

2.9 ACRES BALDWIN RD & I-75

SWC Baldwin Rd & I-75, Auburn Hills, MI 48326



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: SWC Baldwin Rd & I-75 | Auburn Hills, MI 48326



PROPERTY OVERVIEW

A highly visible, ideally located 2.9 acre redevelopment opportunity at I-75 and Baldwin Rd in Auburn Hills, MI.

OFFERING SUMMARY

Sale Price: \$4,250,000
Lot Size: 2.9 Acres
Price / Acre: \$1,465,517
Zoning: B-2 General Business

PROPERTY HIGHLIGHTS

- Confidential Sale- business to remain open. Do not approach employees
- Premier redevelopment opportunity located at Baldwin Rd and I-75
- Over 600 feet of frontage on I-75 at the Baldwin Rd exit
- Located directly across Baldwin Rd from Great Lakes Crossing - the state of Michigan's largest indoor outlet center
- Surrounded by many national retailers, restaurants, and entertainment uses

BUILDING/PROPERTY INFORMATION: SWC Baldwin Rd & I-75 | Auburn Hills, MI 48326

BUILDING INFORMATION

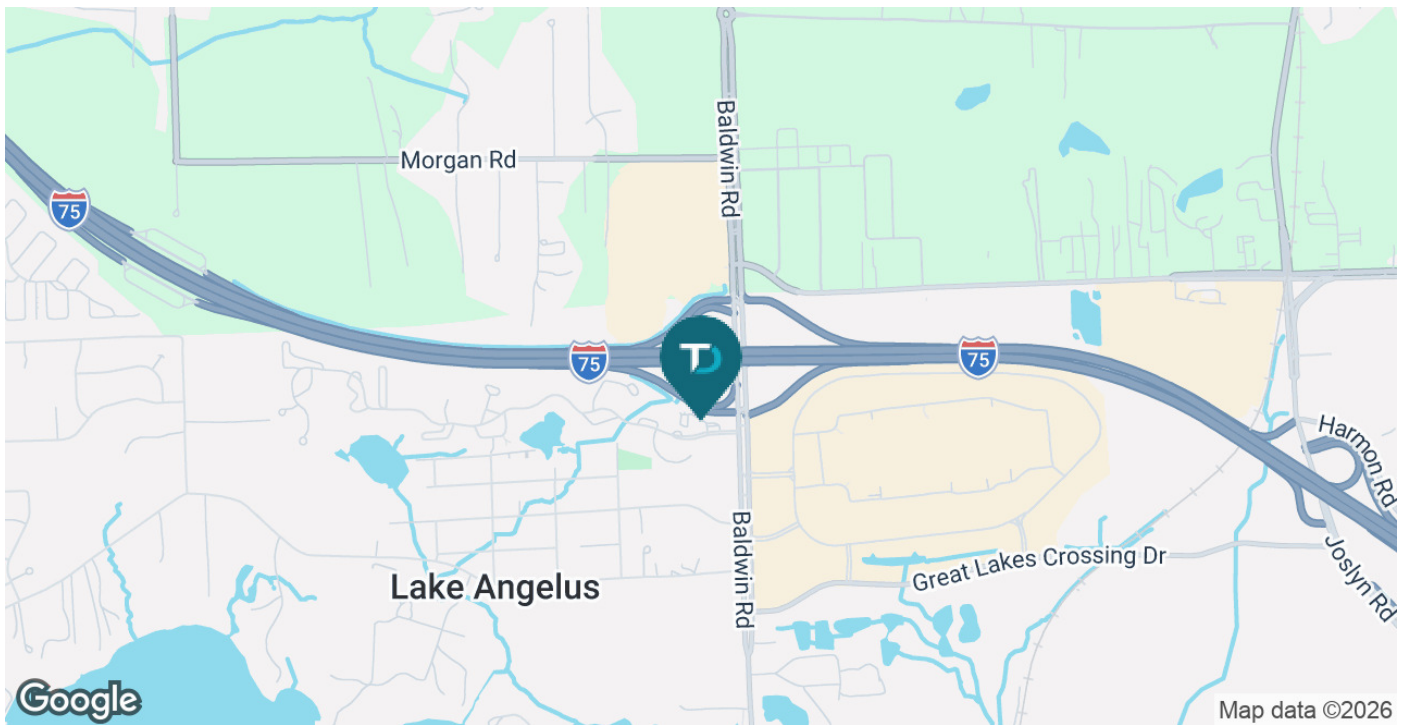
Price/AC: \$1,465,517
Utilities: City water and sewer

PROPERTY INFORMATION

Lot Size: 2.9 Acres
Property Type: Land
Property Subtype: Retail
Zoning: B-2 General Business
Traffic Count: 33,777 Vehicles/Day (Costar, 2024)
Legal Description: Available upon request
APN: 14-05-151-031

LOCATION INFORMATION

Located on the southwest corner of Baldwin Rd and the I-75 interchange in Auburn Hills - directly across from Great Lakes Crossing



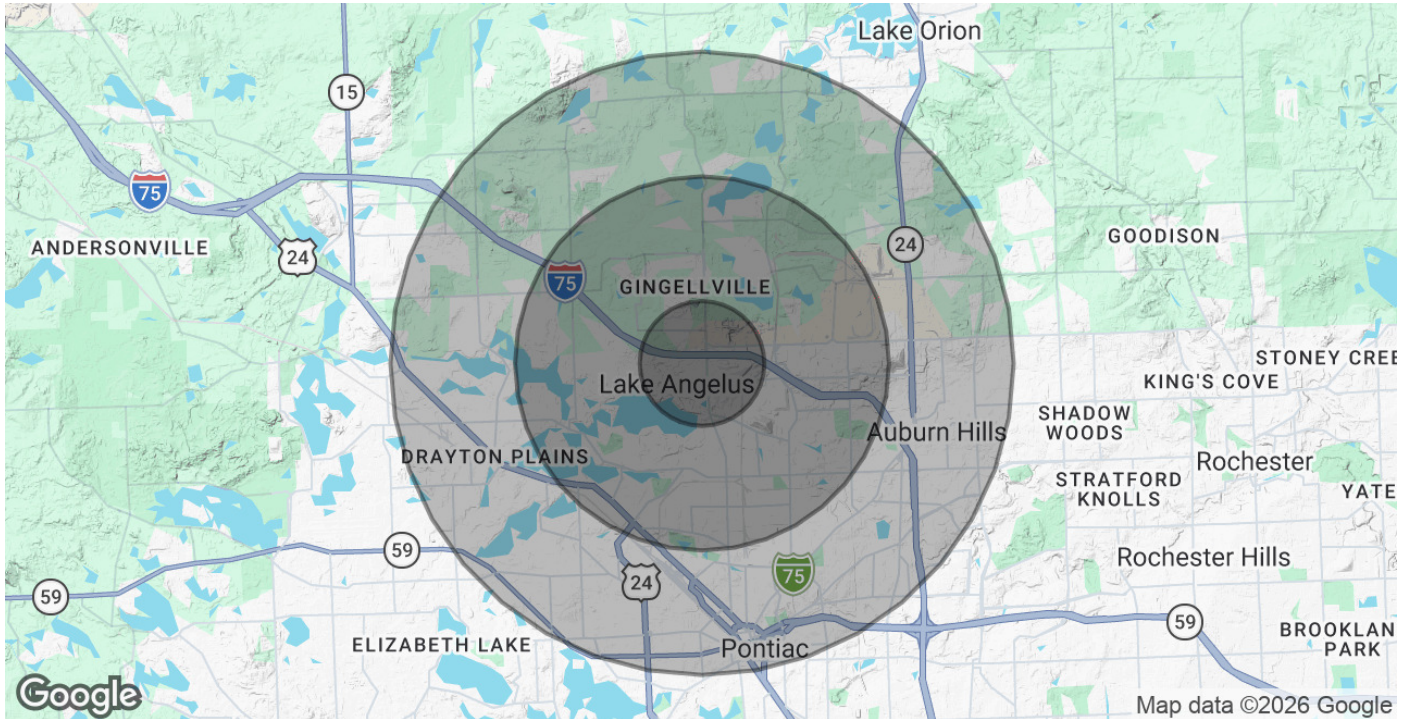
ADDITIONAL PHOTOS: SWC Baldwin Rd & I-75 | Auburn Hills, MI 48326



RETAILER MAP: SWC Baldwin Rd & I-75 | Auburn Hills, MI 48326



DEMOGRAPHICS MAP & REPORT: SWC Baldwin Rd & I-75 | Auburn Hills, MI 48326



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,202	43,488	134,691
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,091	17,651	54,596
# of Persons per HH	2	2.5	2.5
Average HH Income	\$118,348	\$97,947	\$97,706
Average House Value	\$327,268	\$290,257	\$277,154

2020 American Community Survey (ACS)