MILFORD ROAD
REDEVELOPMENT OPPORTUNITY

OnQ COMMERCIAL REAL ESTATE

1246 S Milford Road
Highland, MI 48357

SALE PRICE
$549,000



3 STRUCTURES ON
1.71 ACRES

FOR SALE

INVESTMENT HIGHLIGHTS

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Description

Prime redevelopment opportunity with exceptional frontage and visibility on S. Milford Road in Highland Township. Positioned along a highly traveled commercial corridor, the property offers outstanding exposure, convenient access, and excellent potential for a variety of commercial uses (subject to approvals). An ideal opportunity for developers, investors, or owner-users looking to capitalize on a prominent location.

Address

1246 S Milford Road
Highland, MI 48357

Features

- Prime Redevelopment Opportunity
- 1.71 Acres
- Excellent Visibility & Frontage
- High Daily Traffic Counts
- Convenient Access
- Zoned C-1 - Local Commercial District

Sale Price

$549,000

Traffic Counts

S Milford Road - 11,125 + cpd

Highland Road Eastbound - 11,756+ cpd

Highland Road Westbound - 11,611+ cpd

Demographics

	3 MILE	5 MILES	7 MILES
POPULATION:	17,361	47,011	86,462
HOUSEHOLDS:	7,083	18,683	33,553
AVG. HOUSEHOLD INCOME:	$146,011	$153,621	$156,697
DAYTIME POPULATION:	12,124	125,291	43,519

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Zoning Permitted Uses

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Sec. 4.10. - Local Commercial District (C-1).

A. Intent. The intent of the C-1 Local Commercial District is to permit development of commercial areas consisting of uses that are typical of convenience shoppers, personal services and office uses. These commercial areas are intended to serve residential areas located in close proximity. The land use restrictions in the C-1 District are intended to ensure that development will be reasonably compatible with adjacent residential areas. Properties zoned C-1 are typically of a small size in Highland Township.

B. Permitted uses.

- Permitted uses in the OS District.
- Amusement establishments such as electronic gaming arcades, pool halls, bowling alleys and similar uses.
- Dry cleaning and laundromat.
- Fitness facilities, such as aerobic, dance and gymnastic studios, and exercise centers.
- Funeral homes and mortuaries, not including crematoriums.
- Personal service establishments performing services on the premises, such as barber and beauty shops, watch and shoe repair, tailor shops, artist, music and photography studios, travel agencies, locksmiths and similar establishments.
- Restaurants and catering.
- Shops for the retail sale of baked goods, banquet equipment rental, beverages, books, boutiques, clothing, confections, drugs, flowers, food, gifts, hardware, hobby equipment, jewelry, notions, paint, party supplies, periodicals, small household-related products (appliances) and tobacco.
- Wireless communication facilities subject to Section 10.24.
- Short Term Rental subject to Section 10.35.
- Accessory structures and uses customarily incidental to the permitted uses listed and subject to Article 8.03, Accessory Structures and Uses.

C. Special land uses.

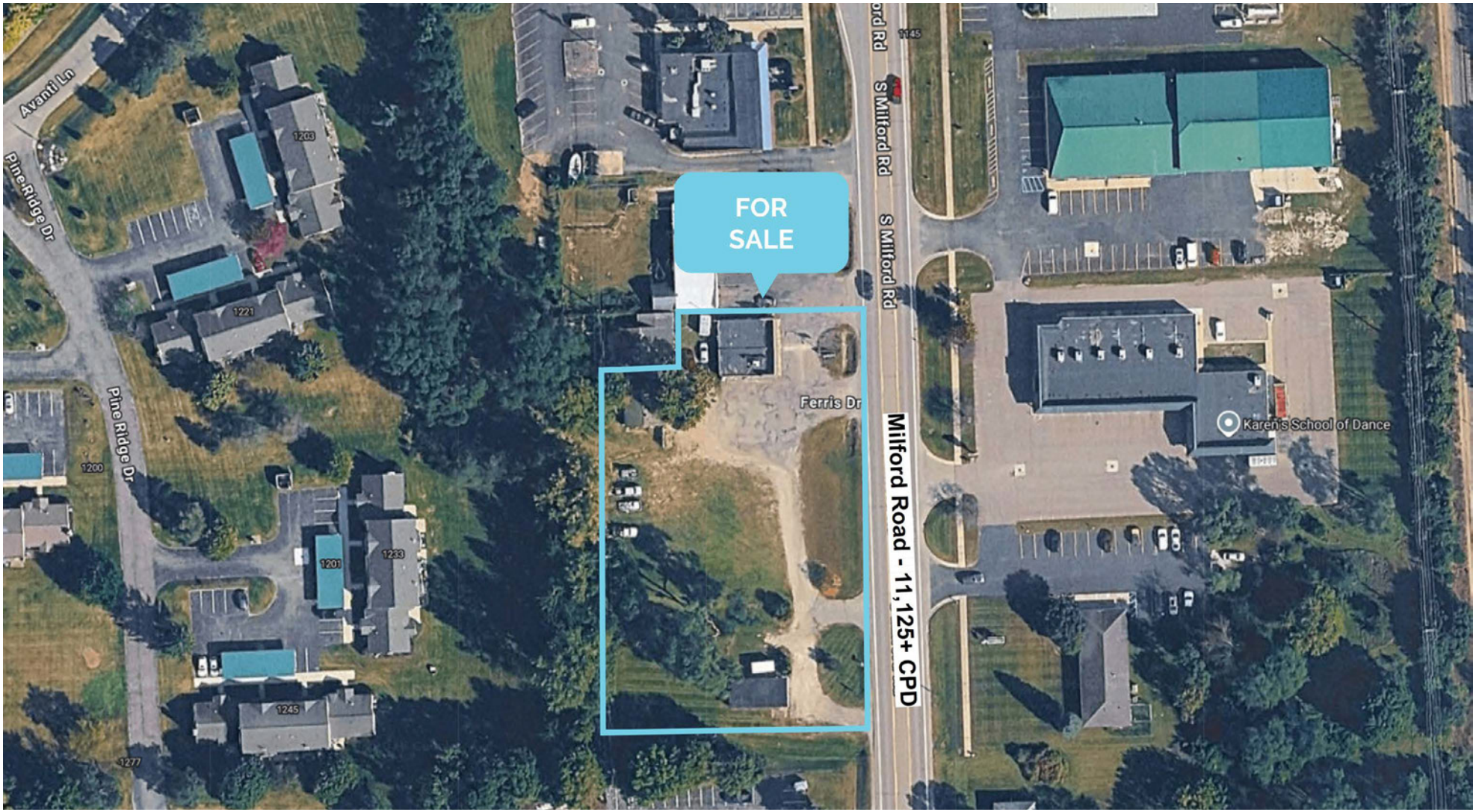
- Accessory dwelling units subject to Subsection 8.05.B.
- Adult Day Care Centers, subject to Section 10.02.
- Pet Care Facility subject to Section 10.29.
- Automotive parts and accessory stores not including installation of the parts sold on the premises.
- Banquet facilities, and private meeting halls, lodges or clubs.
- Bed and breakfast establishments subject to Section 10.05.
- Child care centers subject to Section 10.09.
- Drive-through facilities for permitted or special land uses.
- Gas stations.
- Golf driving ranges, par 3 courses and miniature golf courses subject to Section 10.14.
- Hospitals, convalescent and extended health care facilities, subject to Section 10.16.
- Institutional use small scale subject to Section 10.17.

(Ord. No. Z-005, § 2, 3-11-2015; Ord. No. Z-010, § 1, 10-11-2017; Ord. No. Z-030, § 2, 1-8-2024)

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MICRO AERIAL

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MACRO AERIAL



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1246 S MILFORD *Photos*





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1300 S MILFORD *Photos*

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1252 FERRIS DR *Photos*







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