

Description

Prime vacant land opportunity along Dexter Street in Milan offering excellent visibility, strong traffic exposure, and convenient access to US-23 and Ann Arbor. Surrounded by established retail and ongoing residential growth, the site is ideal for retail, QSR with drive-thru, medical, or service users.

The Property offers flexible development potential and can accommodate multiple configurations, including a proposed 2,515 SF drive-thru restaurant with an additional 3,590 SF retail building, or alternatively, two drive-thru users of approximately 1,200 SF and 2,800 SF. Available for sale or ground lease, the site presents a compelling opportunity within Milan's primary commercial corridor.

Address

800 Dexter Street
Milan, MI 48160

Sale Price/Asking Rent

Contact Broker

Property Features

- **1.97 Acre Lot**
- **Build-to-suit or Ground Lease Options**
- **Excellent Frontage & Visibility**
- **Convenient Access to US-23**
- **Zoning - C-1 Local Commercial**

Traffic Counts

US-23 Northbound - 23,563+ cpd

US-23 Southbound - 21,772+ cpd

Dexter Street - 5,420+ cpd

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION:	5,420	9,224	15,868
HOUSEHOLDS:	1,613	3,138	5,569
AVG. HOUSEHOLD INCOME:	\$111,637	\$111,267	\$126,180
DAYTIME POPULATION:	6,149	8,271	10,758

MICRO AERIAL



The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.



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