

280 S. CENTER STREET

280 S. Center Street, Northville, MI 48167



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

ERIC SZERLAG

Vice President

eszerlag@thomasduke.com

MARK SZERLAG

Senior Partner

mszerlag@thomasduke.com

OFFERING SUMMARY: 280 S. Center Street | Northville, MI 48167

**PROPERTY OVERVIEW**

A 0.15 acre piece of property located on Center St directly across the street from "The Downs" development in downtown Northville.

OFFERING SUMMARY

Sale Price:	\$630,000
Building Size:	1,572 SF
Lot Size:	0.15 Acres
Year Built:	1900
Zoning:	R-2

PROPERTY HIGHLIGHTS

- Located directly across the street from "The Downs" mixed use redevelopment of the former Northville Downs Racetrack.
- Opportunity for rezoning to be consistent with large scale development along this corridor.
- Property lends itself to a short term "owner/user" or investor with longer term plans of redevelopment.

BUILDING/PROPERTY INFORMATION: 280 S. Center Street | Northville, MI 48167

BUILDING INFORMATION		PROPERTY INFORMATION	
SALE PRICE:	\$630,000.00	Lot Size:	0.15 Acres
Price/AC:	\$0	Property Type:	Office
Building Size:	1,572 SF	Property Subtype:	Commercial Vacant Land
Year Built:	1900	Taxes:	2025 Winter = \$1765.69 2026 Summer = \$6133.84
Number of Floors:	2	Zoning	R-2
Utilities:	Municipal Water & Sanitary Sewer	Traffic Count:	Center St = 5788 vpd 7 Mile @ Cady = 7876 vpd
		Legal Description:	Available upon request.
		APN:	48-004-02-0070-000

LOCATION INFORMATION

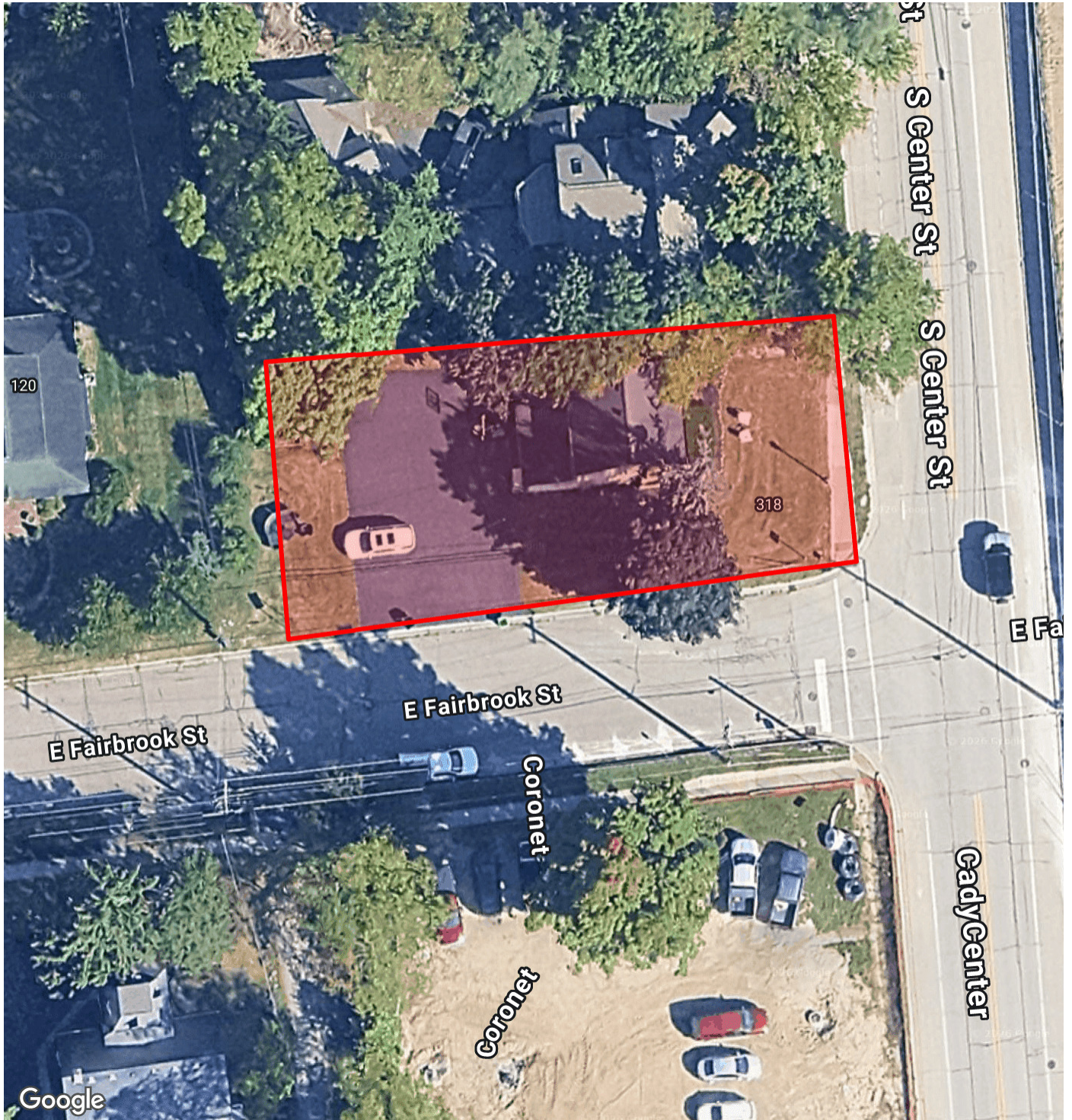
Located on the corner of Center Street and Fairbrook St between Cady St and 7 Mile Rd.



ADDITIONAL PHOTOS: 280 S. Center Street | Northville, MI 48167



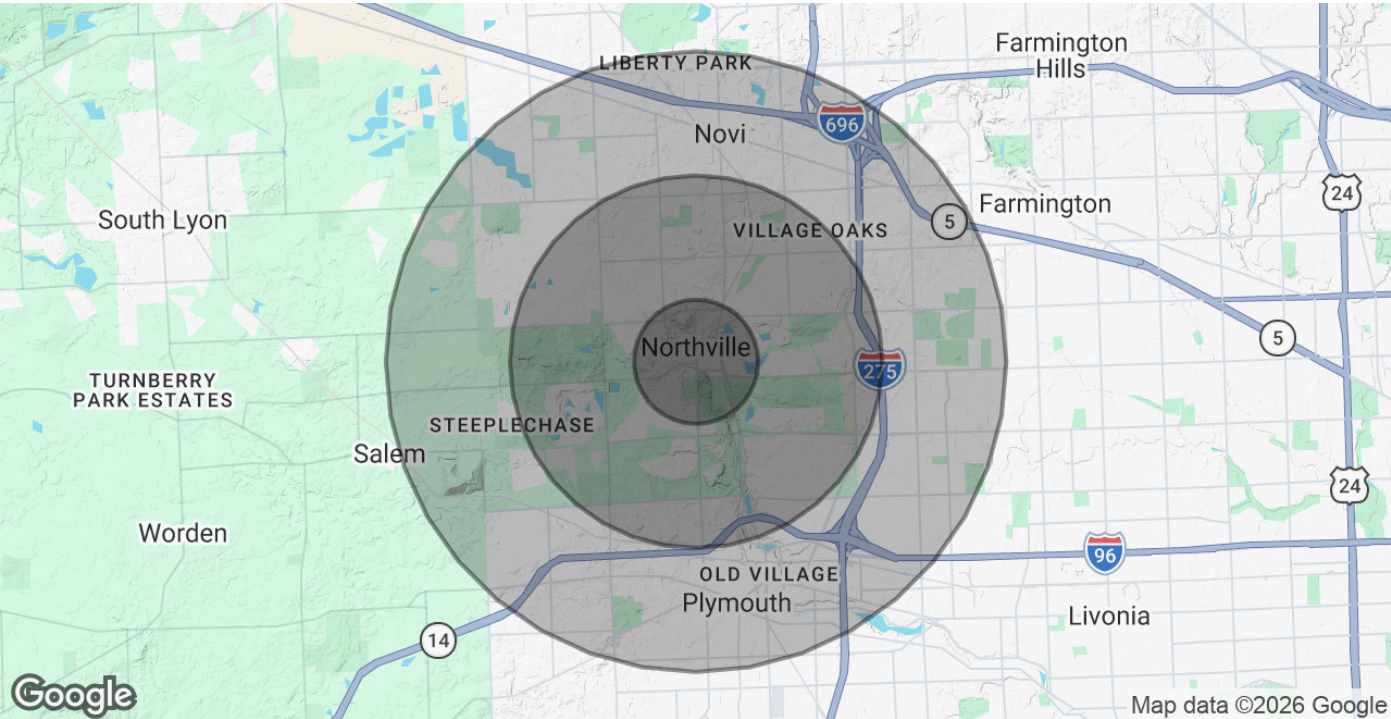
AERIAL MAP: 280 S. Center Street | Northville, MI 48167



RETAILER MAP: 280 S. Center Street | Northville, MI 48167



DEMOGRAPHICS MAP & REPORT: 280 S. Center Street | Northville, MI 48167



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,672	60,036	150,355
Average Age	45.1	45.1	44.4
Average Age (Male)	43.5	44.8	43.6
Average Age (Female)	46.5	45.5	45.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,642	23,916	60,711
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$148,075	\$178,115	\$160,295
Average House Value	\$460,674	\$524,369	\$453,387
2023 American Community Survey (ACS)			