

Commercial Land for Sale

50.20 Acres (+/-) Lewis Ave

GENERAL INFORMATION

Location: 50.20 Acres (+/-) 7555 Lewis Ave.
Closest Intersection: Sterns Road
City, State: Temperance, MI
(Bedford Township)
County: Monroe
Zip: 48182
Parcel Numbers
5802-027-059-40 (41.7 Acres)
5802-027-059-10 (8.49 Acres
+ building)

PROPERTY INFORMATION

Land SF: 50.20 Acres (+/-)
Dimensions: 1605' (Lewis) x 1300' (Deep)
Irregular
Zoning:

Multiple	Acreage	Zoning
Area 1:	4.21 +/-	PBO
Area 2:	4.12 +/-	RM-2
Area 3:	4.12 +/-	RM-3
Area 4:	19.94 +/-	C-2
Area 5, 6, 7:	17.81 +/-	C-3
	50.20 +/-	

(See Exhibit A)
Traffic Counts: 15,150 Lewis Ave.

COMMENTS/FEATURES

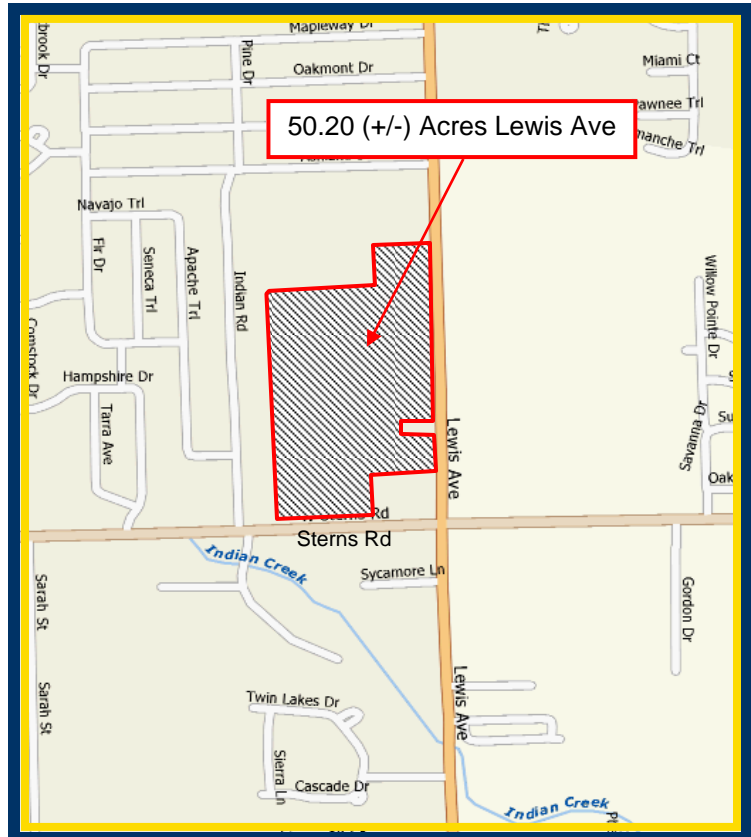
- Prime large scale development site at one of Bedford's major intersections.
- Includes the Whitman Ford dealership property (i.e. C-3, 9.70 Ac)
- Perfect for mixed use grocery anchored or "big box" anchored development

REAL ESTATE TAXES

Real Estate Tax Year: 2010
Winter: \$22,524.22
Summer: \$ 8,594.37
Total Annual R/E Taxes: \$31,118.59

REDUCED!

Sale Price (50.20 Ac +/-): \$2,950,000



UTILITIES

Gas: Michigan Gas Utilities
Water: South County Water—20" center of Lewis
Sanitary Sewer: Bedford Township—10" west side of Lewis, north of Sterns; 8" south side of Lewis, west of Lewis.
Electric: Consumers Power
Storm Sewer: Multiple Drainage Districts*

*Consult with the Monroe County Drain Commission.

For more information contact:

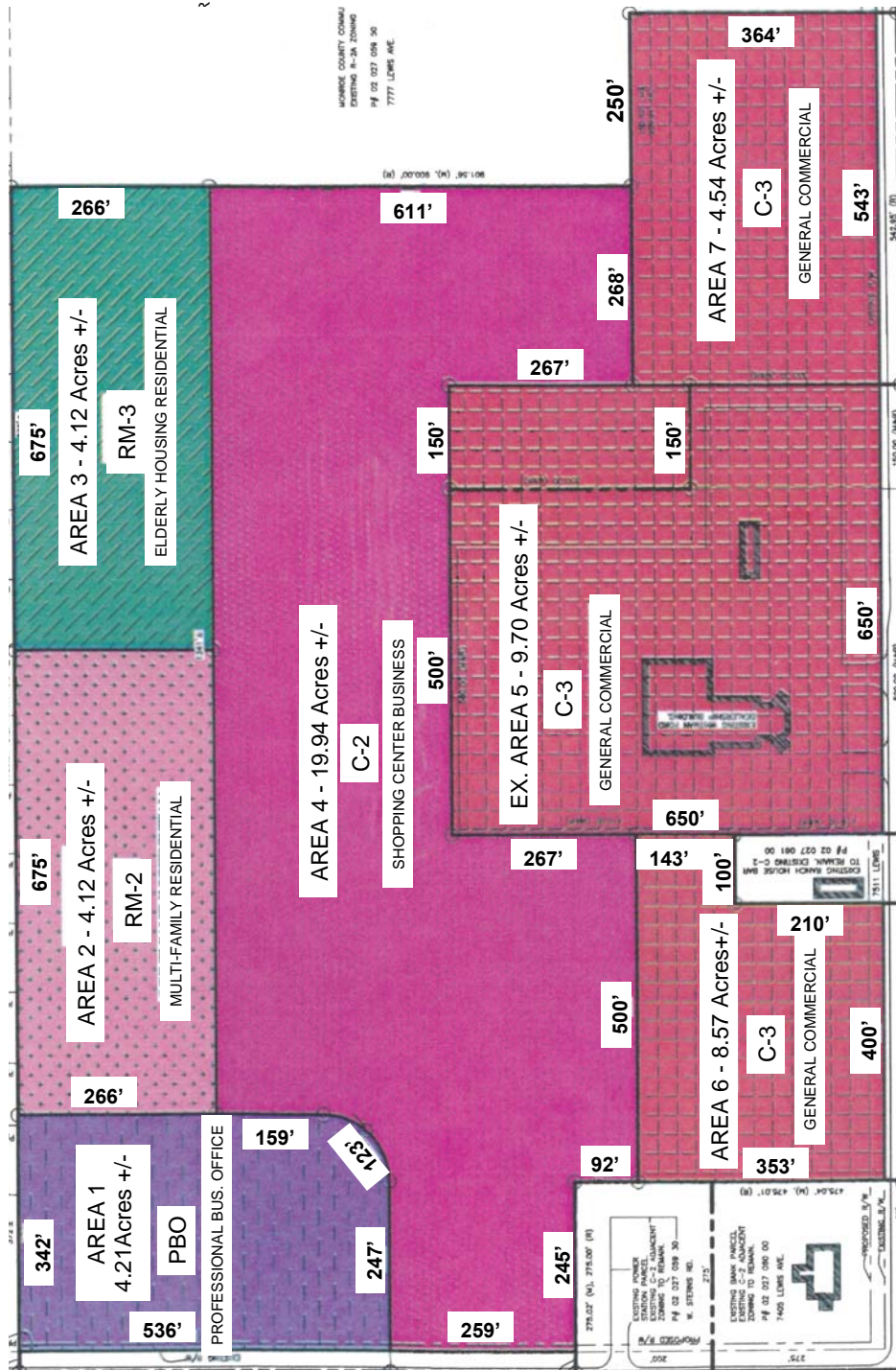
STEVEN R. LENNEX, CCIM

LENNEX REALTY COMPANY, LLC

3407 W Sterns Rd, Suite A ♦ PO Box 292 ♦ Lambertville, MI ♦ 48144 ♦ p: 734.856.6464 ♦ f: 419.517.5042
www.LennexRC.com

All dimensions and acreage content are subject to survey. The availability and taxability of all public utilities is subject to purchaser's confirmation of same. All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.

EXHIBIT A SITE AND ZONING DIAGRAM WHITMAN PROPERTY



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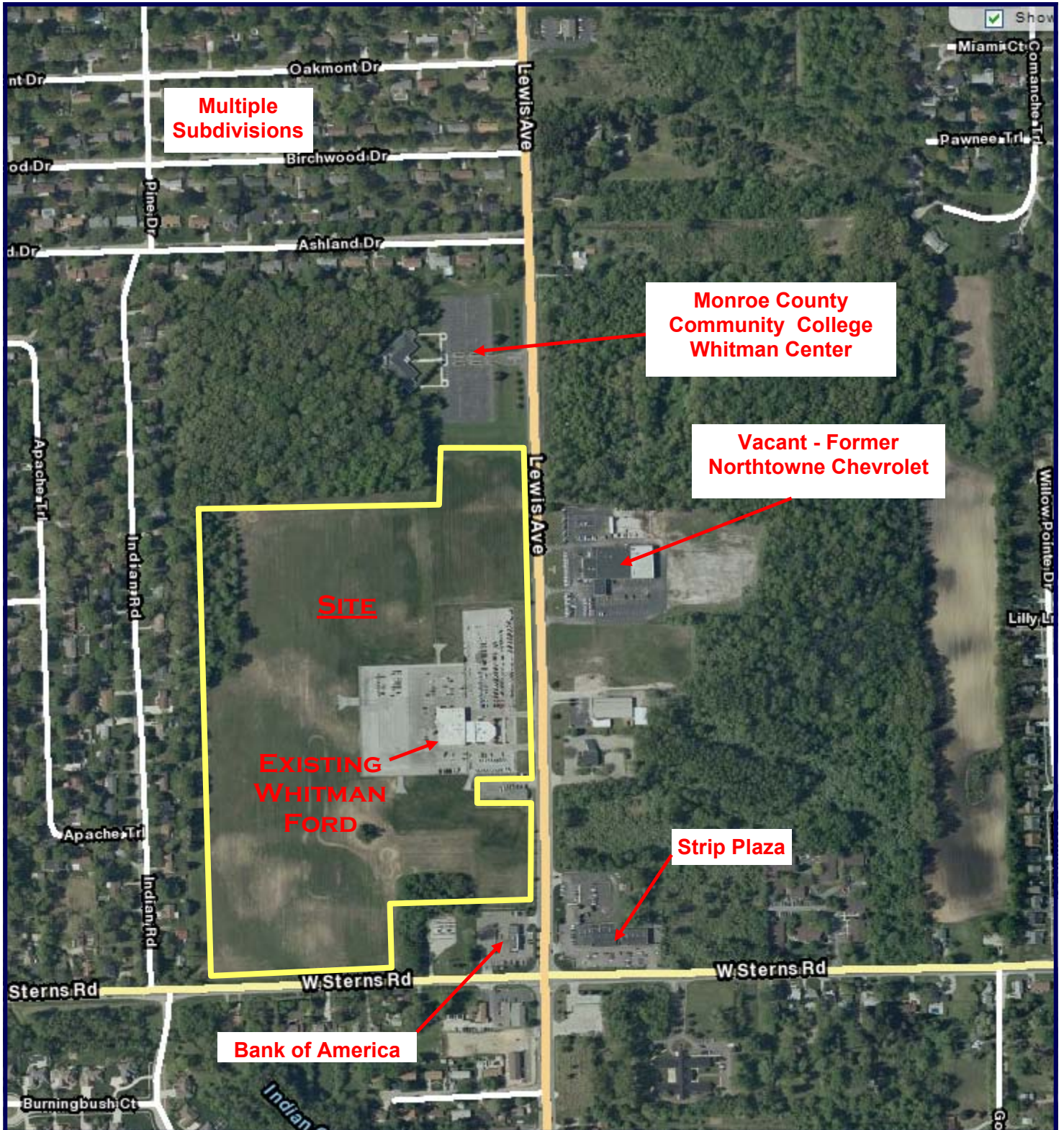
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DEMOGRAPHICS

	1.0 Miles:	3.0 Miles:	5.0 Miles:			
Population						
2000 Total Population	4,019	35,796	117,114			
2010 Total Population	4,769	27,840	115,776			
2015 Total Population	4,932	38,062	114,257			
2010-2015 Annual Rate	0.67%	0.12%	-0.26%			
Households						
2000	1,513	14,090	46,993			
2010	1,865	15,139	47,261			
2015	1,944	15,292	46,856			
2010-2015 Annual Rate	0.83%	0.20%	-0.17%			
Income- 2010						
Median Household Income	\$69,894	\$59,353	\$55,135			
Average Household Income	\$80,692	\$66,301	\$62,741			
Per Capita Income	\$30,983	\$26,607	\$25,668			
2000 Median HH Income	\$62,673	\$47,489	\$43,360			
2010 Median HH Income	\$69,894	\$59,353	\$55,135			
2015 Median HH Income	\$80,102	\$66,343	\$62,124			
2010-2015 Annual Rate	2.76%	2.25%	2.42%			
Households by Income - 2010						
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	79	6.1%	1,288	8.5%	4,264	9.0%
\$15,000 - \$24,999	122	8.4%	1,280	8.5%	4,288	9.1%
\$25,000 - \$34,999	110	8.1%	1,409	9.3%	4,491	9.5%
\$35,000 - \$49,999	274	16.2%	2,349	15.5%	7,973	16.9%
\$50,000 - \$74,999	426	24.2%	3,660	24.2%	11,052	23.4%
\$75,000 - \$99,999	371	17.8%	2,599	17.2%	8,470	17.9%
\$100,000 - \$149,999	355	14.1%	1,899	12.5%	5,302	11.2%
\$150,000 - \$199,999	70	3.1%	425	2.8%	876	1.9%
\$200,000+	57	2.0%	230	1.5%	544	1.2%
Race and Ethnicity - 2010						
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,600	96.5%	35,144	92.9%	104,232	90.0%
Black Alone	21	0.4%	1,101	2.9%	6,049	5.2%
American Indian Alone	14	0.3%	120	0.3%	373	0.3%
Asian Alone	69	1.4%	330	0.9%	904	0.8%
Pacific Islander Alone	1	0.0%	10	0.0%	23	0.0%
Some Other Race Alone	25	0.5%	454	1.2%	1,693	1.5%
Two or More Races	39	0.8%	680	1.8%	2,502	2.2%
Hispanic Origin (Any Race)	101	2.1%	1,447	3.8%	5,019	4.3%

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