

LAND READY FOR DEVELOPMENT

1911 S. 11th St. | Niles, MI 49120



Zoned for General Business Ideal for Retail Development

Land: 0.96 Acres
Zoning: GB, General Business
List Price: \$575,000

Details:

This 0.960-acre parcel is situated in a highly prominent, high-visibility location along heavily trafficked M-51/S. 11th St., offering excellent exposure for commercial use. Zoned GB (General Business), the property supports a wide range of retail and service-oriented development opportunities, making it well-suited for a variety of commercial projects. Its strategic positioning along a major corridor ensures strong daily traffic counts and accessibility, enhancing its appeal for retailers, restaurants, or other business concepts seeking maximum visibility and customer reach.

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LOCATION OVERVIEW

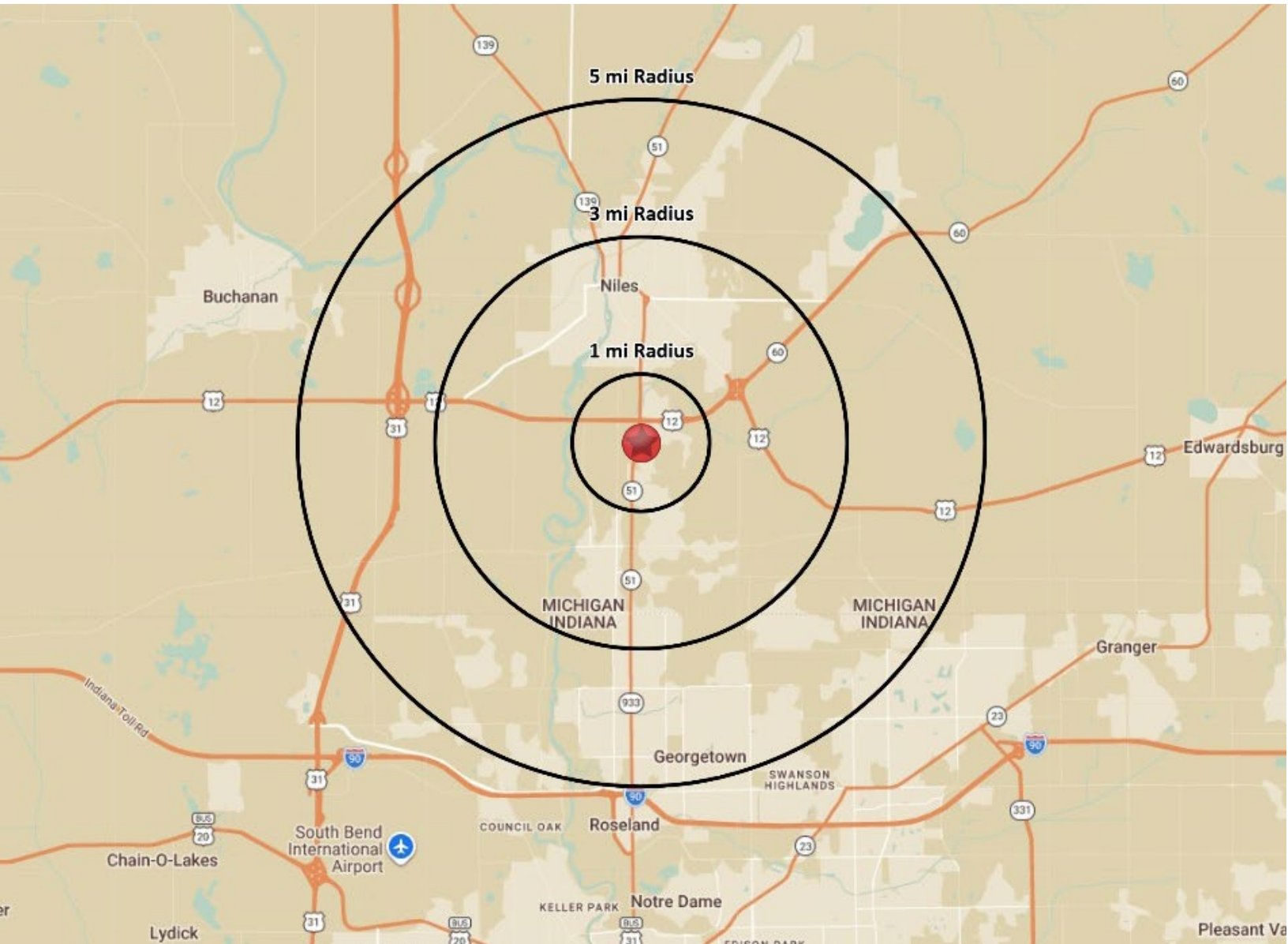
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This parcel of land is located in Niles, Michigan on South 11th Street, offering a highly visible and accessible setting within a well-traveled commercial corridor. Positioned near M-51/S. 11th St., the site benefits from strong daily traffic flow and convenient regional connectivity, making it an attractive location for a range of potential uses. Its prominent placement enhances exposure for future development, while the surrounding area provides a supportive mix of residential and commercial activity that helps drive consistent demand and visibility.





POPULATION



NUMBER OF HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



MEDIAN HOME VALUE

1 MILE	2,485
3 MILE	22,013
5 MILE	49,911

1 MILE	743
3 MILE	6,315
5 MILE	15,885

1 MILE	\$82,682
3 MILE	\$83,484
5 MILE	\$107,374

1 MILE	\$168,525
3 MILE	\$179,376
5 MILE	\$228,961