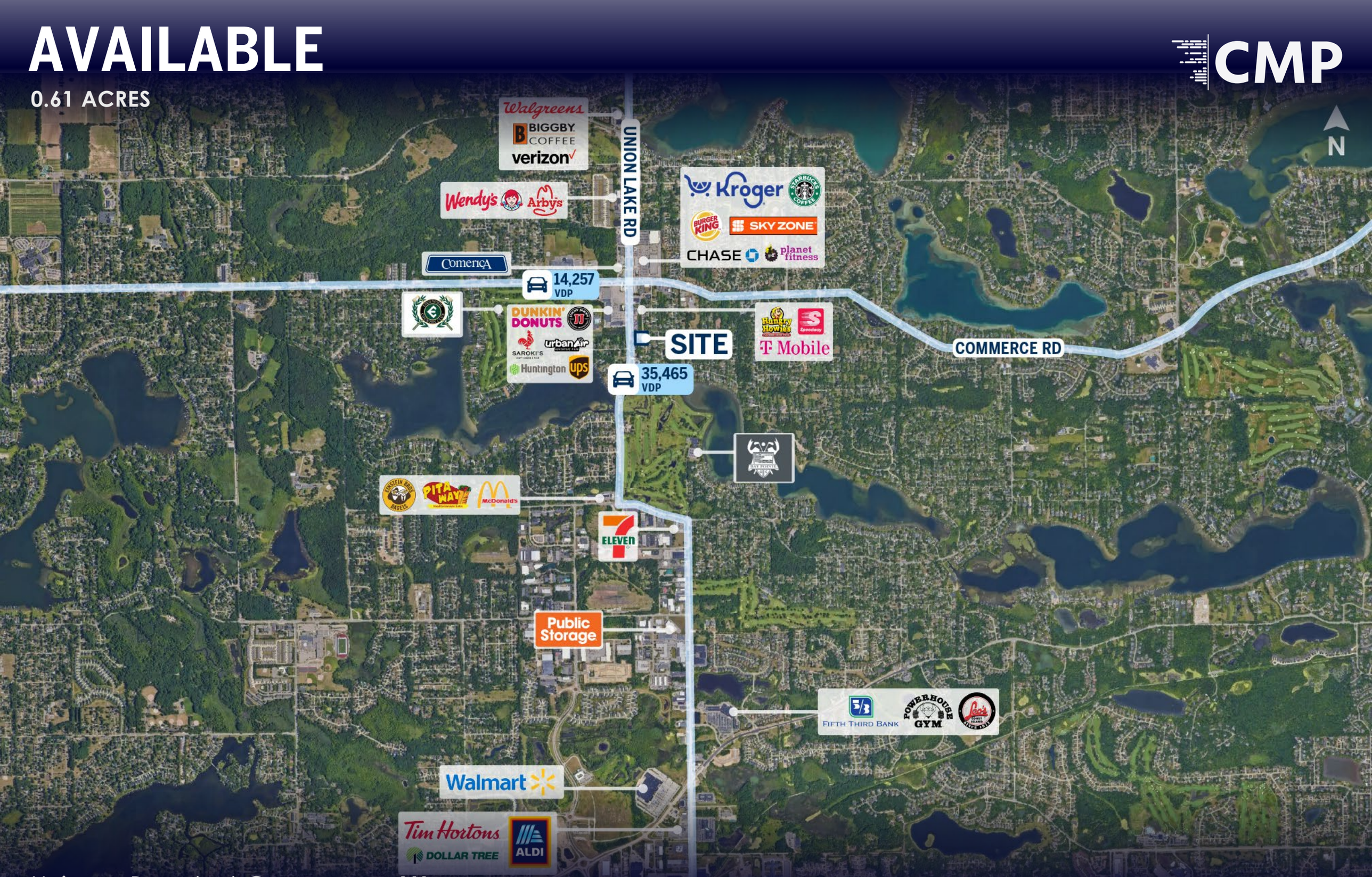
AVAILABLE

0.61 ACRES

CMP



Union & Bywater | **Commerce, MI**

VACANT LAND

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	Union & Bywater
City/Township	Commerce, MI
Land Size	0.61 AC
Zoning	B-1
Asking Rental Rate	Contact Broker
Estimated NNN's	TBD
Asking Price	$480,000.00

DEMOGRAPHICS *(5-MILE RADIUS)*

140,161
PEOPLE

$131,644
AVG. HOUSEHOLD INCOME

56,200
HOUSEHOLDS

$2.1B
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

PRIME UNION LAKE ROAD FRONTAGE WITH EXCEPTIONAL EXPOSURE

Highly visible 0.61-acre commercial parcel situated directly on Union Lake Road, offering strong frontage along one of Commerce Township's primary retail and commuter corridors with consistent daily traffic and excellent brand visibility.

ESTABLISHED INFILL LOCATION SURROUNDED BY DENSE RETAIL ACTIVITY

Positioned within a mature commercial corridor near major retailers, service businesses, and dense residential neighborhoods, providing immediate access to an established customer base and sustained local demand.

FLEXIBLE BUSINESS ZONING SUPPORTS A VARIETY OF COMMERCIAL USES

B-1 Local Business District zoning allows for a wide range of retail, office, medical, restaurant, and service-oriented uses, creating strong flexibility for owner-users, investors, or redevelopment strategies.

LOCATED IN HIGHLY DESIRABLE OAKLAND COUNTY TRADE AREA

Surrounded by strong household demographics, stable property values, and continued residential growth, the property benefits from Commerce Township's established reputation as a desirable suburban business environment.

CONVENIENT ACCESS TO MAJOR REGIONAL ROADWAYS

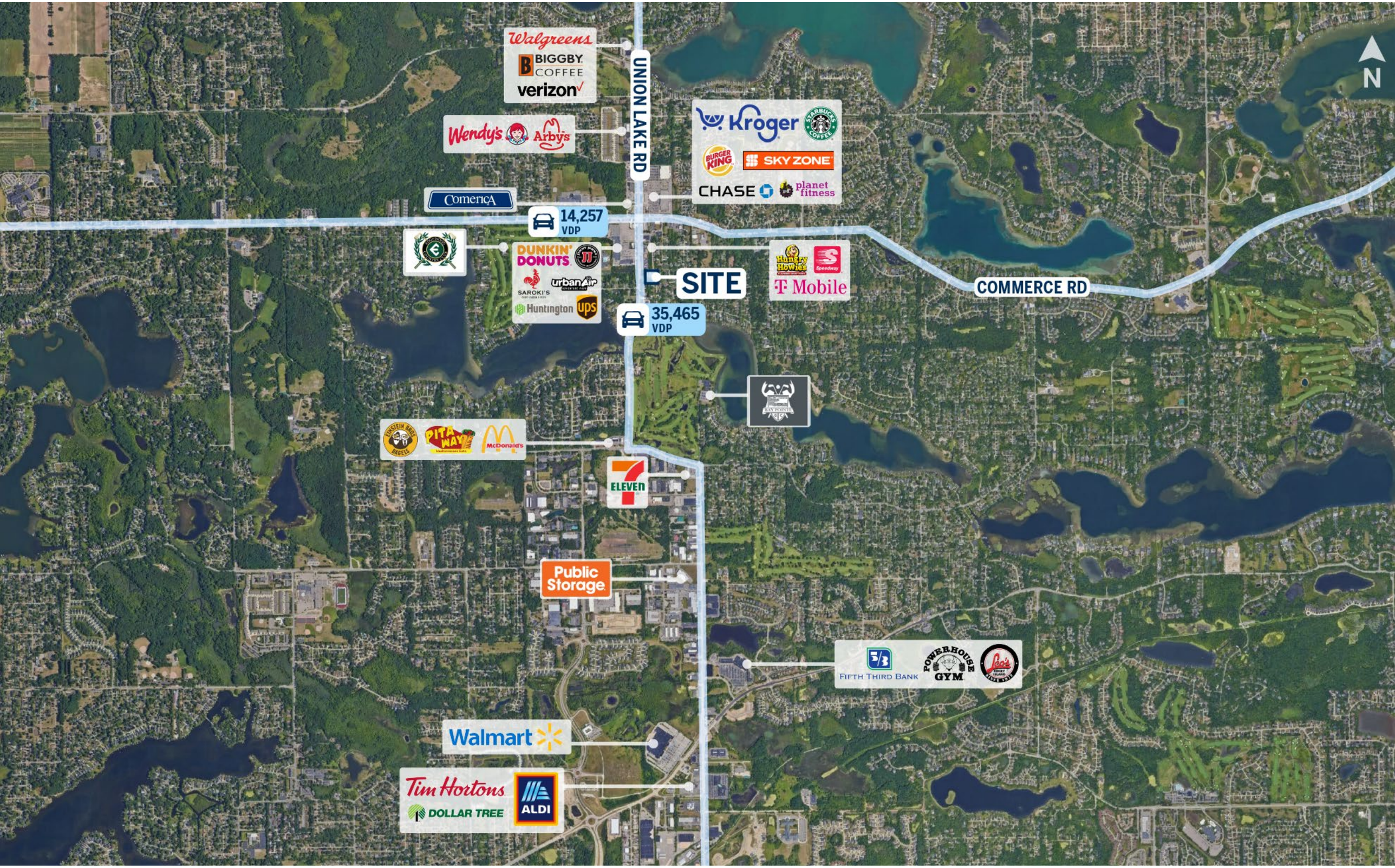
Immediate connectivity to Pontiac Trail, M-5, and surrounding arterial roads enhances accessibility for both local consumers and regional traffic patterns.

LIMITED SMALL-PARCEL COMMERCIAL SUPPLY IN GROWING MARKET

Rare opportunity to acquire a strategically located commercial parcel in a supply-constrained corridor where redevelopment sites with strong visibility remain limited.

AREA TENANTS

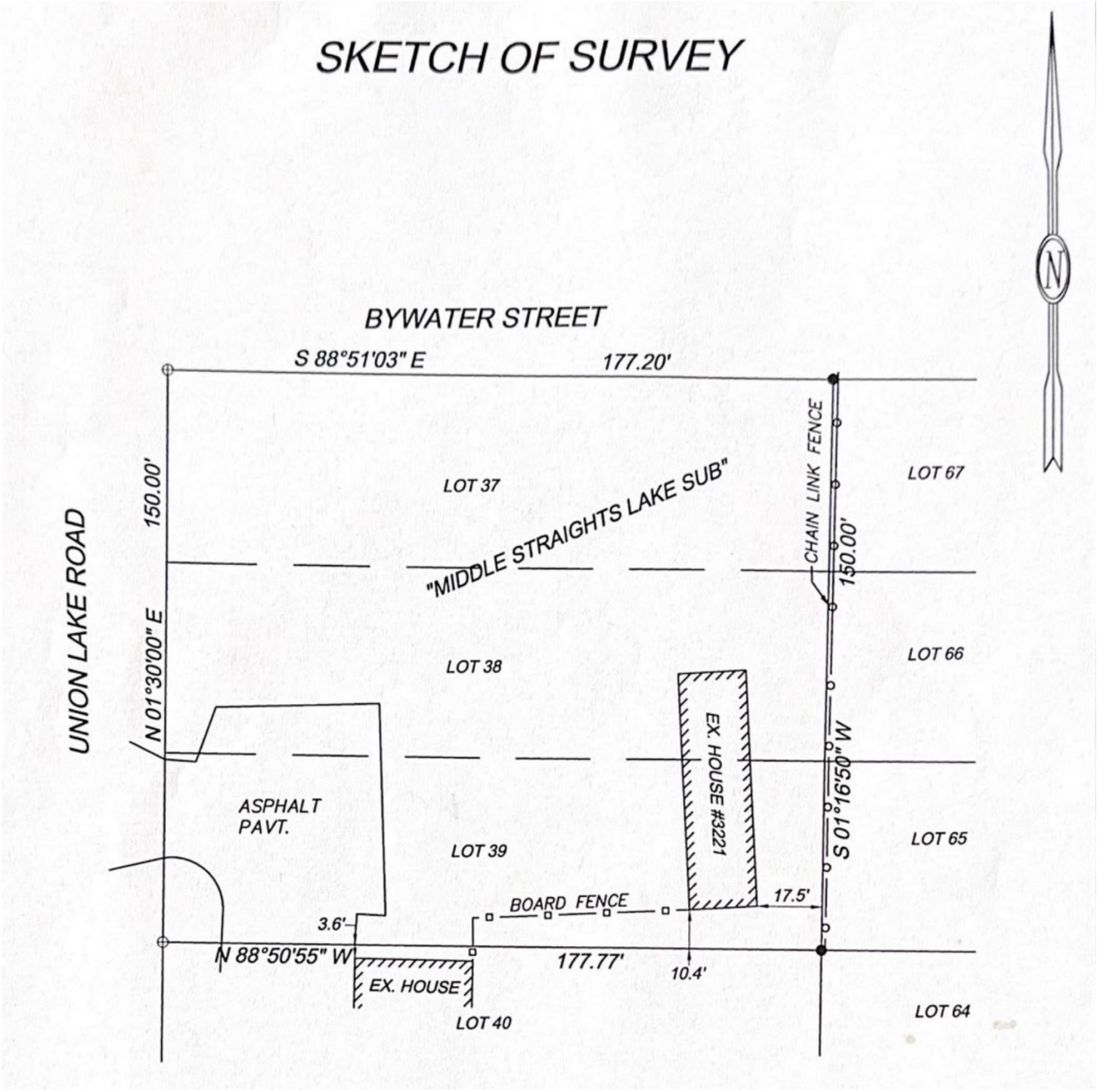
AERIAL


Walgreens
BIGGBY COFFEE
verizon
Wendy's
Arby's
UNION LAKE RD
Kroger
STARBUCKS COFFEE
BURGER KING
SKY ZONE
CHASE
planet fitness
ComericA
14,257 VDP
DUNKIN' DONUTS
SAROKI'S
urbanair
Huntington
ups
SITE
Hunt Brothers Pizza
Speedway
T-Mobile
COMMERCE RD
35,465 VDP
EINSTEIN BROS BAGELS
PITA WAY
McDonald's
7 ELEVEN
Public Storage
FIFTH THIRD BANK
POWERHOUSE GYM
Walmart
Tim Hortons
DOLLAR TREE
ALDI
N

PARCEL



SURVEY


SKETCH OF SURVEY
BYWATER STREET
S 88°51'03" E
177.20'
150.00'
LOT 37
"MIDDLE STRAIGHTS LAKE SUB"
CHAIN LINK FENCE
LOT 67
150.00'
UNION LAKE ROAD
N 01°30'00" E
LOT 38
LOT 66
EX. HOUSE #3221
S 01°59'10" W
ASPHALT PAVT.
LOT 39
LOT 65
BOARD FENCE
17.5'
3.6'
N 88°50'55" W
177.77'
10.4'
EX. HOUSE
LOT 40
LOT 64

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	5,315	47,303	138,029
2025 Population	5,305	48,680	140,161
2030 Population Projection	5,394	49,839	143,088
Annual Growth 2020-2024	0.0%	0.6%	0.3%
Annual Growth 2024-2029	0.3%	0.5%	0.4%

HOUSEHOLDS			
2020 Households	1,968	18,329	55,214
2025 Households	1,974	18,885	56,200
2030 Household Projection	2,010	19,348	57,430
Annual Growth 2020-2025	0.1%	0.7%	0.5%
Annual Growth 2025-2030	0.4%	0.5%	0.4%
Avg Household Size	2.60	2.50	2.40
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$160,856	$137,024	$131,644
Median Household Income	$133,393	$106,741	$101,353

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$412,151	$373,703	$359,669
Median Year Built	1973	1981	1983
Owner Occupied Households	1,779	16,538	45,788
Renter Occupied Households	231	2,811	11,642

HOUSING COMPOSITION			
1-Person Households	387	4,453	15,247
2-Person Households	739	6,673	19,722
3-Person Households	319	3,175	8,847
4-Person Households	365	2,972	7,860
5-Person Households	116	1,188	3,217
6-Person Households	43	332	994
7-Person Households	6	93	312

EMPLOYMENT			
Civilian Employed	2,853	25,760	73,550
Civilian Unemployed	97	939	2,838
Civilian Non-Labor Force	1,430	13,830	40,869

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