

Commercial Property for Sale

49.27 Acres @ Lewis & Sterns

GENERAL INFORMATION

Location: 49.27 Acres (+/-) 7555 Lewis Ave
Closest Intersection: Sterns Rd
City, State: Temperance, MI
(Bedford Township)
County: Monroe
Zip: 48182
Parcel Nos: 5802-027-059-40 (40.78 Acres)
5802-027-059-10 (8.49 Acres + building)

PROPERTY INFORMATION

Land Size: 49.27 Acres (+/-)
Land Dimensions: 1,605' (Lewis) x 1,300' (depth)
Irregular
Zoning*: Multiple Acreage Zoning
Area 1: 4.21 +/- PBO
Area 2: 4.43 +/- RM-2
Area 3: 4.43 +/- RM-E
Area 4: 17.81+/- C-2
Area 5, 6, 7: 18.39+/- C-3
 49.27 +/-
(See Exhibit A)
Traffic Counts: 15,150 Lewis Ave.
11,500 Sterns Rd.

***These are the use categories permitted by court order January 28, 2011**

COMMENTS/FEATURES

- Prime large scale development site at one of Bedford's major intersections.
- Includes office, retail, multi-family parcels and the Whitman Ford dealership property, all of which can be purchased separately
- Perfect for mixed use grocery anchored or "big box" anchored development or neighborhood plazas with out-parcels

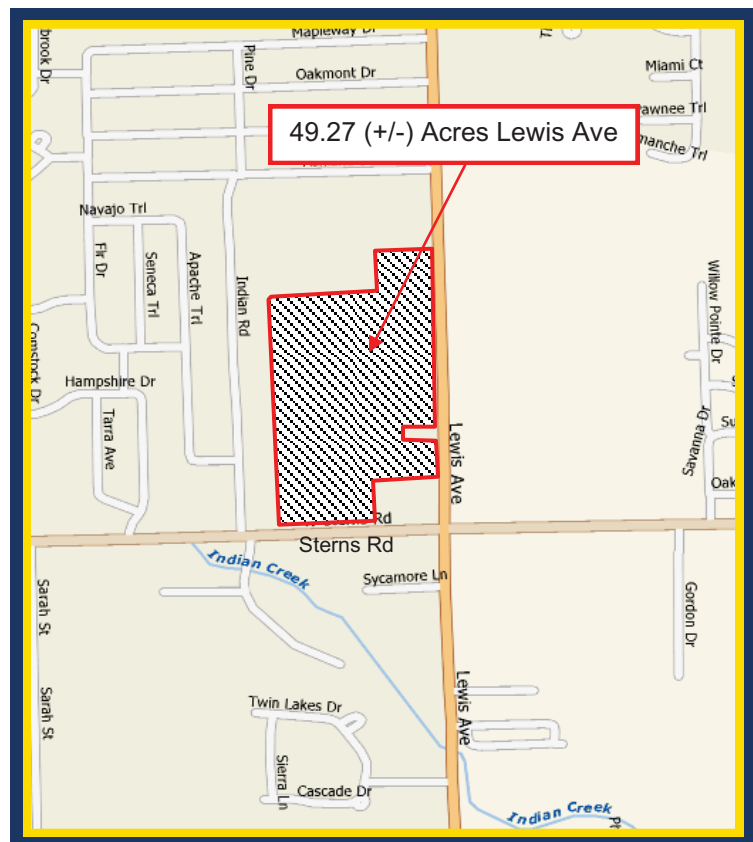
REDUCED!

Sale Price (All Pacels 49.27 Ac +/-):
\$2,950,000

**Sale Price (Whitman Ford Dealership
22,223 Sq. Ft.; 8.49 Ac):**
\$895,000

Lease Price: Whitman Dealership
\$4,500/Mo NNN

**SEE ALSO EXHIBIT A (SITE DIAGRAM
AND EXHIBIT B (PRICE LIST)**



For more information contact:

STEVEN R. LENNEX, CCIM

LENNEX REALTY COMPANY, LLC

3407 W Sterns Rd, Suite A ♦ P.O. 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.

REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2012
Summer Taxes:	\$17,307.70
Winter Taxes:	<u>\$ 6,945.25</u>
Total Annual Taxes:	\$24,252.95

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 Sterns, west of Lewis.
Electric:	Consumer Power
Storm Sewer:	Multiple Drainage Districts*

*Consult with the Monroe County Drain Commission.

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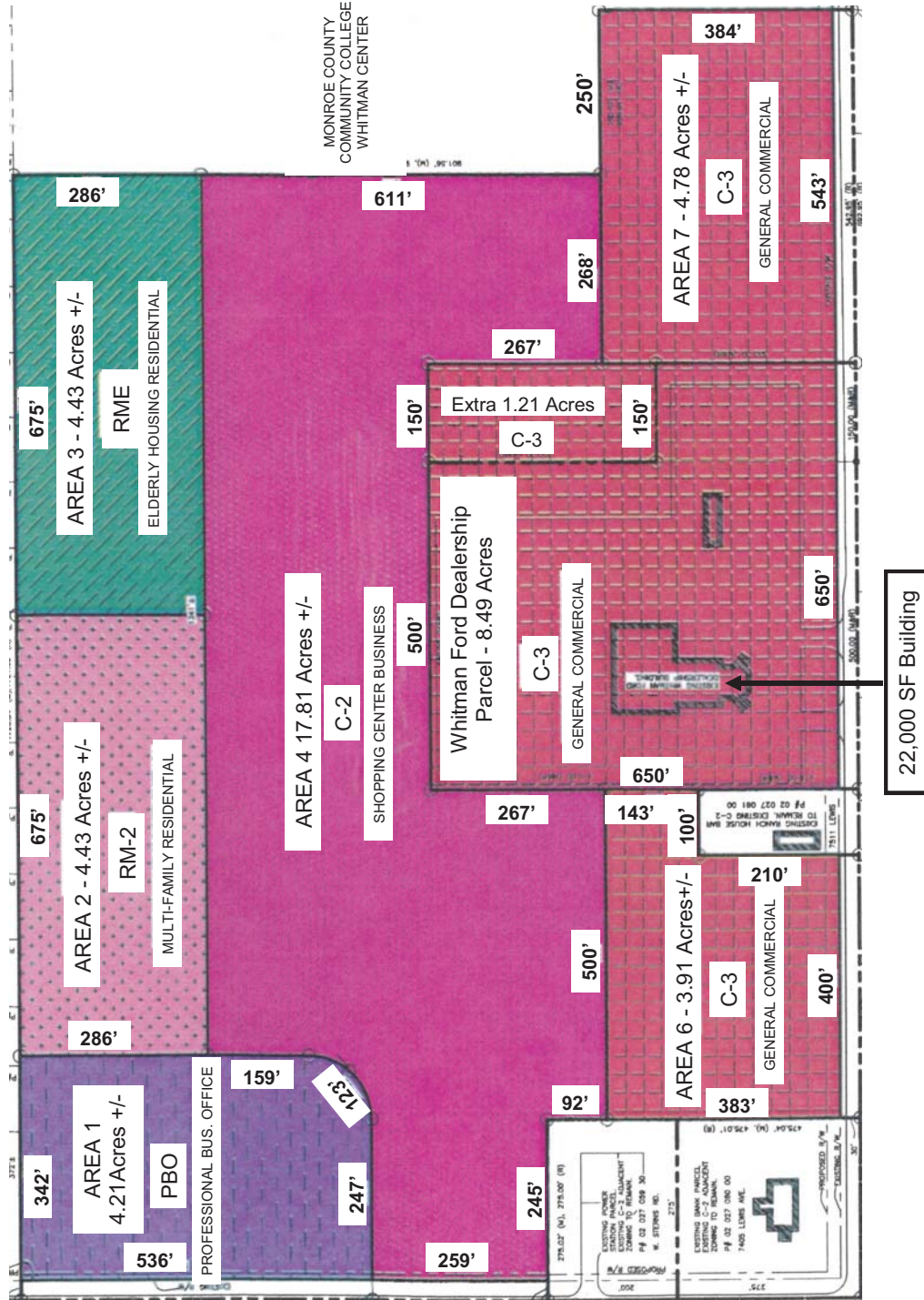
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EXHIBIT A SITE AND ZONING DIAGRAM WHITMAN PROPERTY

Note: This map depicts use categories permitted by court order January 28, 2011



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**EXHIBIT B
WHITMAN PROPERTY PRICE LIST**

<u>Parcel</u>	<u>Zoning</u>	<u>Acres/SF</u>	<u>\$/Parcel</u>	<u>\$/Acre</u>
Whitman Dealership (Former Area 5)	C-3	8.49 Ac 22,223 SF	\$895,000 Lease for \$4,500/Mo NNN	\$105,420
Extra 1.21 Acres North of Dealership (Former Area 5)	C-3	1.21 Ac	\$100,000	\$82,650
South Lewis Retail (Area 6)	C-3	3.91 Ac	\$595,000	\$152,200
North Lewis Retail (Area 7)	C-3	4.78 Ac	\$695,000	\$145,400
Middle Sterns Retail (Area 4)	C-2	17.81 Ac	\$875,000	\$49,100
Sterns Road Office (Area 1))	PBO	4.21 Ac	\$316,000	\$75,000
Multi-Family Res (Area 2)	RM-2	4.43 Ac	\$175,000	\$39,500
Senior Housing Res (Area 3)	RME	<u>4.43 Ac</u>	<u>\$175,000</u>	<u>\$39,500</u>
SUB-TOTALS		49.27 Ac	\$3,826,000	\$77,700/Ac Average
ENTIRE 49.27 ACRES	Varies	49.27 Ac	\$2,950,000	\$59,900/Ac

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DEMOGRAPHICS

	1.0 Miles:	3.0 Miles:	5.0 Miles:			
Population						
2010 Total Population	5,249	36,633	112,378			
2012 Total Population	5,256	36,599	111,433			
2017 Total Population	5,207	36,201	109,370			
2012-2017 Annual Rate	-0.19%	-0.22%	-0.37%			
Households						
2010	2,106	14,824	45,524			
2012	2,100	14,733	44,938			
2017	2,113	14,740	44,507			
2012-2017 Annual Rate	0.12%	0.01%	-0.19%			
Income- 2011						
Median Household Income	\$52,382	\$48,457	\$43,982			
Average Household Income	\$64,263	\$58,553	\$53,819			
Per Capita Income	\$26,219	\$23,642	\$21,784			
2012 Median HH Income	\$52,382	\$48,457	\$43,982			
2017 Median HH Income	\$59,026	\$54,735	\$51,707			
2012-2017 Annual Rate	2.42%	2.47%	3.29%			
Households by Income - 2012						
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	199	9.5%	1,910	13.0%	6,556	14.6%
\$15,000 - \$24,999	230	11.0%	1,641	11.1%	5,390	12.0%
\$25,000 - \$34,999	229	10.9%	1,736	11.8%	5,427	12.1%
\$35,000 - \$49,999	329	15.7%	2,255	15.3%	7,532	16.8%
\$50,000 - \$74,999	446	21.2%	3,261	22.1%	10,137	22.6%
\$75,000 - \$99,999	277	13.2%	1,683	11.4%	4,831	10.8%
\$100,000 - \$149,999	301	14.3%	1,747	11.9%	3,925	8.7%
\$150,000 - \$199,999	61	2.9%	395	2.7%	838	1.9%
\$200,000+	29	1.4%	107	0.7%	302	0.7%
Race and Ethnicity - 2012						
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,017	95.4%	33,793	92.3%	97,095	87.1%
Black Alone	40	0.8%	1,282	3.5%	8,415	7.6%
American Indian Alone	14	0.3%	84	0.2%	323	0.3%
Asian Alone	77	1.5%	259	0.7%	734	0.7%
Pacific Islander Alone	0	0.0%	8	0.0%	22	0.0%
Some Other Race Alone	38	0.7%	396	1.1%	1,645	1.5%
Two or More Races	71	1.4%	778	2.1%	3,200	2.9%
Hispanic Origin (Any Race)	136	2.6%	1,442	3.9%	5,566	5.0%

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