EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

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 - REDUCED:	Was $2,200,000 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

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.

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

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

BUILDING INFORMATION

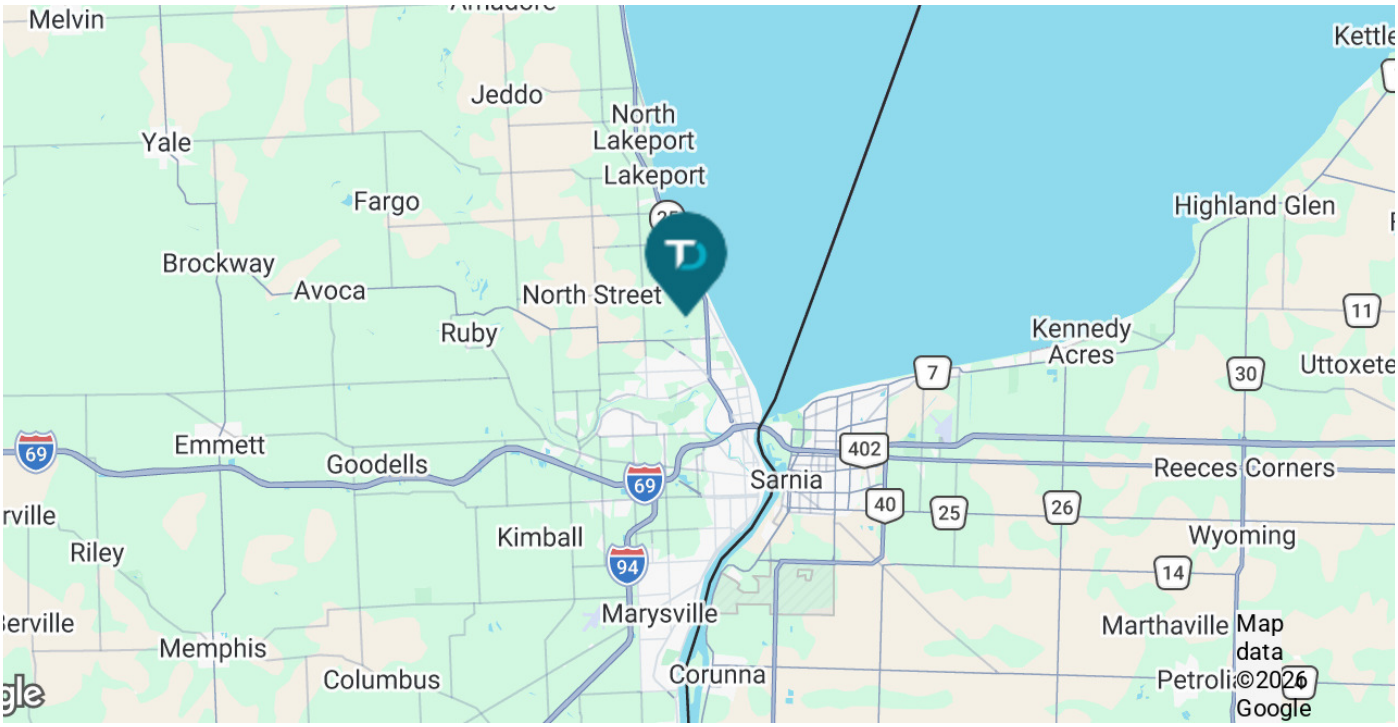
Price/AC:	$54,461
Utilities:	-
2025 Winter Taxes:	$1,561
2025 Summer Taxes:	$4,417

PROPERTY INFORMATION

Lot Size:	38.56 Acres
Property Type:	Land
Property Subtype:	Multifamily
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

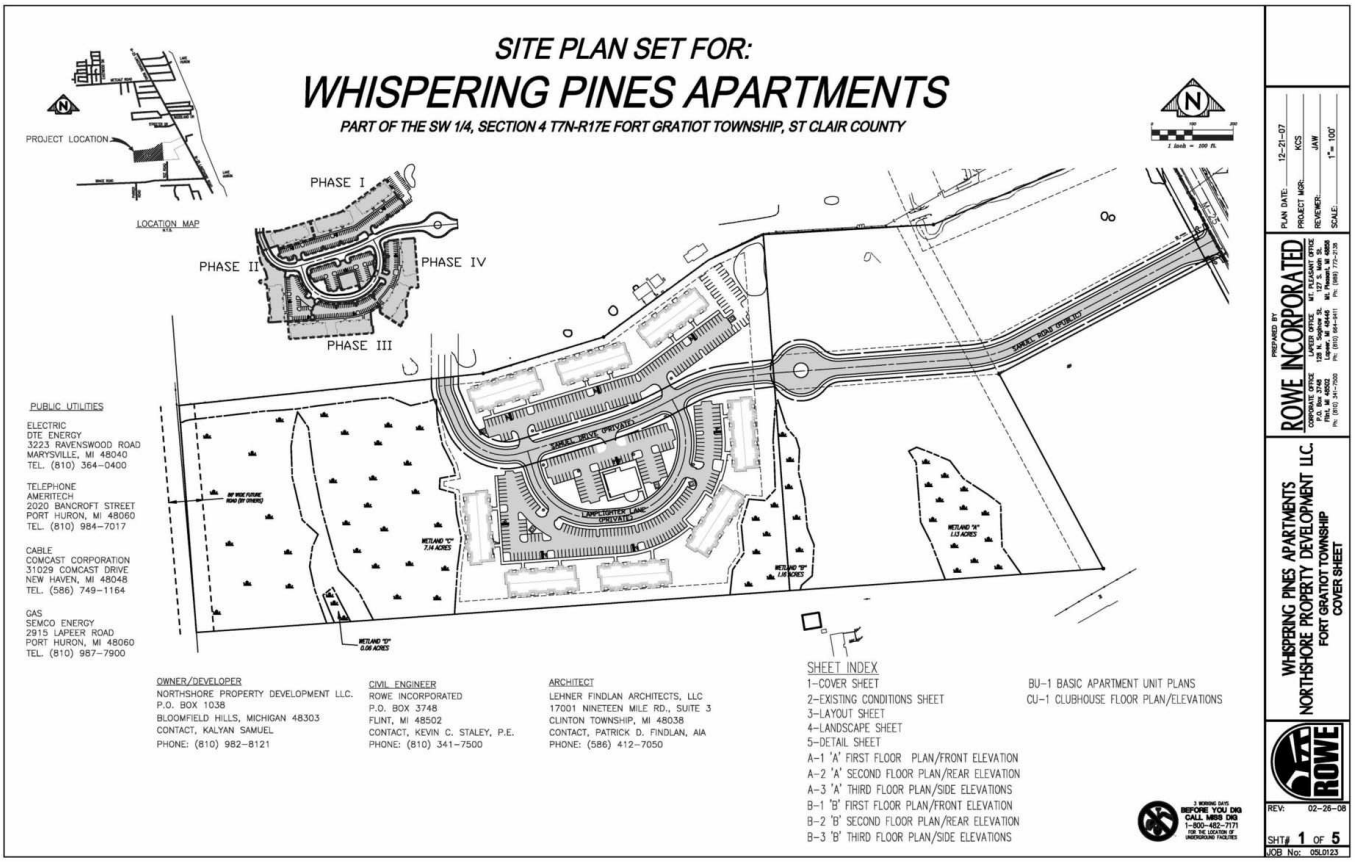
Located on the west side of Lakeshore Rd, just north of Brace Rd, at the north end of Fort Gratiot.



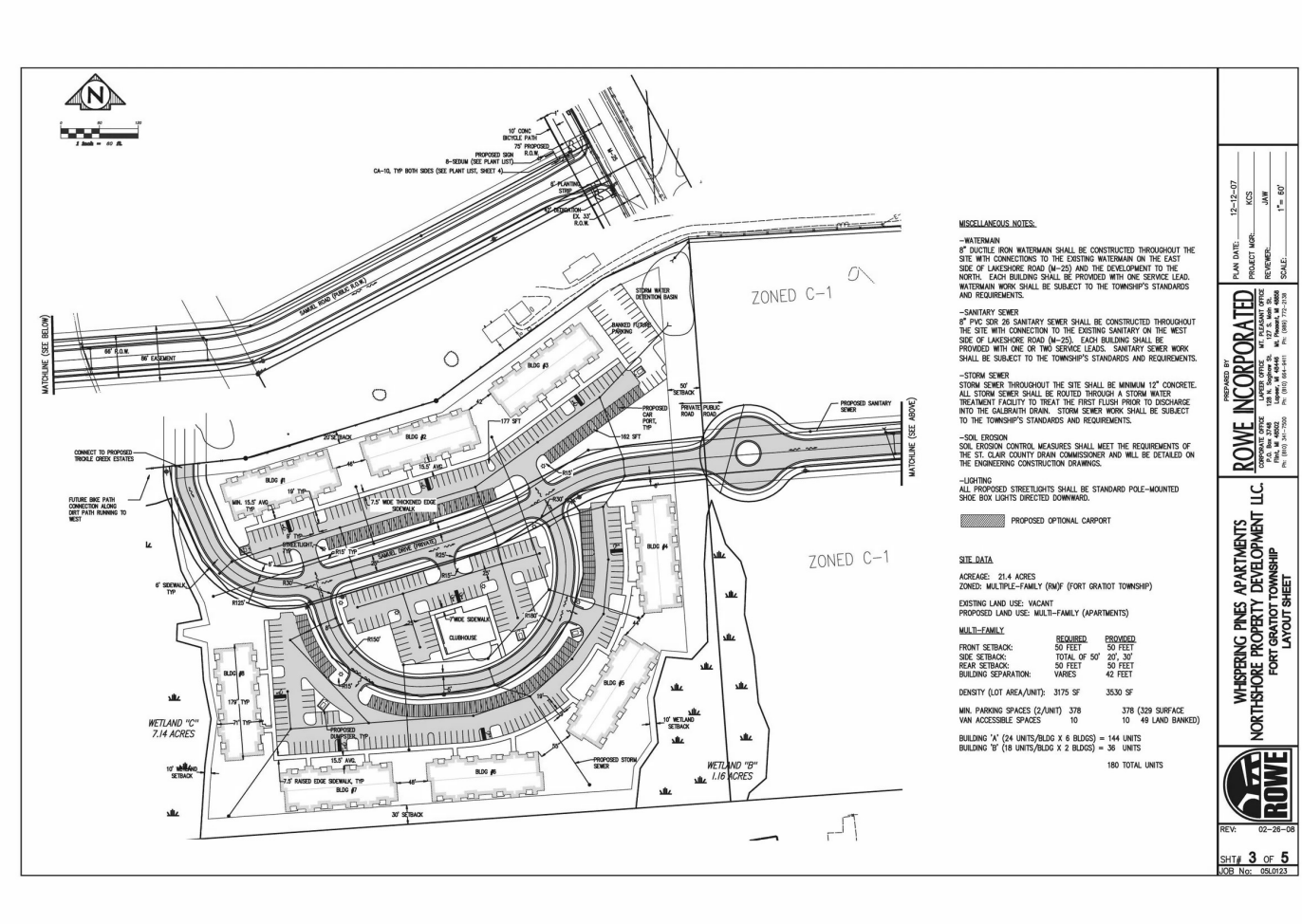
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CONCEPTUAL: Lakeshore Rd | Fort Gratiot, MI 48059



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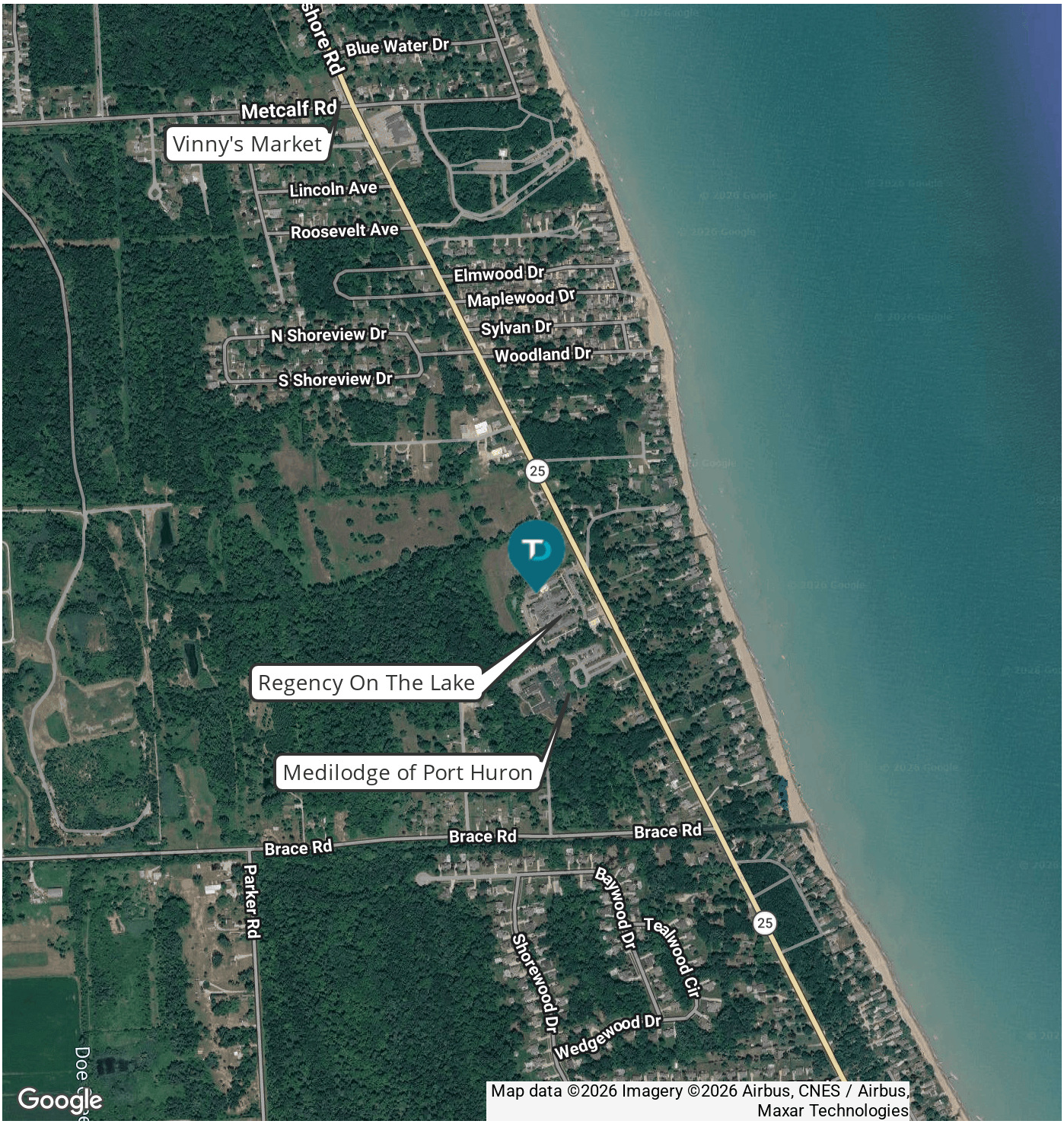
AERIAL MAP: Lakeshore Rd | Fort Gratiot, MI 48059



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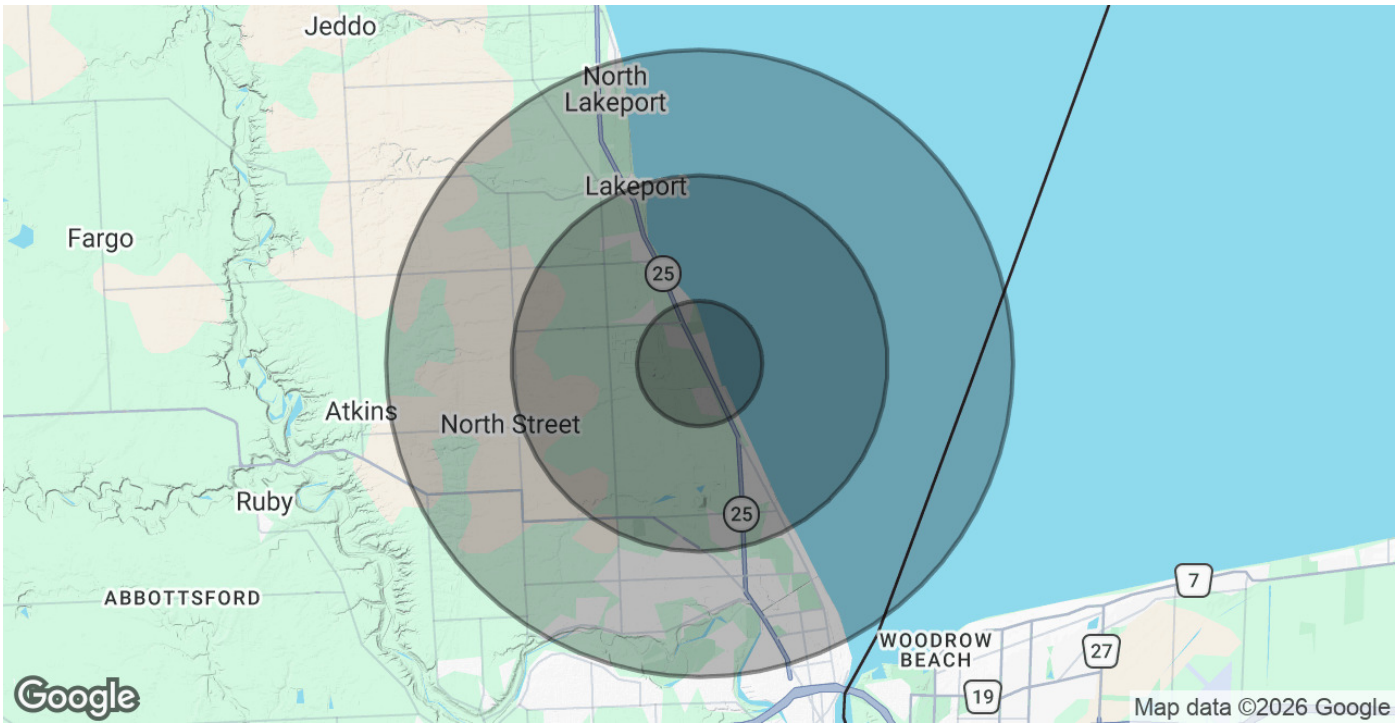
RETAILER MAP: Lakeshore Rd | Fort Gratiot, MI 48059



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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)

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