

# Commercial Land for Sale

# 1.81 Acres on Lewis Avenue

## GENERAL INFORMATION

**Location:** Lewis Avenue at Hunting Creek Rd  
**Closest Intersection:** Between Smith & Sterns Road  
**City, State:** Temperance, Michigan  
**County:** Monroe  
**Zip:** 48182  
**Parcel No:** 5802-035-053-63

## PROPERTY INFORMATION

**Land Size:** 1.81 Acres  
**Land Dimensions:** See attached Diagram  
**Zoning:** C-2 with C-3 setbacks  
**Traffic Counts:** 12,200 (2011)

## COMMENTS/FEATURES

- Competitively priced parcel and one of few remaining on the Lewis Avenue Corridor
- Detention areas will be required on all commercial lots. Size of area to be determined by the Monroe County Drain Commission

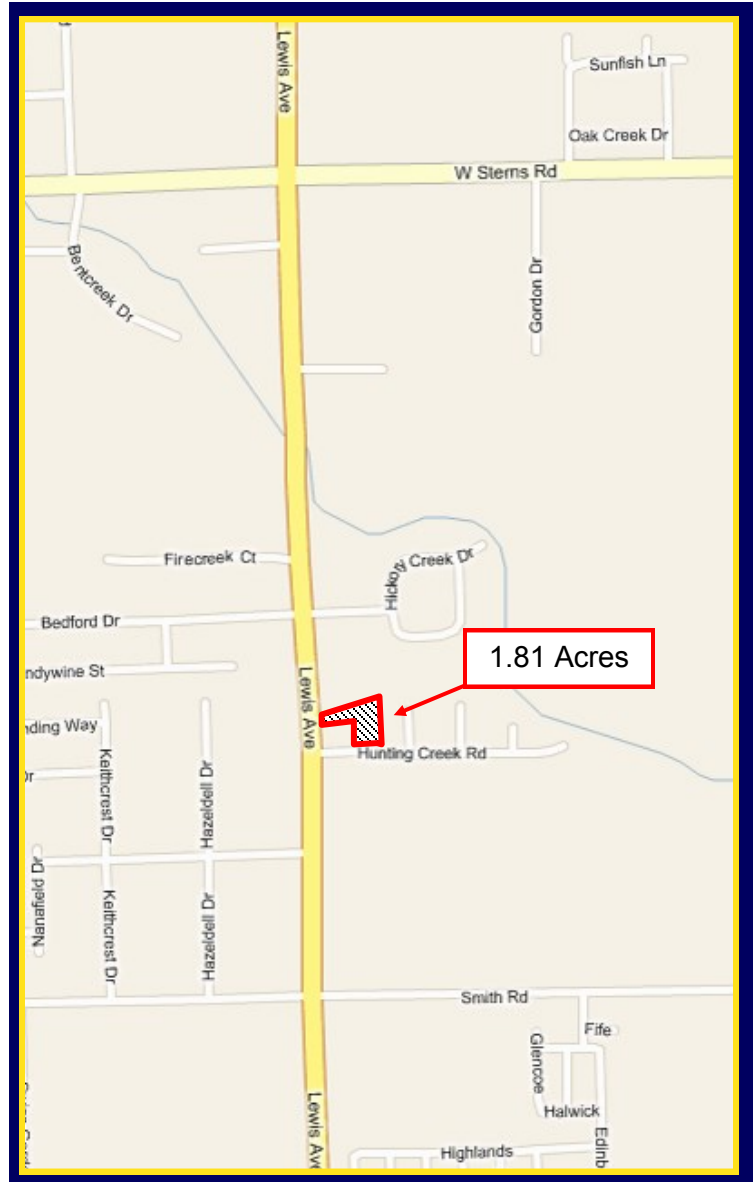
## UTILITIES

**Gas:** Available at Lewis Avenue  
**Water:** 16' west side of Lewis;  
8" south side of Hickory Creek Blvd  
**Sanitary Sewer:** 8" Lewis Avenue  
**Electric:** Available at Lewis Avenue  
**Storm Sewer:** Lewis Avenue or Creeks per

## REAL ESTATE TAX INFORMATION

**Real Estate Tax Year:** 2015  
**Summer Taxes:** \$ 40.67  
**Winter Taxes:** \$ 130.45  
**Total Annual Taxes:** \$ 171.11

**HUGE REDUCTION!**  
**Sale Price: \$75,000**



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

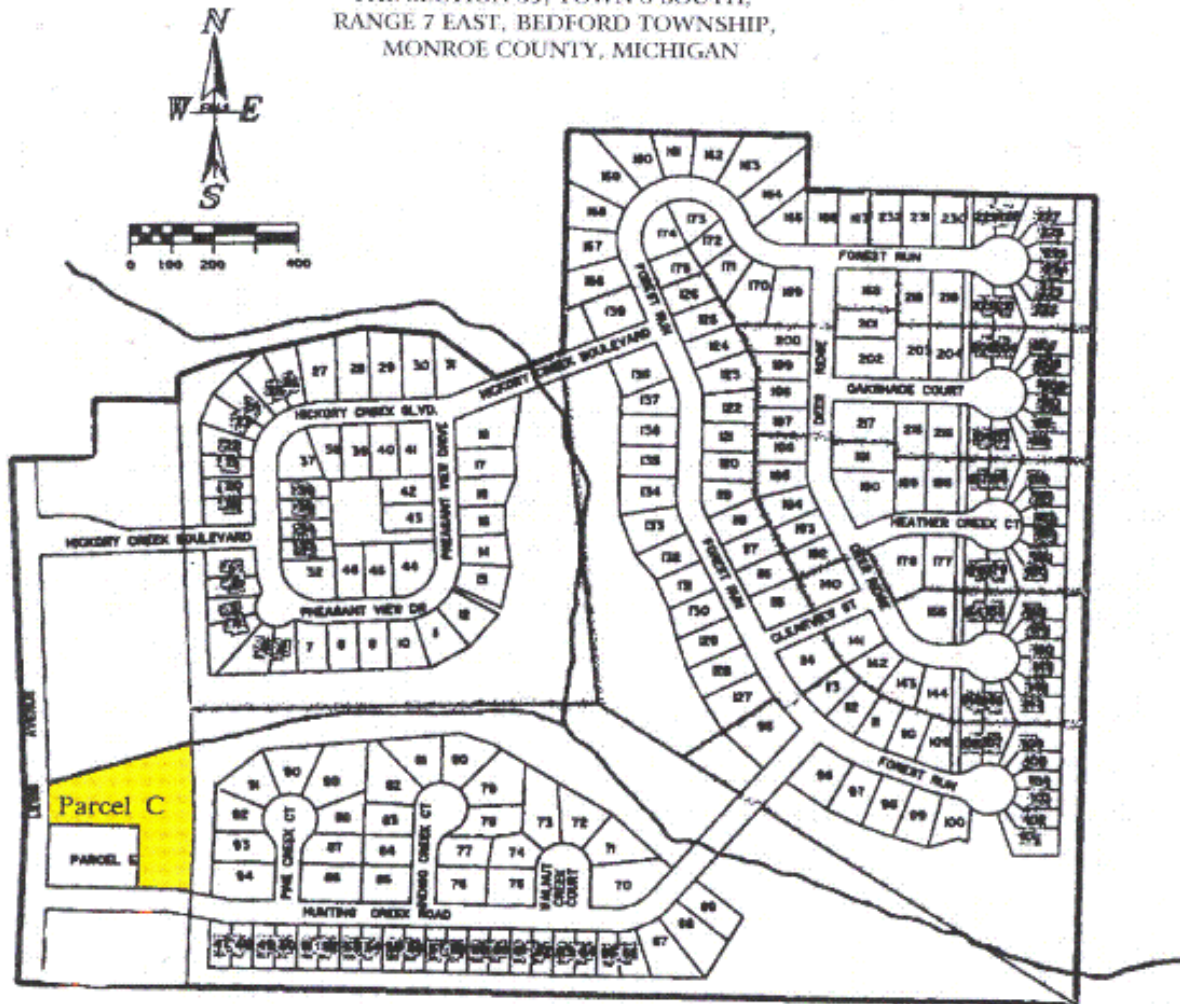
All dimensions and acreage content are subject to survey. The availability and taxability of all public utilities is subject to purchaser's confirmation of same. All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.

**FARNHAM, WIRRIES & BERNING**  
 Professional Registered Engineers & Surveyors:  
 Ohio, Michigan and Indiana  
 5225 Secor Road, Toledo, Ohio 43623  
 (419) 473-1491 Fax No. (419) 473-0506

PRELIMINARY P.U.D. SITE PLAN

# HICKORY CREEK

BEING PART OF THE WEST 1/2 OF  
 THE SECTION 35, TOWN 8 SOUTH,  
 RANGE 7 EAST, BEDFORD TOWNSHIP,  
 MONROE COUNTY, MICHIGAN



DEVELOPER:  
 BRIDGEWAY INVESTORS, LTD.  
 6800 WEST CENTRAL AVENUE, TOLEDO OH 43617  
 (419) 841-6691

For more information contact:

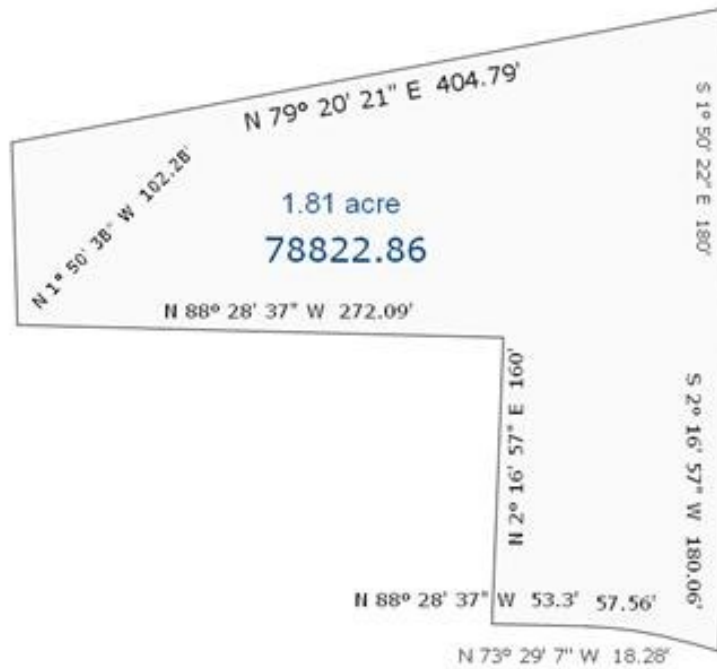
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LEWIS AVE



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## DEMOGRAPHICS

	1.0 Miles:		3.0 Miles:		5.0 Miles:	
<b>Population</b>						
2010 Total Population	5,347		49,491		141,492	
2015 Total Population	5,261		49,005		139,163	
2020 Total Population	5,209		48,693		137,916	
2015-2020 Annual Rate	-0.20%		-0.09%		-0.18%	
<b>Households</b>						
2010	2,187		20,096		57,840	
2015	2,183		20,075		57,396	
2020	2,170		19,983		57,003	
2015-2020 Annual Rate	-0.12%		-0.09%		-0.14%	
<b>Income- 2015</b>						
Median Household Income	\$48,802		\$46,545		\$43,547	
Average Household Income	\$62,657		\$58,255		\$55,461	
Per Capita Income	\$26,175		\$23,956		\$22,909	
2015 Median HH Income	\$48,802		\$46,545		\$43,547	
2020 Median HH Income	\$56,988		\$54,164		\$51,073	
2015-2020 Annual Rate	3.15%		3.08%		3.24%	
<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	196	9.0%	2,415	12.0%	8,327	14.5%
\$15,000 - \$24,999	296	13.6%	2,645	13.2%	7,414	12.9%
\$25,000 - \$34,999	239	10.9%	2,221	11.1%	6,989	12.2%
\$35,000 - \$49,999	383	17.5%	3,350	16.7%	9,520	16.0%
\$50,000 - \$74,999	372	17.0%	3,753	18.7%	10,931	19.0%
\$75,000 - \$99,999	287	13.1%	2,651	13.2%	6,947	12.1%
\$100,000 - \$149,999	335	15.3%	2,433	12.1%	5,892	10.3%
\$150,000 - \$199,999	45	2.1%	388	1.9%	1,035	1.8%
\$200,000+	30	1.4%	219	1.1%	661	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	4,934	93.8%	44,038	89.9%	109,842	78.9%
Black Alone	98	1.9%	2,421	4.9%	20,634	14.8%
American Indian Alone	17	0.3%	146	0.3%	442	0.3%
Asian Alone	53	1.0%	340	0.7%	1,018	0.7%
Pacific Islander Alone	0	0.0%	9	0.0%	31	0.0%
Some Other Race Alone	47	0.9%	686	1.4%	2,589	1.9%
Two or More Races	113	2.1%	1,366	2.8%	4,607	3.3%
Hispanic Origin (Any Race)	183	3.5%	2,522	5.1%	8,057	5.8%

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