

# Commercial Land for Sale

# 8.85 Acres at Lewis Ave & Smith Rd

## GENERAL INFORMATION

**Location:** NE Corner Lewis Ave & Smith Rd  
**Closest Intersection:** Smith & Lewis  
**City, State:** Temperance, MI  
**County:** Monroe  
**Zip:** 48182  
**Parcel No:** 02-035-058-08

## PROPERTY INFORMATION

**Land Size:** 8.85 Acres  
**Land Dimensions:** 414' Lewis x 660' Smith  
(Irregular)  
**Zoning:** C-2  
**Traffic Counts:** Lewis - 14,292 Cars per day  
Smith - 11,400 Cars per day

## COMMENTS/FEATURES

- Prime commercial site(s) available at one of Bedford's busiest intersections
- Perfect for large scale retail, retail plaza, drug stores and other free standing retail, office or restaurants
- Ideally located near state line to draw from Toledo
- Motivated Seller

## REAL ESTATE TAX INFORMATION

**Real Estate Tax Year:** 2015  
**Summer Taxes:** \$ 1,303.95  
**Winter Taxes:** \$ 4,070.79  
**Total Annual Taxes:** \$ 5,374.74

## SALE PRICES

**SEE EXHIBIT A PRICE LIST**

Acreage and dimensions subject to survey



## UTILITIES

**Gas:** Michigan Gas Utilities  
**Water:** South County  
**Sanitary Sewer:** Bedford Township  
**Electric:** Consumers Energy  
**Storm Sewer:** Bedford Township

For more information contact:

**STEVEN R. LENNEX, CCIM**

**LENNEX REALTY COMPANY, LLC**

7116 Summerfield Rd., Suite 1E ♦ P.O. Box 292 ♦ Lambertville, MI ♦ 48144 ♦ p: 734.856.6464 ♦ f: 419.517.5042  
[www.LennexRC.com](http://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  
PRICE LIST**

**8.85 Acres on the NE Corner of Lewis and Smith  
Temperance, MI 48182**

	<u>Parcel</u>	<u>Size</u>	<u>Price (\$)</u>	<u>Price Per Acre</u>
A.	Prime Corner Lot (230' Lewis x 333" Smith)	1.76 Acres	\$299,000	\$170,000/Ac
B.	Lewis Avenue Outlot (184' Lewis x 333" Deep)	1.40 Acres	\$125,000	\$89,000/Ac
C.	Smith Road Outlot (327' Smith x 758" Deep)	5.69 Acres	\$273,120	\$48,000/Ac
	<b>Total</b>	8.85 Acres	\$697,120	\$78,771/Ac

**SEE ALSO ATTACHED DIAGRAM & AERIAL**

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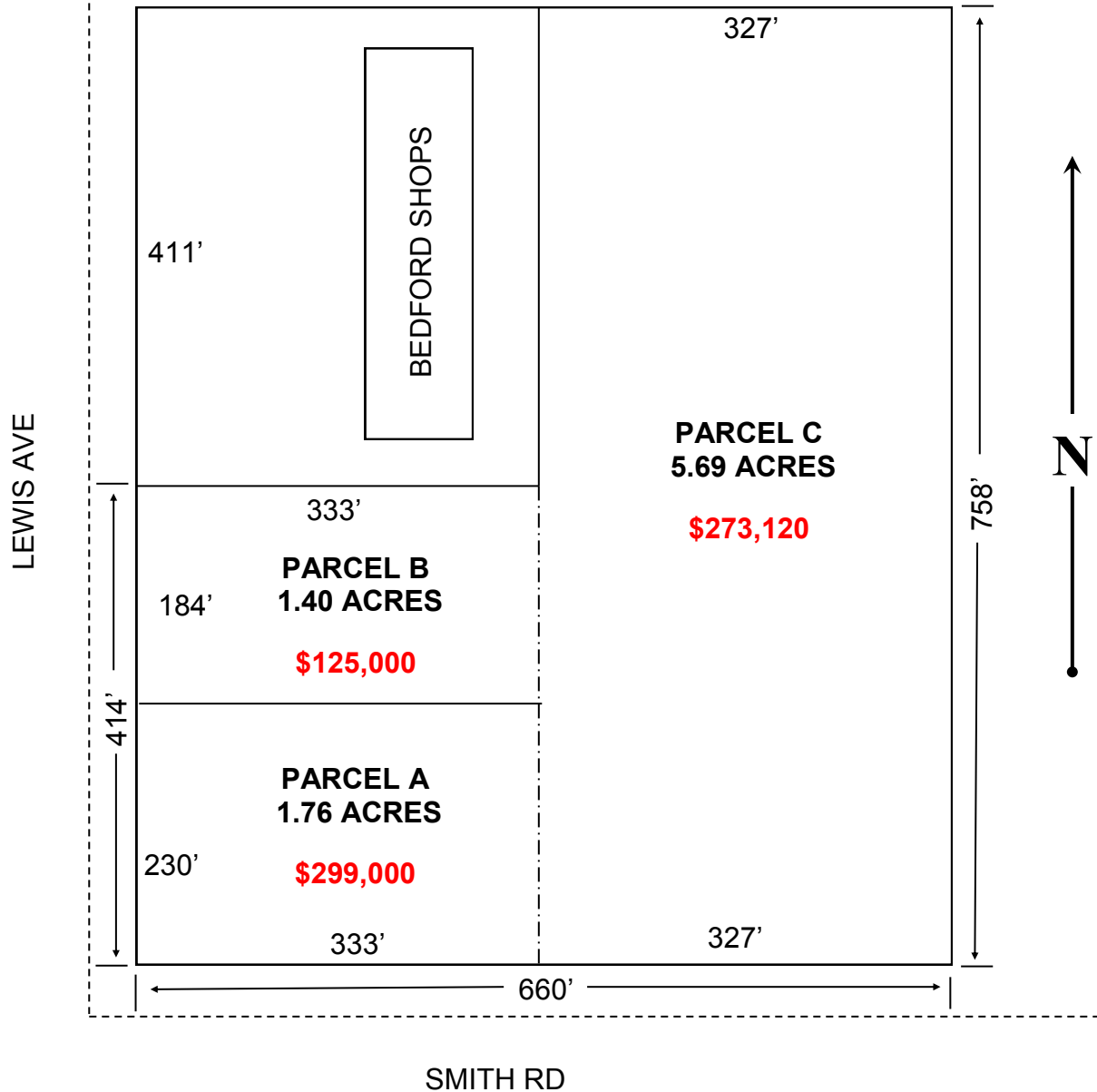
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ACREAGE AND DIMENSIONS SUBJECT TO SURVEY



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**DEMOGRAPHICS**

	1.0 Miles:	3.0 Miles:	5.0 Miles:			
<b>Population</b>						
2010 Total Population	7,175	57,551	157,931			
2015 Total Population	6,877	56,827	155,263			
2020 Total Population	6,734	56,399	153,865			
2015-2020 Annual Rate	-0.42%	-0.15%	-0.18%			
<b>Households</b>						
2010	2,975	23,448	64,594			
2015	2,879	23,325	64,089			
2020	2,824	23,180	63,653			
2015-2020 Annual Rate	-0.39%	-0.12%	-0.14%			
<b>Income- 2015</b>						
Median Household Income	\$38,279	\$45,182	\$41,717			
Average Household Income	\$51,824	\$55,736	\$54,048			
Per Capita Income	\$22,129	\$22,916	\$22,406			
2015 Median HH Income	\$38,279	\$45,182	\$41,717			
2020 Median HH Income	\$42,477	\$52,294	\$49,047			
2015-2020 Annual Rate	2.10%	2.97%	3.29%			
<b>Households by Income - 2015</b>						
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
< \$15,000	454	15.8%	2,973	12.7%	10,130	15.8%
\$15,000 - \$24,999	456	15.8%	3,148	13.5%	8,624	13.5%
\$25,000 - \$34,999	380	13.2%	2,604	11.2%	7,928	12.4%
\$35,000 - \$49,999	517	18.0%	3,932	16.9%	10,091	15.7%
\$50,000 - \$74,999	413	14.3%	4,733	20.3%	11,778	18.4%
\$75,000 - \$99,999	302	10.5%	2,855	12.2%	7,417	11.6%
\$100,000 - \$149,999	290	10.1%	2,485	10.7%	6,266	9.8%
\$150,000 - \$199,999	36	1.3%	390	1.7%	1,115	1.7%
\$200,000+	31	1.1%	205	0.9%	741	1.2%
<b>Race and Ethnicity - 2015</b>						
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
White Alone	6,072	88.3%	49,780	87.6%	117,132	75.4%
Black Alone	396	5.8%	3,643	6.4%	27,834	17.9%
American Indian Alone	18	0.3%	170	0.3%	495	0.3%
Asian Alone	42	0.6%	366	0.6%	1,449	0.9%
Pacific Islander Alone	2	0.0%	10	0.0%	41	0.0%
Some Other Race Alone	111	1.6%	970	1.7%	3,062	2.0%
Two or More Races	237	3.4%	1,888	3.3%	5,250	3.4%
Hispanic Origin (Any Race)	344	5.0%	3,318	5.8%	9,258	6.0%

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