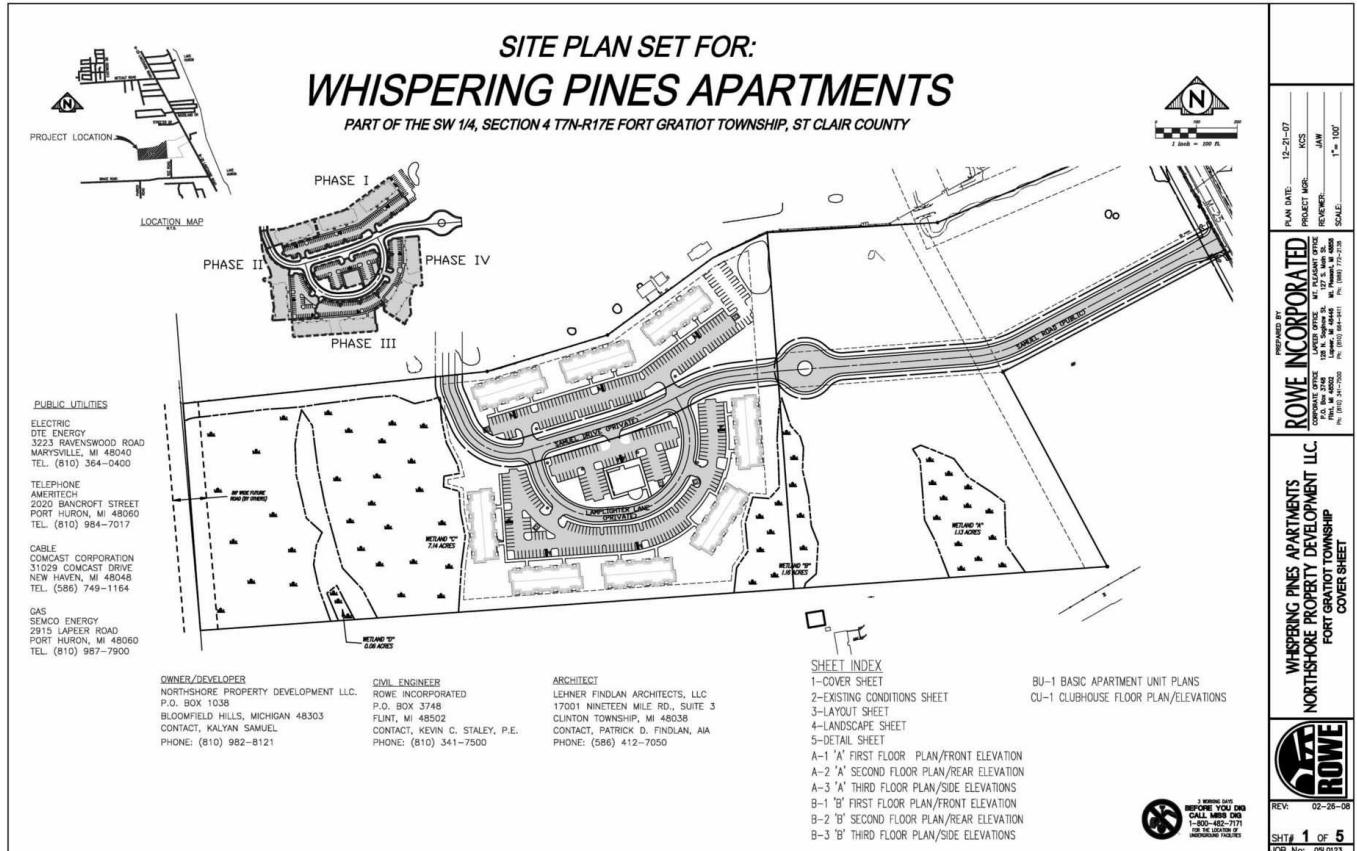
BUILDING/PROPERTY INFORMATION: Lakeshore Rd | Fort Gratiot, MI 48059

BUILDING INFORMATION		PROPERTY INFORMATION	
Price/AC:	\$54,461	Lot Size:	38.56 Acres
Utilities:	-	Property Type:	Land
2025 Winter Taxes:	\$1,561	Property Subtype:	Multifamily
2025 Summer Taxes:	\$4,417	Zoning	C-1 Neighborhood Business District & RM Multi Family
		Traffic Count:	13,717 Vehicles/Day (Costar, 2024)
		Legal Description:	Available upon request
		APN:	20-004-4008-100 & 20-004-4039-000

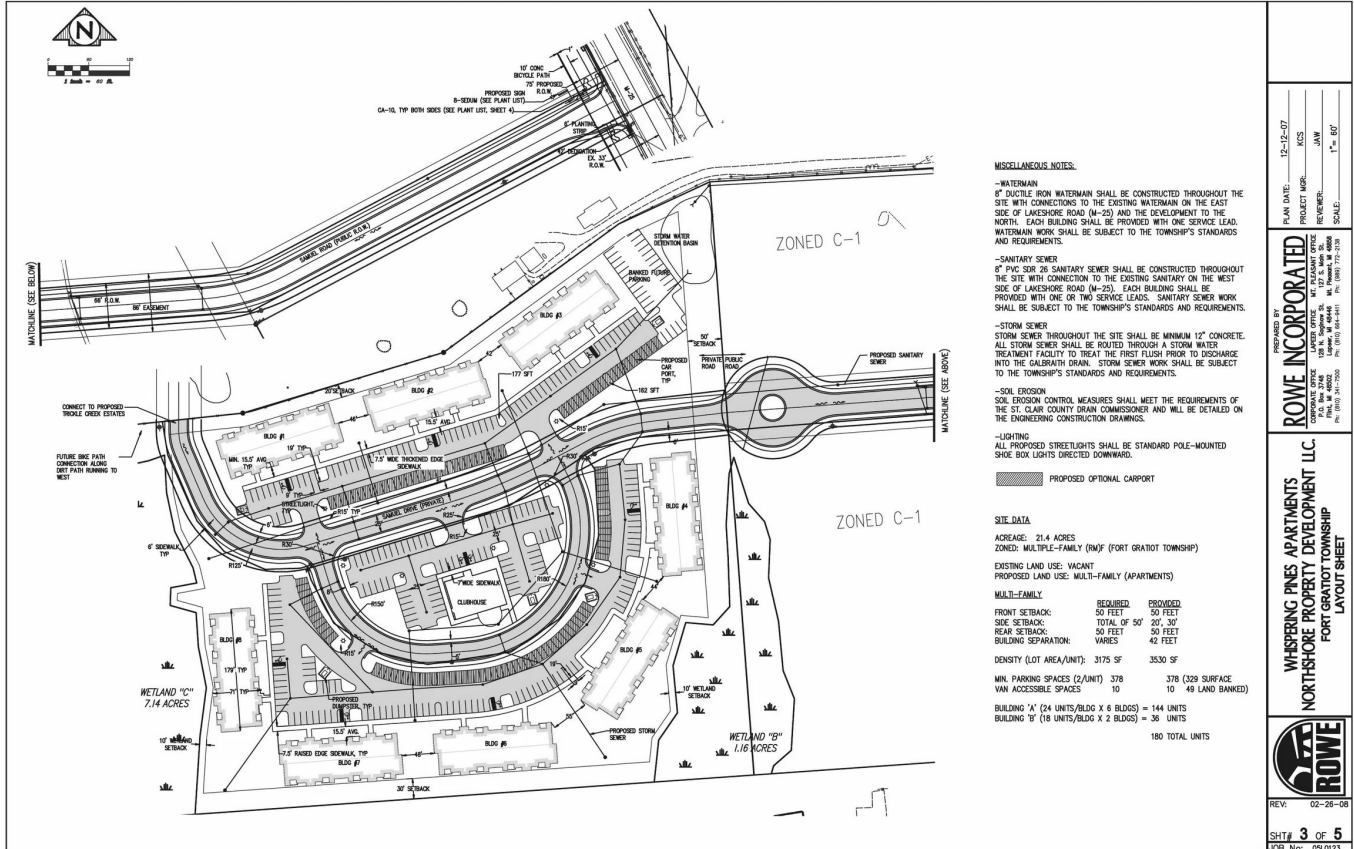
LOCATION INFORMATION
 Located on the west side of Lakeshore Rd, just north of Brace Rd, at the north end of Fort Gratiot.



CONCEPTUAL: Lakeshore Rd | Fort Gratiot, MI 48059



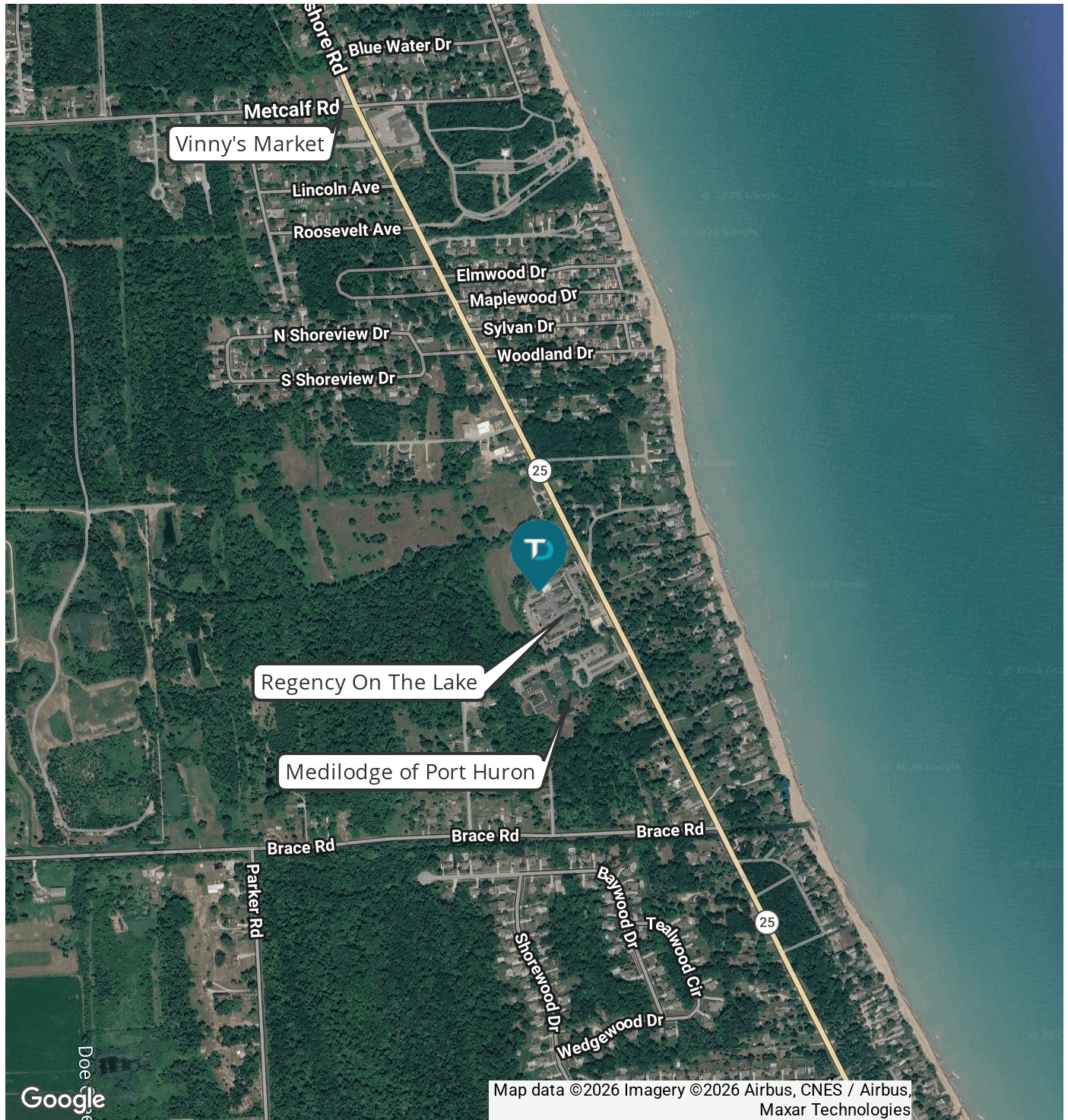
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AERIAL MAP: Lakeshore Rd | Fort Gratiot, MI 48059

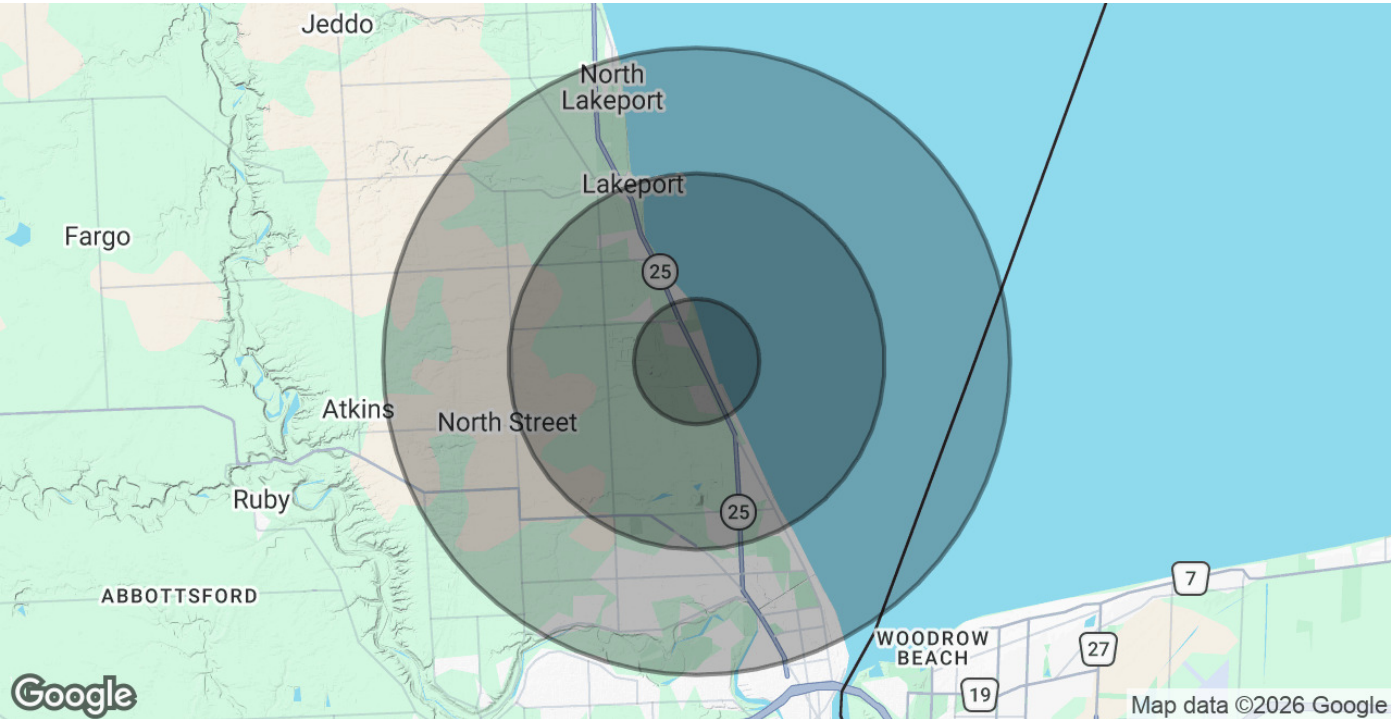


RETAILER MAP: Lakeshore Rd | Fort Gratiot, MI 48059



DEMOGRAPHICS MAP & REPORT:

Lakeshore Rd | Fort Gratiot, MI 48059



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	711	3,119	7,618
Average Age	51.3	46.7	49.2
Average Age (Male)	46.4	44.9	47.6
Average Age (Female)	51.6	45.7	48.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	311	1,349	3,204
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$98,053	\$87,893	\$89,805
Average House Value	\$175,140	\$167,897	\$197,346
2023 American Community Survey (ACS)			