

FOR SALE

Land

1.93 Acres ♦ Sale Price: \$229,000 ♦ \$118,653/Ac

1.93 Acres @ 6465 Lewis Ave

Temperance, MI



LENnex REALTY COMPANY, LLC

PROPERTY HIGHLIGHTS

♦ **PRIME COMMERCIAL CORNER**

- ♦ Located on the southwest corner of Lewis and Smith, one of Bedford's busiest intersections which has a traffic signal
- ♦ Zoned C-3 which is the most flexible commercial zoning in Bedford
- ♦ Perfect for retail plaza, drugstore, convenience store, car lot and much more



Call Now
For More Information
Steven R. Lennex, CCIM
C: 419.356.8745
slennex@lennexrc.com

OFFERING SUMMARY

Sale Price:	\$229,000
Available AC;	1.93 Acres
Price/Ac:	\$118,653
Land Dimensions	260' Lewis x 324' Depth (Exhibit A)

DEMOGRAPHICS

<u>Stats</u>	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile	6,082	\$56,585
3 Miles	61,510	\$55,274
5 Miles	168,567	\$52,234

For more information contact:

STEVEN R. LENNEX, CCIM

LENnex REALTY COMPANY, LLC

7116 Summerfield Rd, Suite 1-E ♦ P.O. Box 292 ♦ Toledo, OH ♦ 43617 ♦ p: 734.856.6464
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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GENERAL INFORMATION

Property: 1.93 Acre Corner Lot
Location: 6465 Lewis Ave
(SW corner @ Smith)
Closest Intersection: Smith Road
City, State: Temperance, MI
County: Monroe
Zip: 48182
Parcel #: 5802-103-003-10

PROPERTY INFORMATION

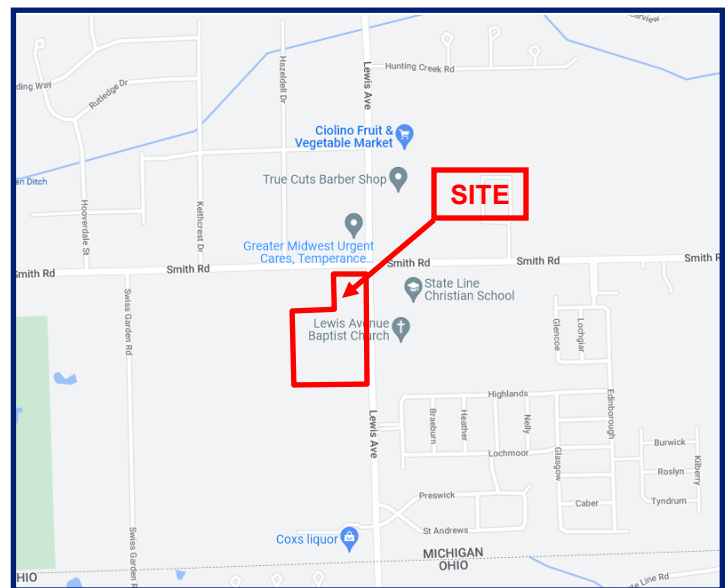
Land Size: 1.93 Acres
Land Dimensions: 260' Lewis x 324' Deep (Exhibit A)
Zoning: C-3
Current Use: Vacant Land
Traffic Counts: 13,700 VPD Lewis Ave
8,809 VPD Smith Rd

REAL ESTATE TAX INFORMATION

Real Estate Tax Year: 2022
Summer Taxes: \$ 397.85
Winter Taxes: \$1,557.35
Total Annual Taxes: \$1,955.20

UTILITIES

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



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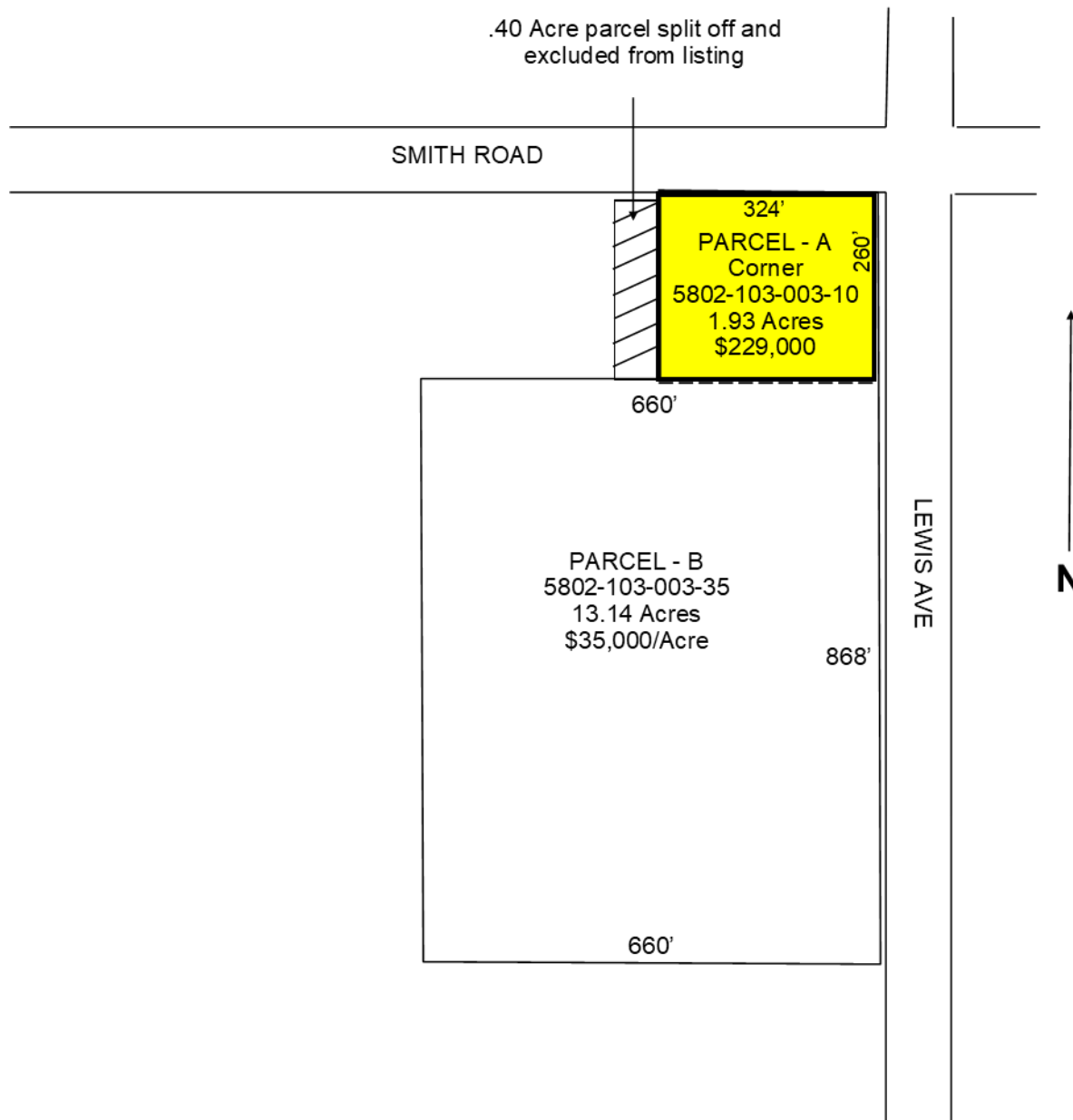
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EXHIBIT A

**1.93 Acres at 6465 Lewis Avenue
Temperance, MI 48182**



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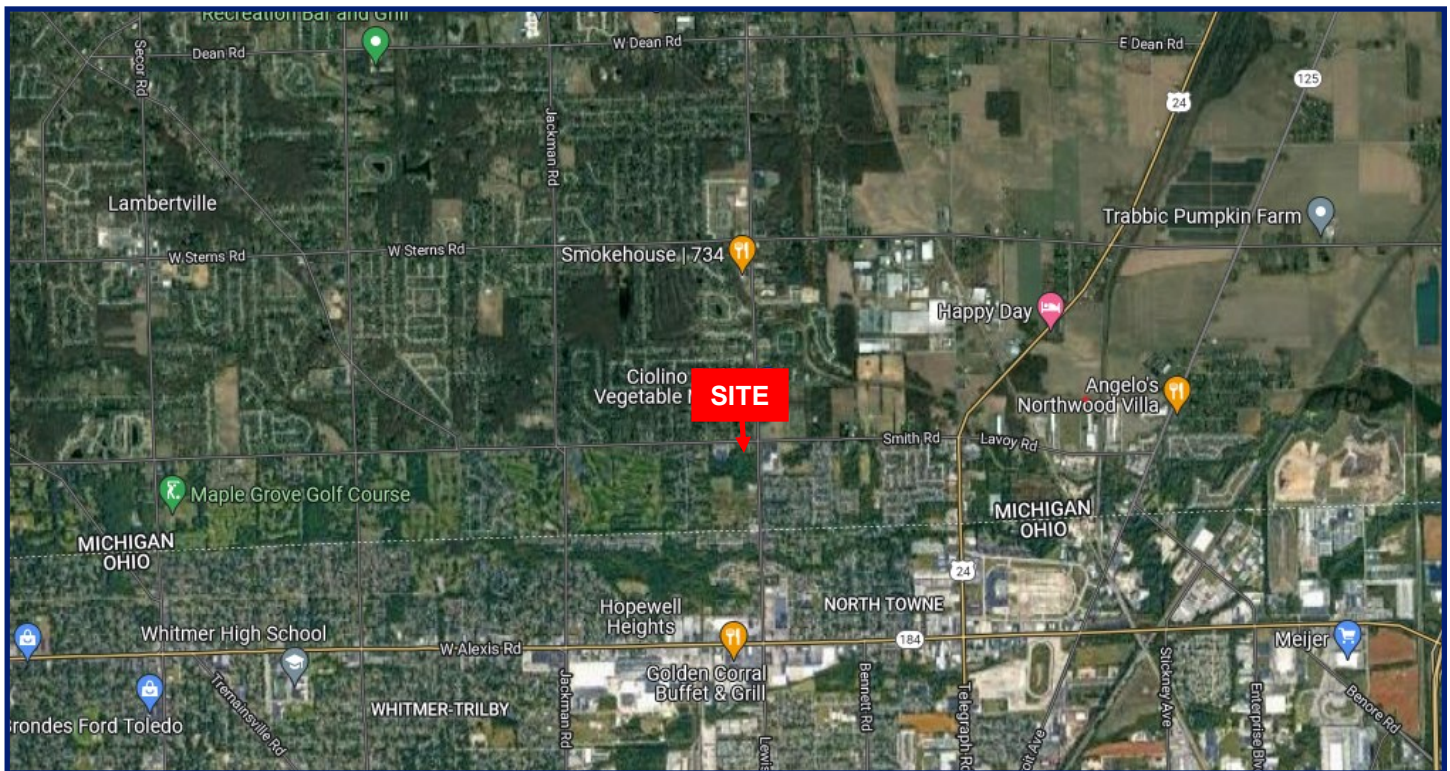
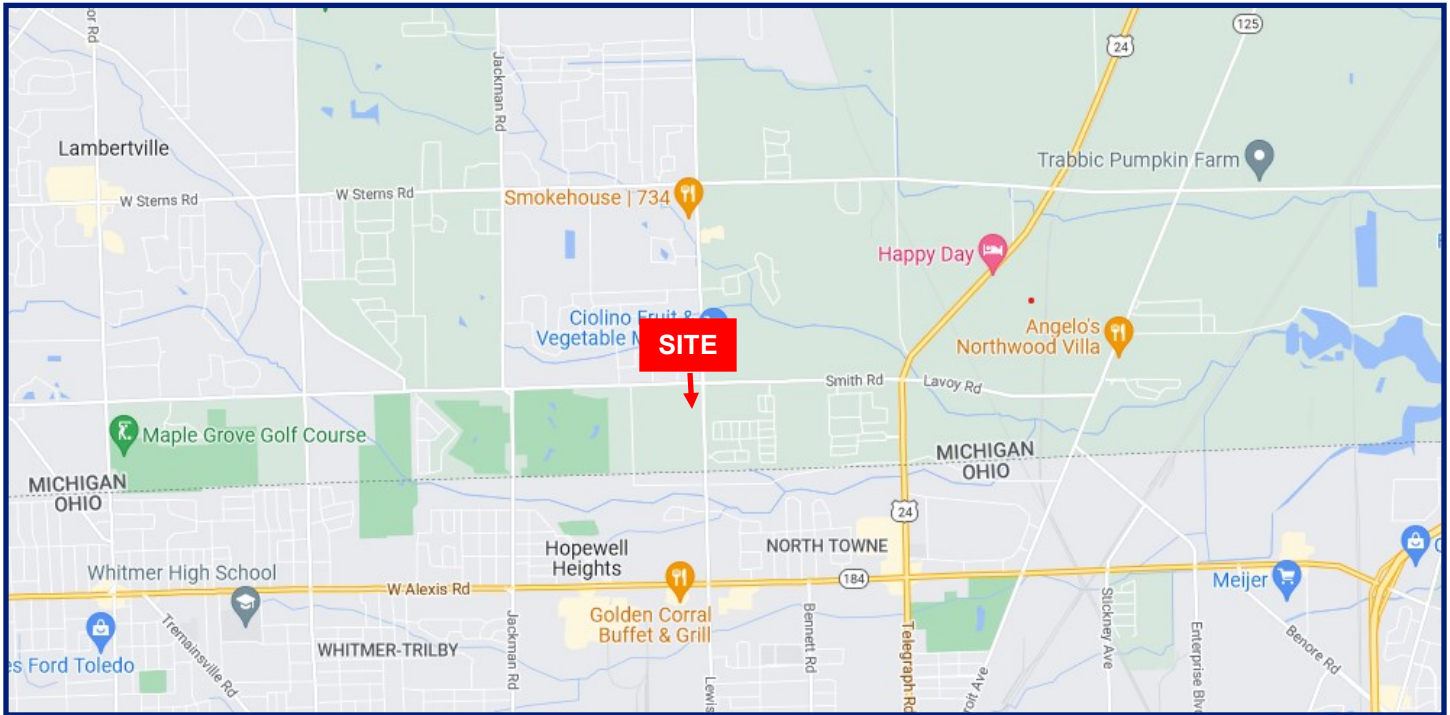
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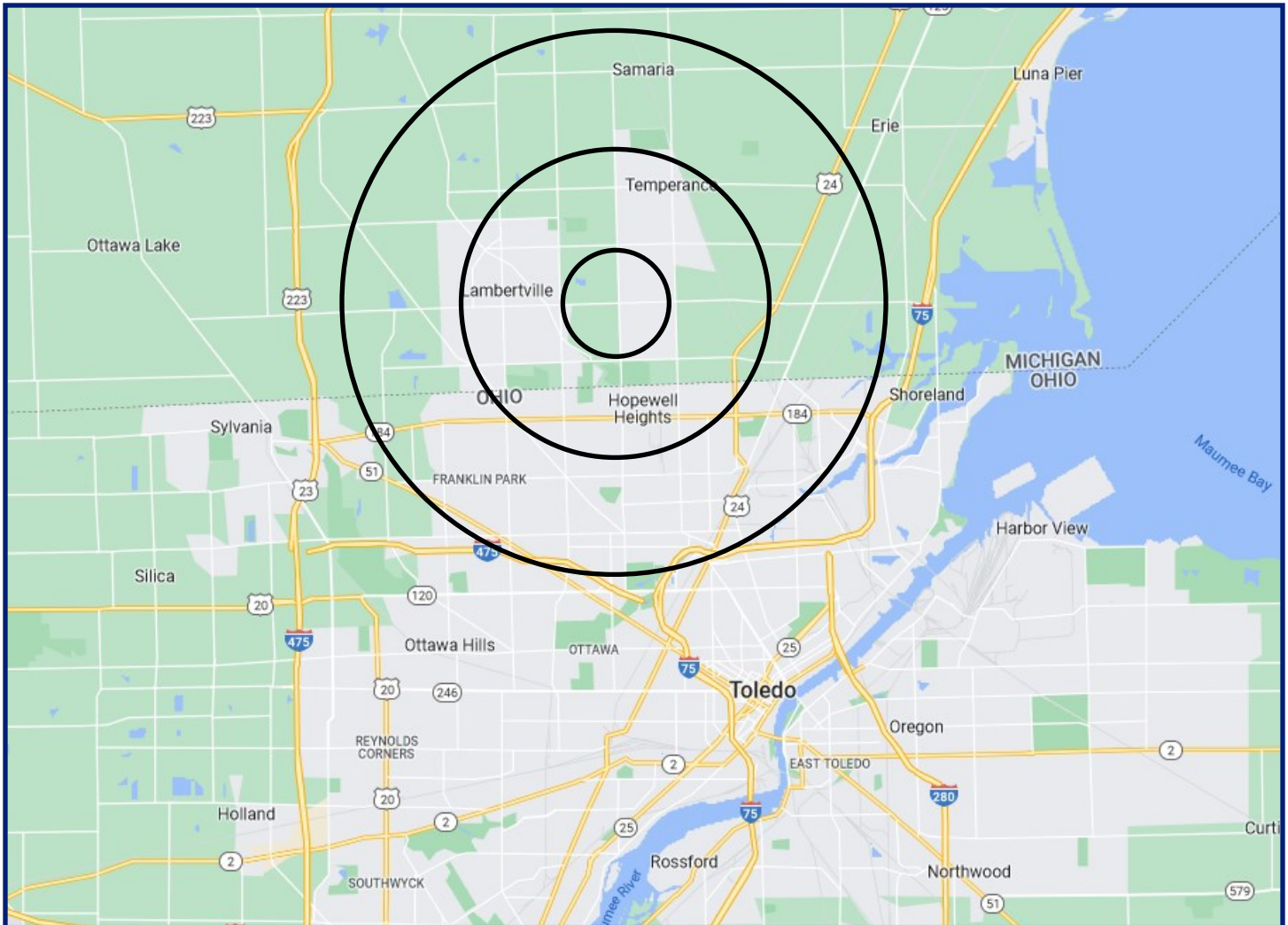
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,082	61,510	168,567
Average Age	37.2	36.2	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,353	24,534	67,283
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$56,585	\$55,274	\$52,234

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