



I-94 Commercial Gateway

Prime Development Opportunity

Vacant Property

River Frontage

Close Access to I-94 and M-59 (Hall Road)

CITY OF MOUNT CLEMENS

24591 N. RIVER RD.

Property Information Package

In partnership with the Michigan Economic Development Corporation and its Redevelopment Ready Communities[®] Program, the City of Mount Clemens is pleased to present a prime development opportunity.



COMMUNITY DEVELOPMENT DEPARTMENT

One Crocker Boulevard
Mount Clemens, MI 48042
www.cityofmountclemens.com
586-469-6818

Mount Clemens is the seat of Macomb County, with an historic and progressive downtown that is ripe with investment opportunity. With an eclectic mix of retailers, dining and entertaining options, combined with a growing number of technology-based businesses and entrepreneurial atmosphere, the City is poised to become the go to place for investment in the east side suburbs of Metro Detroit.



16,000+

Residents Live Within 3 Miles



\$65,000,000

Revitalization Investment by
Macomb County



90 sec.

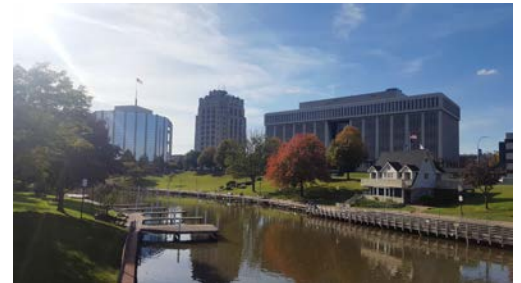
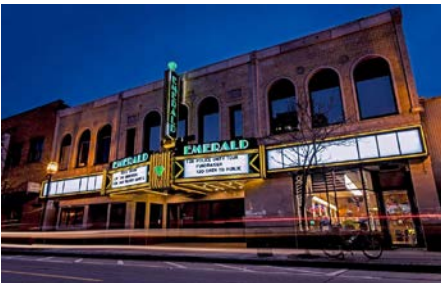
Distance to I-94 & Just Minutes
From Hall Rd.



10+

Major Annual Events Draw Crowds
Downtown

- Founded in 1818, Mount Clemens is one of Michigan's oldest cities. In its early days, the City was a destination for the rich and famous who swore by the restorative properties of its renowned mineral baths, which led to the moniker "Bath City".
- Overall, the City is 4.2 square miles with a population of over nearly 17,000. During the day, an estimated 7,000 additional people work in the Downtown area.
- Often called the "entertainment and dining" capital of Macomb County, the City is also home to several important institutions:
 - The Emerald Theater
 - Anton Art Center
 - Oakland University – Anton Frankel Center
 - Macomb County Administrative and Court Buildings
 - SVS Vision Corporate Headquarters
 - McLaren Macomb Hospital
 - GroupGolfer.com Headquarters
 - Gibraltar Trade Center



Site Information

Community Name: City of Mount Clemens

Name of Site: Triangle Plus Associates

Street Address: 24591 N. River Rd.

Desired Development Outcomes / Vision for the Site:
Attached mixed use commercial with retail and restaurant uses.



Owner Information: Triangle Plus Associates

Site Contact Information:
Triangle Plus Associates
32750 S. River Rd.
Harrison Twp. MI 48045

Community Contact Information:
Brian Tingley, Community Development Director,
btingley@cityofmountclemens.com,
586-469-6818 x901

Zoning: GC: General Commercial
Lot Size: 11.681 Acres
Building Size (if applicable): Vacant

State Equalized Value: \$222,611

Utilities on Site (As Applicable):

- Water
- Sewer
- Electricity
- Natural Gas
- Wired Broadband Infrastructure
 - DSL
 - Cable
 - Fiber

Potential Incentives

Through the Redevelopment Ready Communities® program, the City of Mount Clemens has partnered with state agencies such as the Michigan Economic Development Corporation and the Michigan State Housing and Development Authority to identify potential funding opportunities. Those may include:

- Brownfield Tax Increment Financing
- Michigan Community Revitalization Program
- Commercial Rehabilitation Act

Please contact us to discuss these or other potential resources.

Site Location

