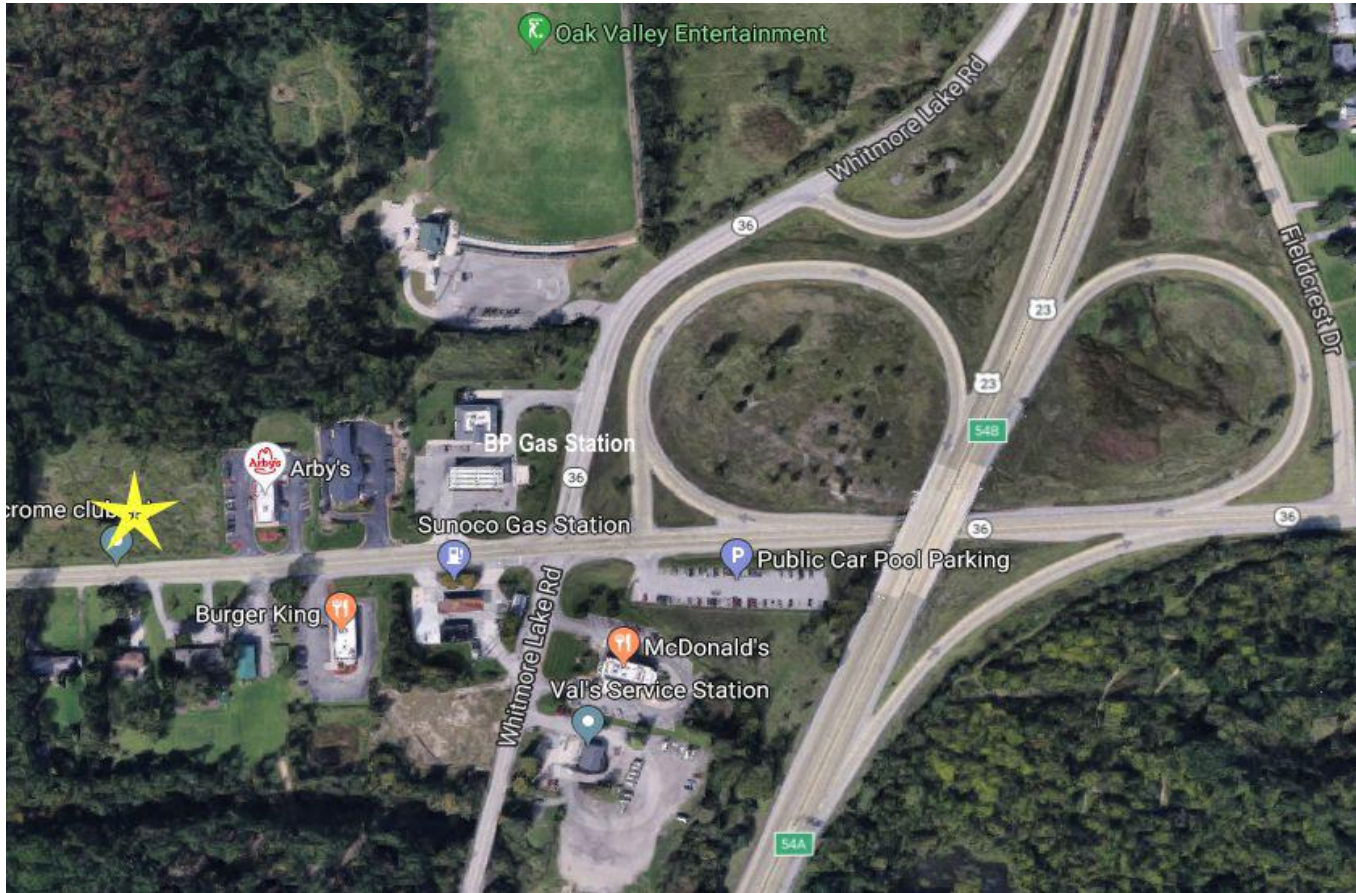


2.5 +/- Acres | M-36 & Us-23 Green Oak Twp, MI 48114 - FOR SALE  
Will Split -



EXCLUSIVELY LISTED BY:

**STEVE GRONOW**

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2.5+/- Acres | M-36 | Green Oak Twp, MI



**Asking Price:** \$425,500

**Property Details:**

- ZONED HIGH COMMERCIAL DISTRICT allowing restaurant, retail, office and more. With special use fast food, gas stations and more.
- Will Split
- 372 ft of M-36 Frontage
- Clear and Level Lot
- Tremendous Us-23 Commuter Traffic Counts and Growing
- Multiple New Residential Developments Underway Along M-36
- Neighboring Businesses Include:
  - Arby's   - Burger King   - McDonalds
  - First National Bank   - BP Gas   - Sunoco Gas



2.5+/- Acres | M-36 | Green Oak Twp, MI



## Traffic Count Information

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	State Hwy 36	Lemen Rd	0.23 SE	2018	7,873	MPSI	.32
2	Lemen Rd	State Hwy 36	0.43 N	2018	2,091	MPSI	.44
3	Lemen Rd	8 Mile Rd	0.13 S	2018	4,774	MPSI	.77
4	State Highway 36	Whitmore Lake Rd	0.16 E	2012	9,246	MPSI	.81
5	State Hwy 36	S Old US Highway 23	0.16 E	2016	10,400	MPSI	.81
6	State Hwy 36	Whitmore Lake Rd	0.16 E	2018	9,618	MPSI	.81
7	Whitmore Lake Rd	Venture	0.29 SW	2018	1,614	MPSI	.88
8	S Old US Highway 23	Venture	0.29 SW	2016	2,095	MPSI	.88
9	Whitmore Lake Rd	8 Mile Rd	0.08 SW	2018	2,421	MPSI	.88
10	S Old US Highway 23	8 Mile Rd	0.08 SW	2016	2,040	MPSI	.88

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6253 Grand River, Ste 800 Brighton MI 48114

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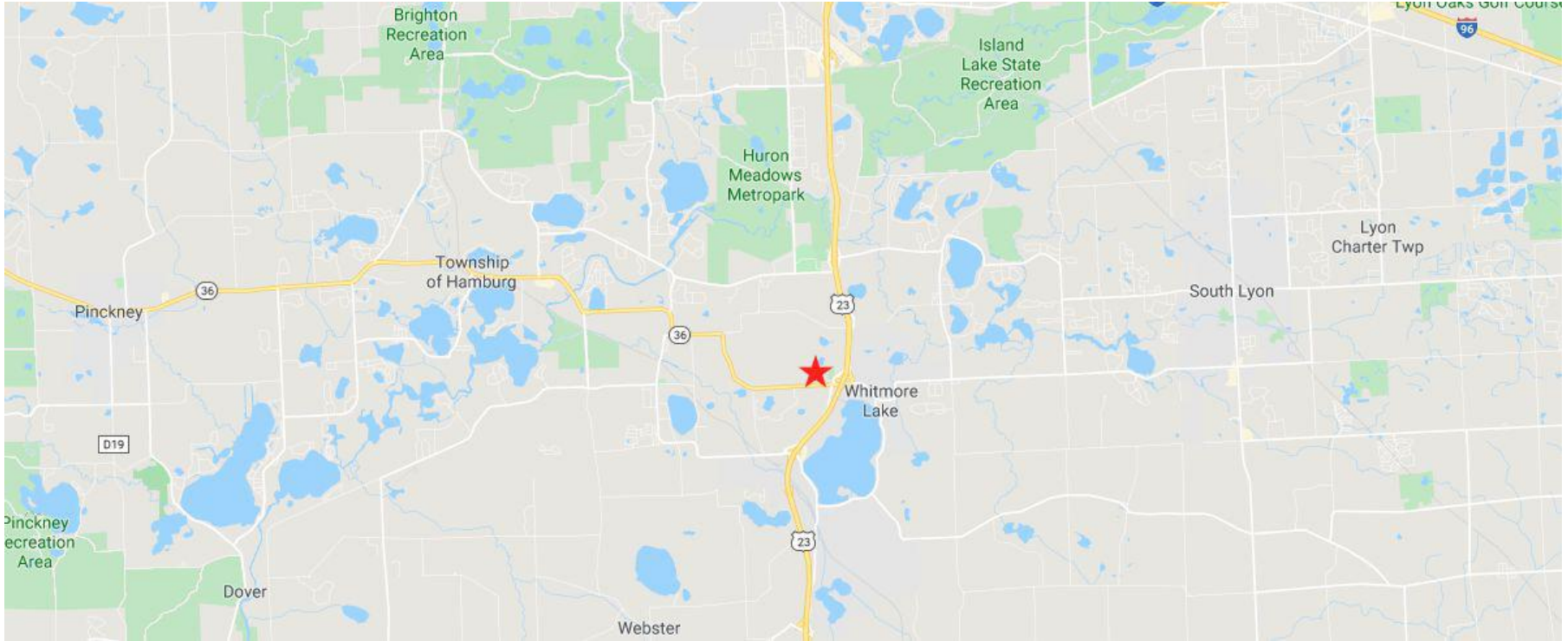
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## Zoning Information : Currently Zoned HC Which Includes GB & LB

### (9) *HC highway commercial district.*

- a. **Permitted uses.** Permitted uses within the HC district include the following:
  1. All uses permitted in the GB district.
  2. New and used car sales and showrooms.
  3. Hotels and motels, subject to [Section 38-196\(5\)](#).
  4. Public and commercial storage garages.
  5. Bus and train passenger stations.
- b. **Special approval uses.** Special approval uses within the HC district include the following:
  1. All special uses permitted in the GB district.
  2. Drive-in restaurants, subject to [Section 38-196\(2\)](#).
  3. Body shops.
  4. Lumberyards.
  5. Recreational vehicle storage yards.
  6. New and used bus, truck (one (1) ton and over), and heavy equipment sales and storage.
  7. Adult regulated uses, subject to [Section 38-197](#).
  8. Vehicle storage garages.
  9. Truck stops or truck plazas.
  10. Child care centers, subject to [Section 38-196\(6\)](#).

### (8) *GB general business.*

- a. **Permitted uses.** Permitted uses within the GB district include the following:
  1. All uses permitted in the LB district.
  2. Private clubs and lodges, provided, sales and services are to members and guests only.
  3. Supermarkets.
  4. Public or private business schools or colleges.
  5. Health and fitness clubs.
  6. Theaters, excluding drive-in theaters.
  7. Eating and drinking establishments, subject to [Section 38-196\(2\)](#).
- b. **Special approval uses.** Special approval uses within the GB district include the following:
  1. All special uses permitted in the LB district.
  2. Assembly halls or dancehalls, subject to [Section 38-196\(8\)](#).
  3. Open air businesses when developed in conjunction with a permitted use and subject to [Section 38-196\(9\)](#).
  6. Mortuaries, subject to [Section 38-196\(7\)](#).
  7. Bowling alleys, indoor skating rinks and similar recreational uses, subject to [Section 38-196\(8\)](#).
  8. Veterinary offices, including animal hospitals and clinics, subject to [Section 38-196\(10\)](#).
  9. Warehouse/indoor storage associated with retail sales businesses.
  10. Public garages, automobile service stations, filling stations, and associated convenience stores subject to [Section 38-196\(16\)](#).
  11. Child care centers, subject to [Section 38-196\(6\)](#).

Data from Green Oak Township



# 2.5+/- Acres | M-36 | Green Oak Twp, MI



## Zoning Information : Currently Zoned HC Which Includes GB & LB

### (7) **LB local business district.**

#### a. **Permitted uses.** Permitted uses within the LB district include the following:

1. Retail businesses which supply commodities, such as groceries, meats, dairy products, baked goods, drugs, gifts and notions, or hardware.
2. Personal service establishments, such as repair shops for watches, small appliances, shoes and televisions, beauty shops, and barbershops.
3. Laundry and dry cleaning pickup stations, subject to [Section 38-196\(28\)](#).
4. Professional offices for doctors, dentists, lawyers, architects, engineers, and other similar professions.
5. Financial and business service establishments, banks, credit unions, and insurance offices.
6. Post offices and other similar governmental offices serving nearby residential areas.

#### b. **Special approval uses.** Special approval uses within the LB district include the following:

1. Eating and drinking establishments, excluding drive-in restaurants, subject to [Section 38-196\(2\)](#).
2. Indoor and outdoor commercial recreation, subject to [Section 38-196\(8\)](#) or [38-196\(11\)](#).
3. Shops providing merchandise to be sold on the premises, provided that not more than five (5) persons are employed on the premises in the production of merchandise being sold.
4. Planned shopping centers, subject to [Section 38-196\(20\)](#).
5. Mini-storage, subject to [Section 38-196\(21\)](#).
6. Child day care centers, subject to [Section 38-196\(6\)](#).

Data from Green Oak Township