

# 19 AC Commercial Land on US-23

435 Eight Mile Road, Whitmore Lake, MI 48189



**FOR SALE**

## OFFERING SUMMARY

Sale Price:	\$3,700,000
Lot Size:	19.054 Acres
Zoning:	GC (General Commercial)
APN #:	B -02-06-100-003
Taxes 2025:	\$34,700.43
Assessed Value 2025:	\$765,600

## PROPERTY HIGHLIGHTS

- 19 acres with high visibility on US-23 and Eight Mile Road
- Centrally located between Ann Arbor and Brighton along the US-23 corridor
- Northfield Township
- Zoned General Commercial
- Electric, gas, and municipal sewer; water via private wells
- 70,000+ VPD US-23

### Charlie Koenn

734.926.0230  
ckoenn@swishercommercial.com

### Randy Maas

734.222.7525  
rmaas@swishercommercial.com

# 19 AC Commercial Land on US-23

435 Eight Mile Road, Whitmore Lake, MI 48189



For Sale



## PROPERTY DESCRIPTION

High-visibility 19-acre commercial site at the US-23/8 Mile interchange in Northfield Township. Excellent regional access with 70,000+ VPD on US-23 and quick connectivity to Ann Arbor, Brighton, I-96, and I-94. Rail line access on site. Utilities include electric, gas, and municipal sewer; water via private wells.

Zoned GC – General Commercial, allowing a broad range of uses including:

- Retail and service businesses (department stores, furniture, appliance, grocery)
- Business and professional offices
- Agricultural and equipment services
- Showrooms and sales for autos, machinery, and equipment
- Restaurants, including those serving alcohol, with optional outdoor seating
- Contractor supply, printing/blueprinting, and similar service trades
- Funeral establishments

Strong visibility, flexible zoning, and strategic freeway access make this a prime site for commercial or mixed-use development.

## LOCATION DESCRIPTION

### Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

### Randy Maas

734.222.7525

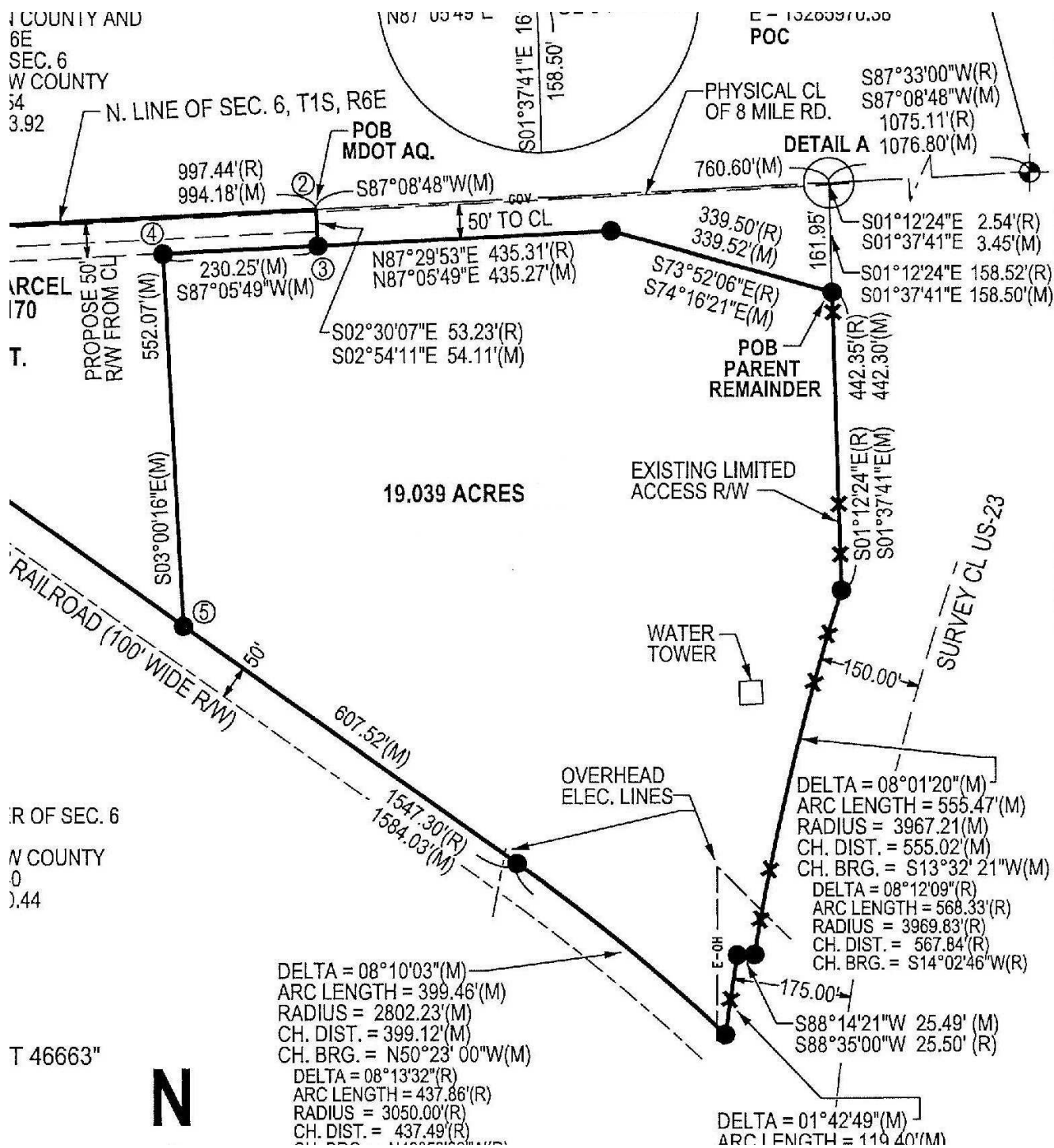
rmaas@swishercommercial.com

# 19 AC Commercial Land on US-23

435 Eight Mile Road, Whitmore Lake, MI 48189



For Sale



**Charlie Koenn**

734.926.0230

ckoenn@swishercommercial.com

**Randy Maas**

734.222.7525

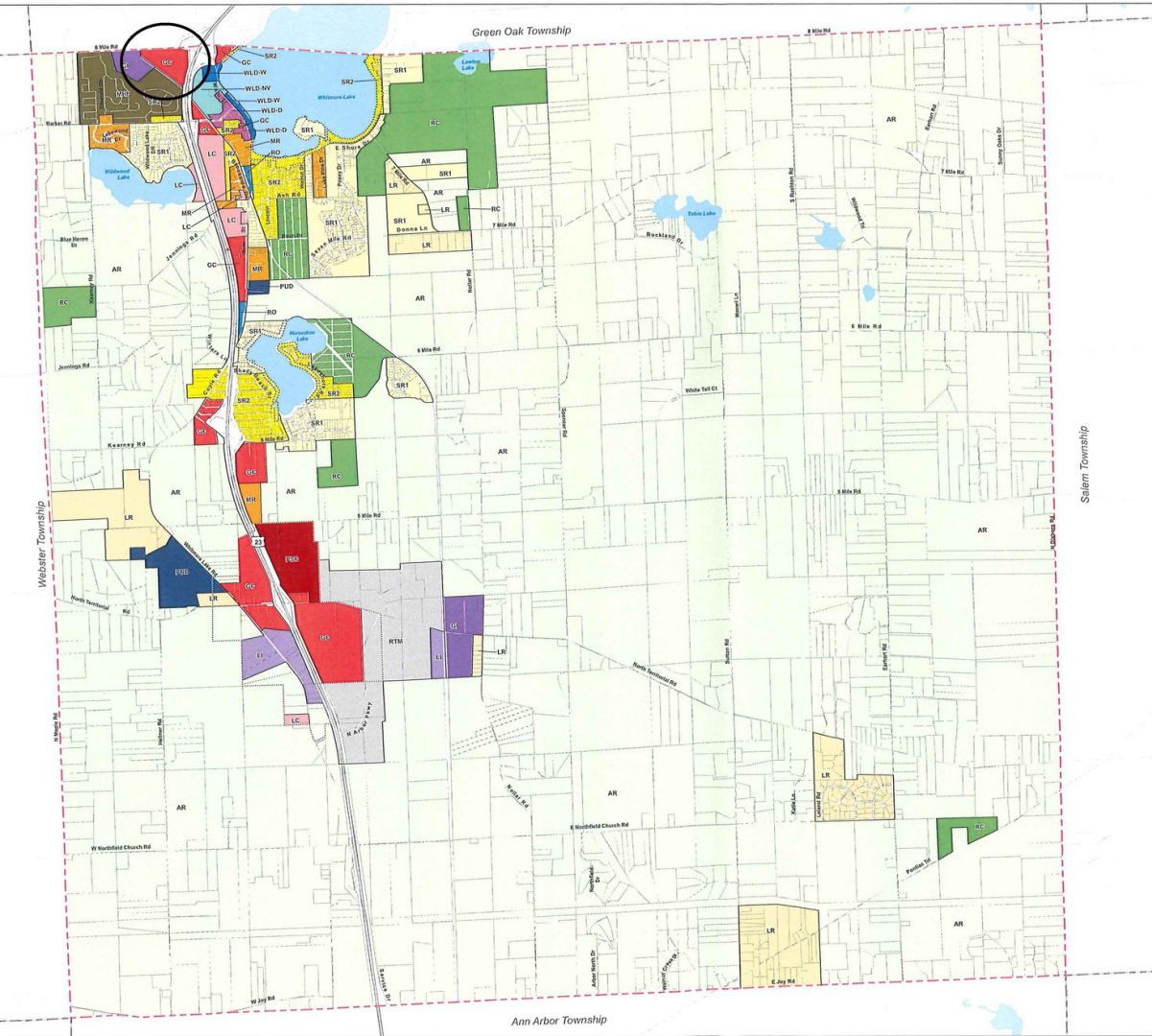
rmaas@swishercommercial.com

# 19 AC Commercial Land on US-23

435 Eight Mile Road, Whitmore Lake, MI 48189



For Sale



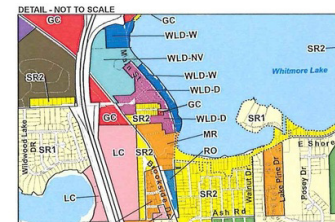
## Zoning Map

Northfield Township  
Washtenaw County, Michigan

March 8, 2023

### LEGEND

- AR - Agriculture
- LR - Low-Density Residential
- MR - Multiple-Family Residential
- MHP - Mobile Home Park
- SR1 - Single-Family Residential
- SR2 - Single-Family Residential
- RO - Residential/Office
- LC - Local Commercial
- GC - General Commercial**
- LI - Limited Industrial
- GI - General Industrial
- RTM - Research/ Technology/ Manufacturing
- PUD - Planned Unit Development
- PSC - Planned Shopping Center
- RC - Recreation Conservation
- WLD-D - Whitmore Lake Downtown
- WLD-NV - Whitmore Lake North Village
- WLD-W - Whitmore Lake Waterfront
- WLNT - Whitmore Lake/North Territorial Overlay District
- WLHL - Whitmore Lake/Horseshoe Lake Overlay District



*Karen Maas*  
Township Clerk, Northfield Township do hereby certify that this is a true copy of the map adopted by the Township Board of Northfield Township, Michigan, on 07/23/2023, as well as those amendments made as of the revision dates shown.

**NOTE**  
The lines of this map are representational of the actual Township boundary and parcel lines and are not intended to be used for any official survey or used to resolve boundary or area discrepancies. Consult official Northfield Township records for precise distances, boundaries and areas.



BaseMap Source: Michigan Center for Geographic Information, v. 17a.  
Data Source: Washtenaw County, Northfield Township, McKenna 2023.



**Charlie Koenn**

734.926.0230

ckoenn@swishercommercial.com

**Randy Maas**

734.222.7525

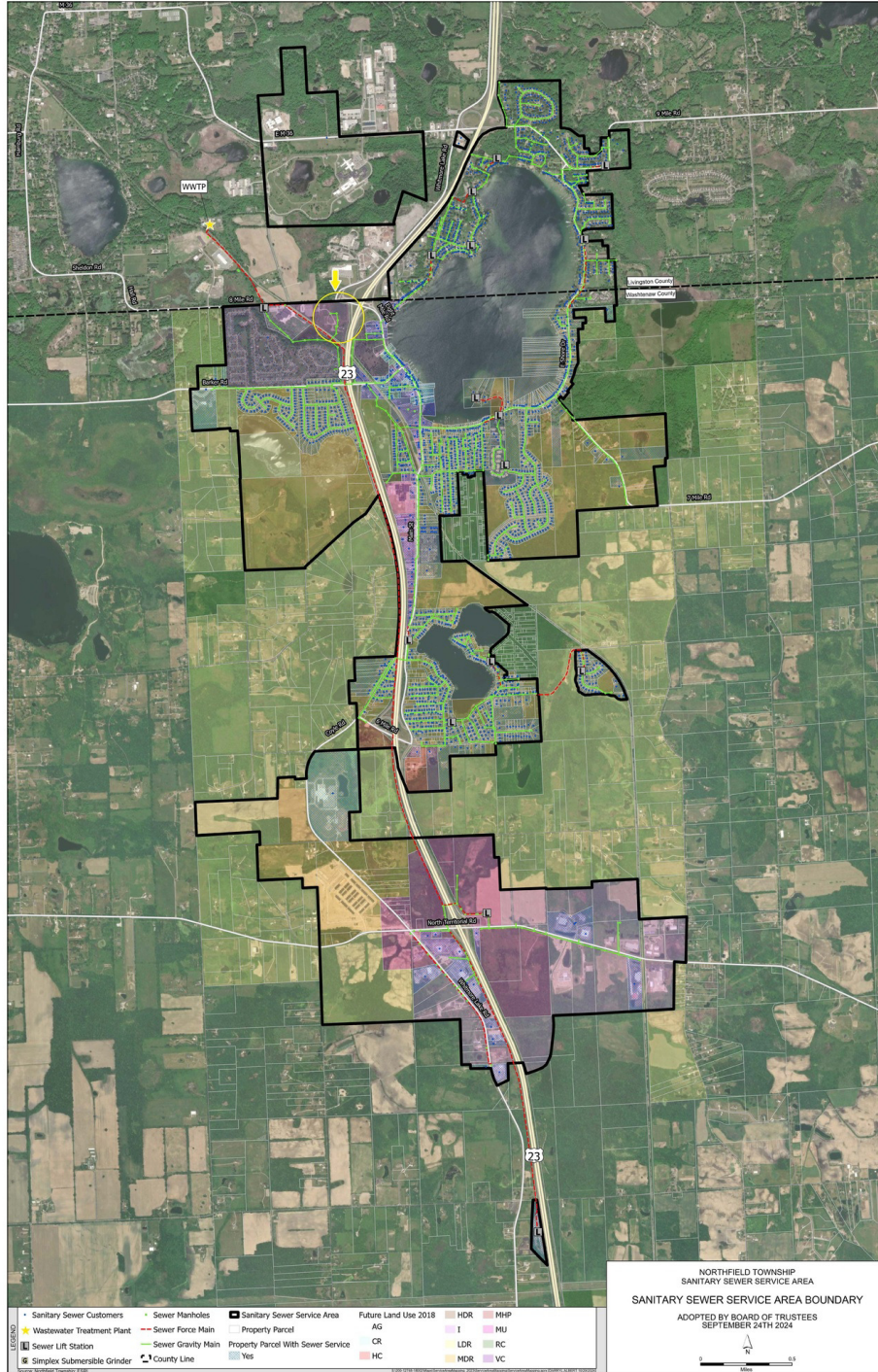
rmaas@swishercommercial.com

# 19 AC Commercial Land on US-23

435 Eight Mile Road, Whitmore Lake, MI 48189



For Sale



**Charlie Koenn**

734.926.0230

ckoenn@swishercommercial.com

**Randy Maas**

734.222.7525

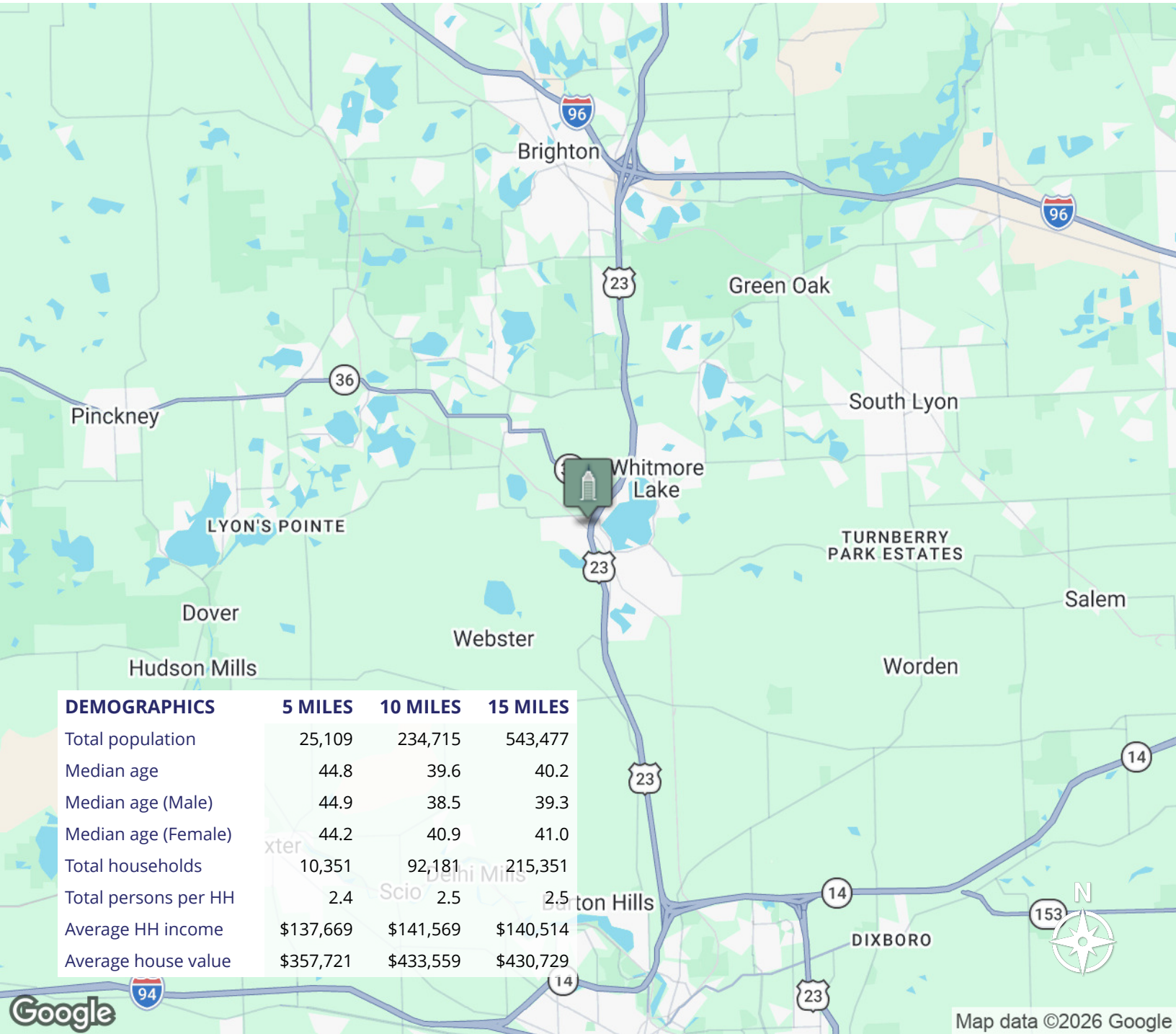
rmaas@swishercommercial.com

# 19 AC Commercial Land on US-23

435 Eight Mile Road, Whitmore Lake, MI 48189



For Sale



DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total population	25,109	234,715	543,477
Median age	44.8	39.6	40.2
Median age (Male)	44.9	38.5	39.3
Median age (Female)	44.2	40.9	41.0
Total households	10,351	92,181	215,351
Total persons per HH	2.4	2.5	2.5
Average HH income	\$137,669	\$141,569	\$140,514
Average house value	\$357,721	\$433,559	\$430,729

### Charlie Koenn

734.926.0230  
ckoenn@swishercommercial.com

### Randy Maas

734.222.7525  
rmaas@swishercommercial.com