

Commercial Land for Sale

49 Acres (+/-) Lewis Ave

GENERAL INFORMATION

Location: 49 Acres (+/-) Lewis Ave.
Closest Intersection: Sterns Road
City, State: Temperance, MI
(Bedford Township)
County: Monroe
Zip: 48182
Parcel Numbers 5802-027-059-40
5802-027-059-10

Sale Price Entire Piece (49 Ac+):

\$5,975,000

Prices for Smaller Pieces:

C2 North (5.10 Ac)	\$1,275,000
C3 Whitman Ford (9.7 Ac)	\$2,900,000
C2 South (9.2 Ac)	\$2,000,000
Residential (25 Ac)	\$ 875,000

PROPERTY INFORMATION

Land SF: 49 Acres (+/-)
Dimensions: 1605' (Lewis) x 1300' (Deep)
Irregular
Zoning: Mixed C-2, C-3, R-2A
(See Exhibit A)
Traffic Counts: 14,292 Lewis Ave.
(1998) 8,292 Sterns Rd.

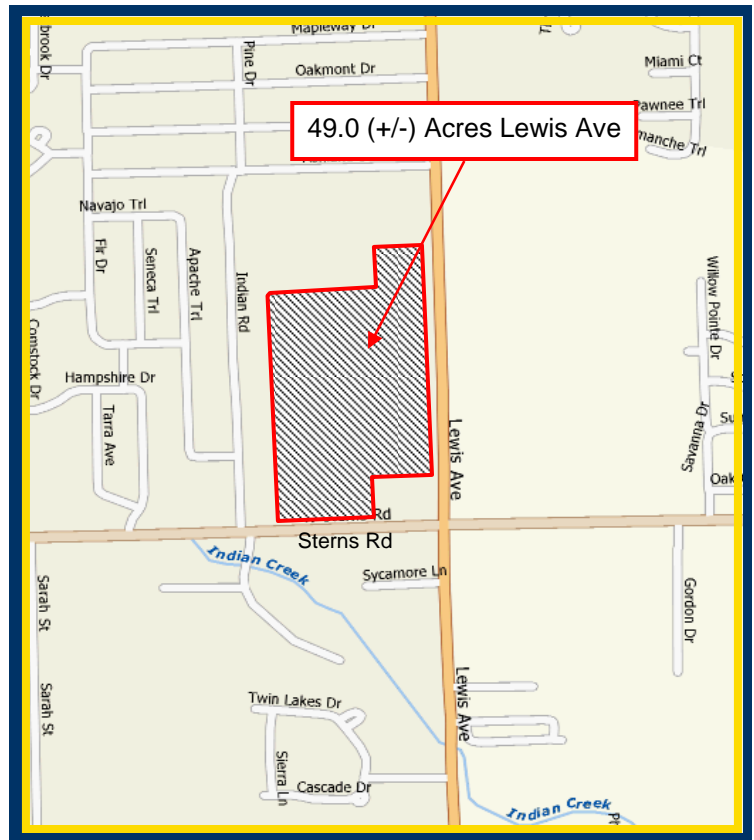
COMMENTS/FEATURES

- 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.

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: Consumers Power
Storm Sewer: Multiple Drainage Districts*

*Consult with the Monroe County Drain Commission.



REAL ESTATE TAXES

Real Estate Tax Year: 2006
Winter: \$21,289.14
Summer: \$ 6,619.68
Total Annual R/E Taxes: \$27,908.82

For more information contact:

Steven R. Lennex, CCIM

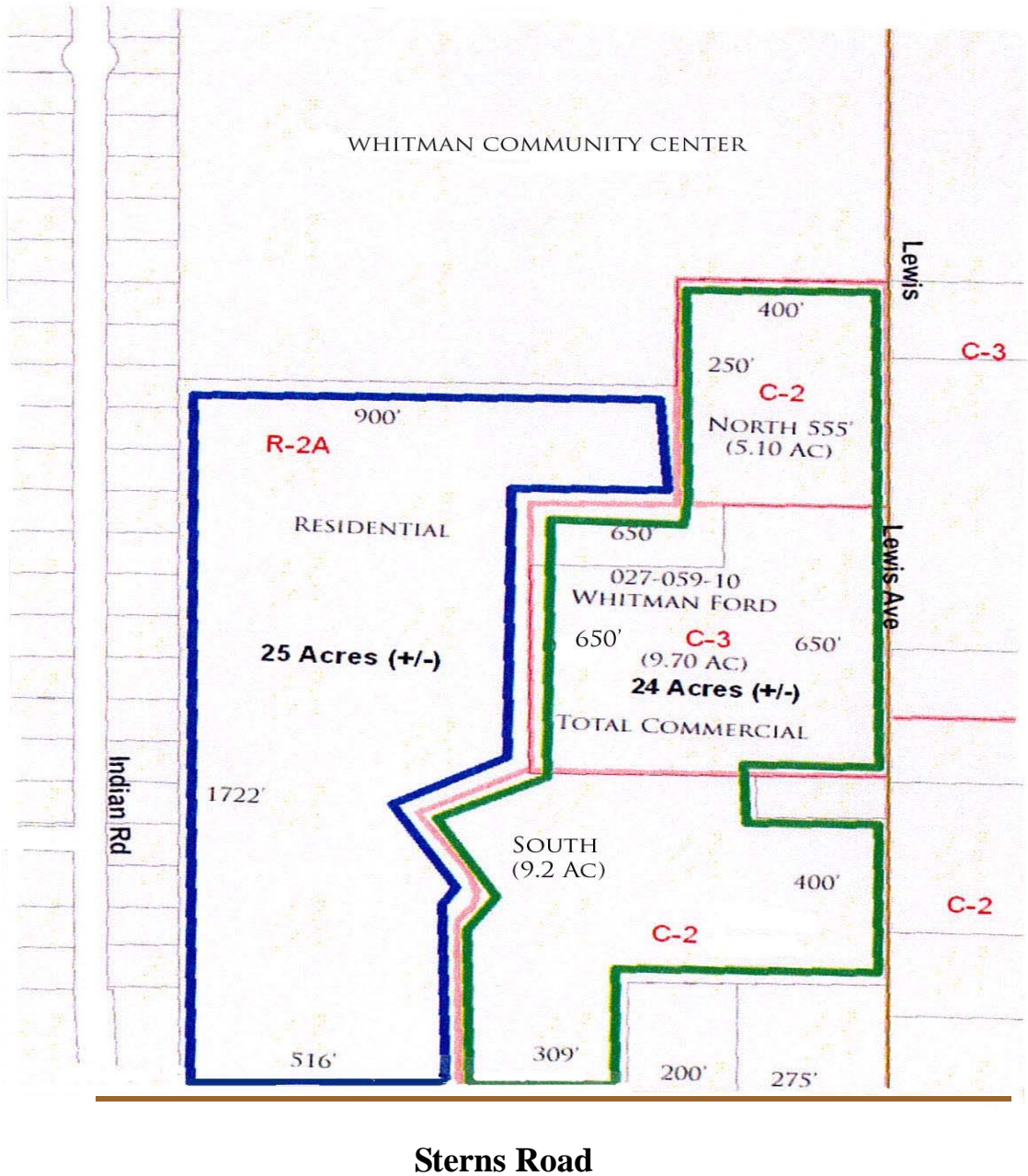
LENNEX REALTY COMPANY, LLC

3606 W Sterns Rd ♦ 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 FOR THE WHITMAN PROPERTY
AT THE
NE CORNER OF LEWIS AND STERNS (49 +/- ACRES)
TEMPERANCE, MI 48182



For more information contact:

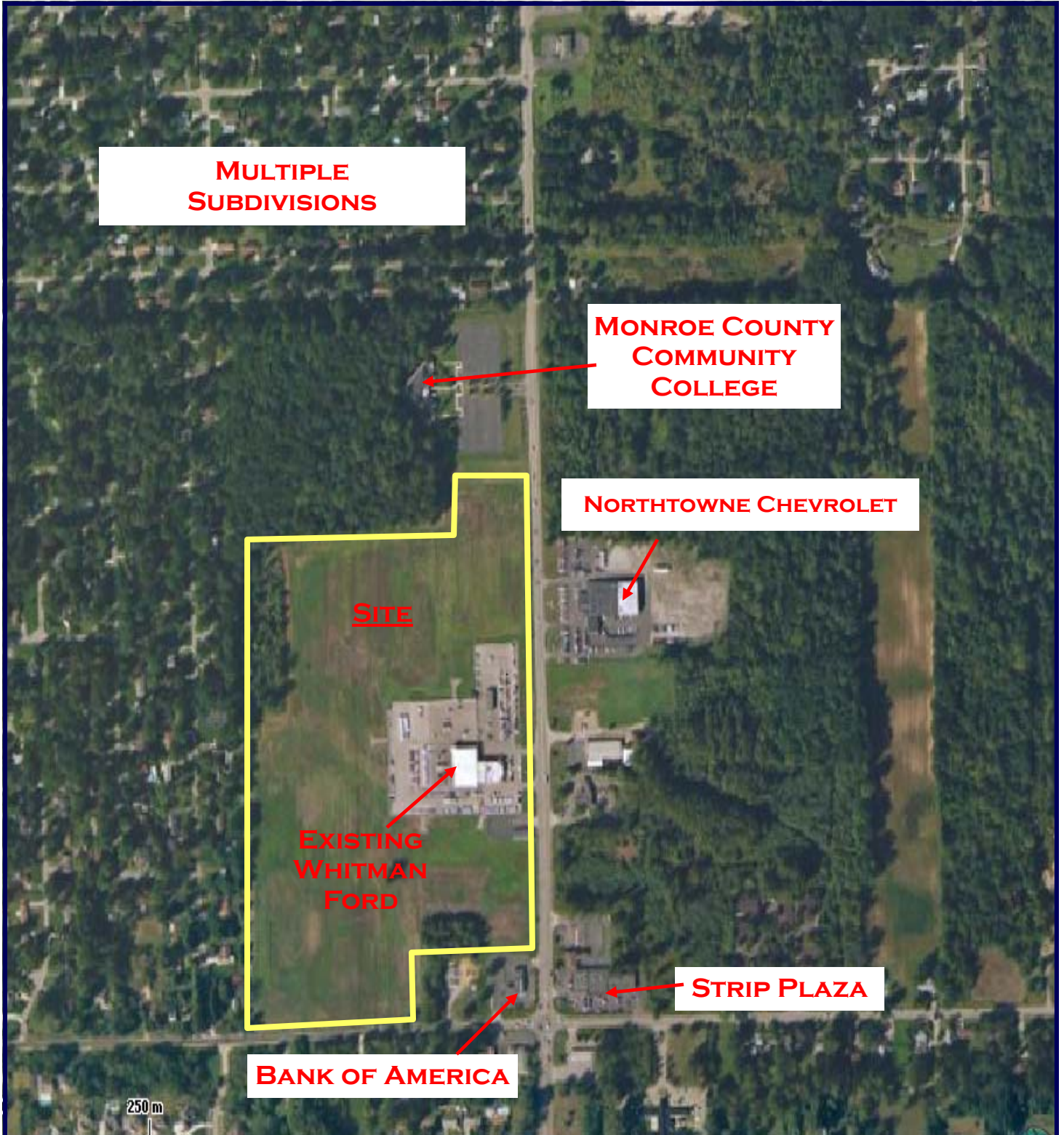
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DEMOGRAPHICS

	1.0 Miles:	3.0 Miles:	5.0 Miles:			
Population						
2000 Total Population	4,219	37,655	124,637			
2008 Total Population	5,027	39,994	125,301			
2013 Total Population	5,363	41,303	126,155			
2008-2013 Annual Rate	1.30%	0.65%	0.14%			
Households						
2000	1,635	14,887	49,905			
2008	2,025	16,156	51,187			
2013	2,189	16,807	51,923			
2008-2013 Annual Rate	1.57%	0.79%	0.29%			
Income- 2007						
Median Household Income	\$70,999	\$58,226	\$54,043			
Average Household Income	\$81,958	\$66,912	\$63,044			
Per Capita Income	\$31,919	\$27,136	\$25,841			
2000 Median HH Income	\$61,956	\$46,775	\$42,473			
2008 Median HH Income	\$70,999	\$58,226	\$54,043			
2013 Median HH Income	\$78,672	\$66,836	\$63,448			
2008-2013 Annual Rate	2.07%	2.80%	3.26%			
Households by Income - 2008						
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	3	4.2%	457	6.5%	2,334	7.5%
\$15,000 - \$24,999	4	5.6%	536	7.6%	2,410	7.8%
\$25,000 - \$34,999	8	11.1%	590	8.4%	2,780	9.0%
\$35,000 - \$49,999	9	12.5%	911	12.9%	4,086	13.2%
\$50,000 - \$74,999	19	26.4%	1,348	19.1%	6,272	20.2%
\$75,000 - \$99,999	19	26.4%	1,435	20.3%	5,804	18.7%
\$100,000 - \$149,999	7	9.7%	1,068	15.1%	4,122	13.3%
\$150,000 - \$199,999	2	2.8%	363	5.1%	1,441	4.7%
\$200,000+	1	1.4%	356	5.0%	1,740	5.6%
Race and Ethnicity - 2008						
	Number	Percent	Number	Percent	Number	Percent
White Alone	216	94.7%	17,240	94.2%	72,797	92.7%
Black Alone	5	2.2%	300	1.6%	1,888	2.4%
American Indian Alone	0	0.0%	23	0.1%	121	0.2%
Asian Alone	1	0.4%	329	1.8%	1,857	2.4%
Pacific Islander Alone	0	0.0%	0	0.0%	5	0.0%
Some Other Race Alone	3	1.3%	193	1.1%	723	0.9%
Two or More Races	3	1.3%	213	1.2%	1,164	1.5%
Hispanic Origin (Any Race)	6	2.6%	460	2.5%	2,077	2.6%

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