

## GENERAL INFORMATION

**Location:** 7386 Secor Rd  
**Closest Intersection:** Sterns Rd  
**City, State:** Lambertville, MI  
**County:** Monroe  
**Zip:** 48144  
**Parcel No:** 58-02-032-56-00

## PROPERTY INFORMATION

**Land Size:** 1.36 Acres  
**Land Dimensions:** 243' x 243'  
**Zoning:** C-3  
**Traffic Counts:** 15,200 VPD - Secor  
 13,400 VPD - Sterns

## COMMENTS/FEATURES

### NOW FINALLY AVAILABLE!

- ◆ Best available retail development site in Bedford and one of the best in the entire county
- ◆ Only remaining corner at the busiest intersection in Bedford
- ◆ Perfect for retail development, restaurant, bank, medical facility and more

## REAL ESTATE TAX INFORMATION

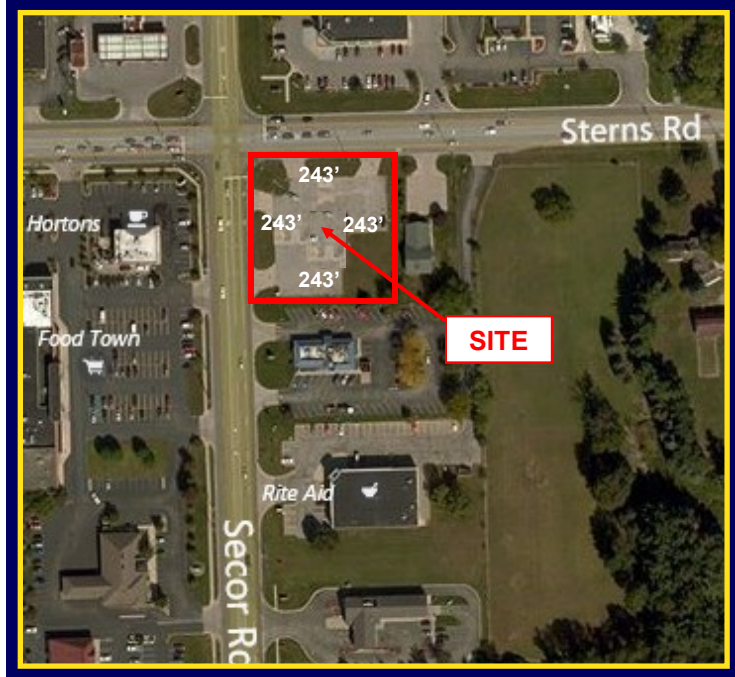
**Real Estate Tax Year:** 2015  
**Summer Taxes:** \$ 3,335.03  
**Winter Taxes:** \$ 8,999.32  
**Total Annual Taxes:** \$12,334.35

## UTILITIES

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

## BEDFORD'S BEST CORNER!

**Sale Price: \$625,000**



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](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.



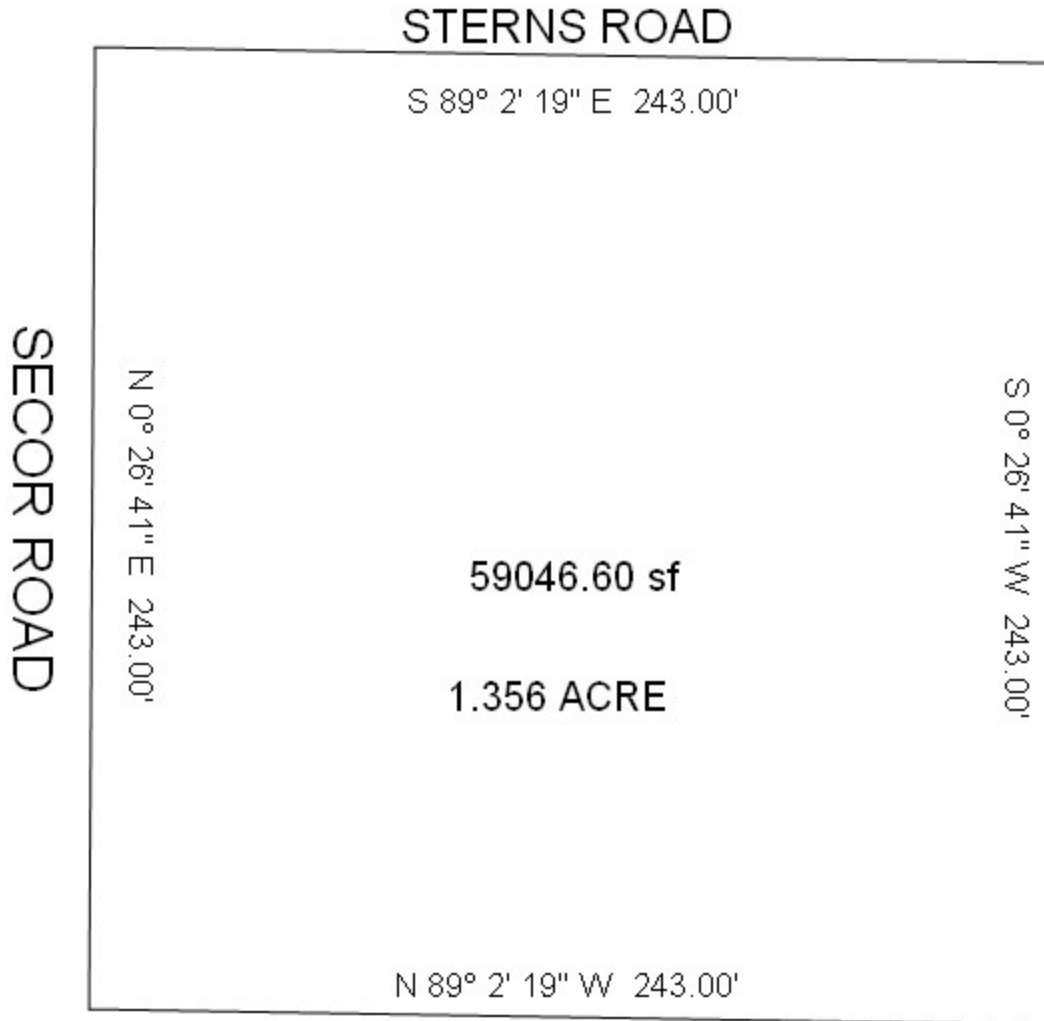
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## DEMOGRAPHICS

	1.0 Miles:	3.0 Miles:	5.0 Miles:			
<b>Population</b>						
2010 Total Population	5,592	43,225	121,196			
2015 Total Population	5,555	42,898	119,830			
2020 Total Population	5,524	42,611	118,887			
2015-2020 Annual Rate	-0.11%	-0.13%	-0.16%			
<b>Households</b>						
2010	2,112	17,490	50,455			
2015	2,130	17,571	50,427			
2020	2,133	17,568	50,310			
2015-2020 Annual Rate	0.03%	0.00%	-0.05%			
<b>Income- 2015</b>						
Median Household Income	\$74,825	\$52,837	\$49,585			
Average Household Income	\$87,756	\$67,115	\$62,125			
Per Capita Income	\$33,707	\$27,403	\$26,245			
2015 Median HH Income	\$74,825	\$52,837	\$49,585			
2020 Median HH Income	\$84,075	\$60,804	\$55,449			
2015-2020 Annual Rate	2.36%	2.85%	2.26%			
<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	118	5.5%	1,869	10.6%	6,144	12.2%
\$15,000 - \$24,999	140	6.6%	1,933	11.0%	6,114	12.1%
\$25,000 - \$34,999	182	8.5%	1,890	10.8%	5,655	11.2%
\$35,000 - \$49,999	218	10.2%	2,546	14.5%	7,454	14.8%
\$50,000 - \$74,999	409	19.2%	3,347	19.0%	9,919	19.7%
\$75,000 - \$99,999	301	14.1%	2,356	13.4%	6,840	13.6%
\$100,000 - \$149,999	514	24.1%	2,515	14.3%	5,780	11.5%
\$150,000 - \$199,999	152	7.1%	689	3.9%	1,468	2.9%
\$200,000+	96	4.5%	426	2.4%	1,054	2.1%
<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	5,365	96.6%	39,664	92.5%	105,471	88.0%
Black Alone	21	0.4%	1,320	3.1%	7,382	6.2%
American Indian Alone	16	0.3%	94	0.2%	303	0.3%
Asian Alone	69	1.2%	395	0.9%	1,399	1.2%
Pacific Islander Alone	2	0.0%	6	0.0%	47	0.0%
Some Other Race Alone	28	0.5%	492	1.1%	1,800	1.5%
Two or More Races	54	1.0%	928	2.2%	3,427	2.9%
Hispanic Origin (Any Race)	151	2.7%	1,709	4.0%	6,154	5.1%

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