

60+/- ACRES

# FOR SALE

HILL RD. & EAST OF US-23. MUNDY TWP, MI



## PROPERTY DATA SHEET

- Asking Price \$9 Million
- Flexibility in purchase terms
- 60 Acres can be divided - 987' x 2670'
- Extraordinary super regional/retail or industrial site
- Major infrastructure for heavy traffic volumes
- All utilities to site
- Located in high growth, high income area  
Red Hot Hill Road Development Corridor
- Traffic Counts: Hill Rd. 34,376 US23: 86,000
- Showing Instructions: By Appt. - call Broker



For information please contact:

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[WWW.COMMERCIALREALTYINC.COM](http://WWW.COMMERCIALREALTYINC.COM)

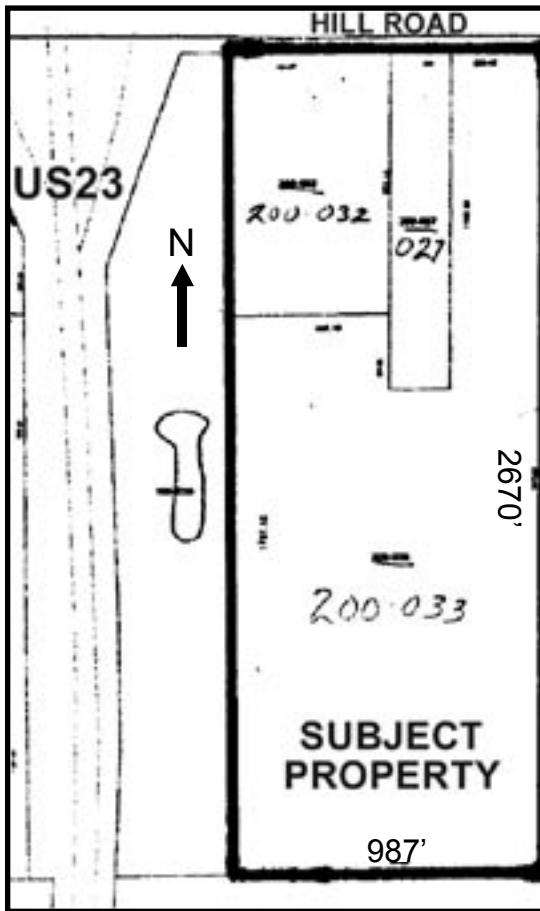
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Loop Net Code



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## INVESTMENT SUMMARY

Located on Hill Road (Class A Road) just east of the US23 interchange. This property is a trophy location for a retail/industrial development serving a super regional market in Mid-Michigan.

Easy access to the major crossroads of I-75, I-69, I-475 & US-23 make this location the premiere site in a retail trade area of over 450,000 people.



### DRIVING DIRECTIONS

From US23: Exit 190 (Hill Road)- just east of the interchange on the south side of Hill Road.

From I-75: I-75 to I-475 North to Hill Road, west approx. 2 miles.

From I-69: Take I-69 east to US 23 South to Hill Road (approx. 2 miles) just east of interchange.



TRADE AREA DEMOGRAPHICS:	
	3 MILE RADIUS
POPULATION	31,000
MHH INCOME	\$48,668