

FOR SALE

Commercial Land

1.481 Acres ♦ \$195,000 ♦ \$132,000/Ac

1.481 Acres on Summerlyn Lakes Drive off
Smith Road

Lambertville, MI



PROPERTY HIGHLIGHTS

- ♦ **PRIME COMMERCIAL SITE**
- ♦ Shovel ready commercial lot in front of large residential development
- ♦ Ample frontage on both Smith Rd (200 Ft) and Summerlyn Lakes Drive (268 Ft.)
- ♦ Just one block west of busy Secor & Smith intersection
- ♦ Perfect for developers, retail users, office users, professional offices, restaurants and more.



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

LENNEX REALTY COMPANY, LLC

OFFERING SUMMARY

Sale Price:	\$195,000
Available Ac:	1.481 Acres
Price/Ac:	\$132,000/Ac
Land Dimensions:	200' Smith x 268' Depth (See Exhibit A)
Zoning:	C-1/PUD
Traffic Counts:	3,629 VPD Smith Rd 13,323 VPD Secor Rd

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	6,332	\$113,779
3 Miles	60,490	\$92,110
5 Miles	147,145	\$93,235

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
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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Commercial Land

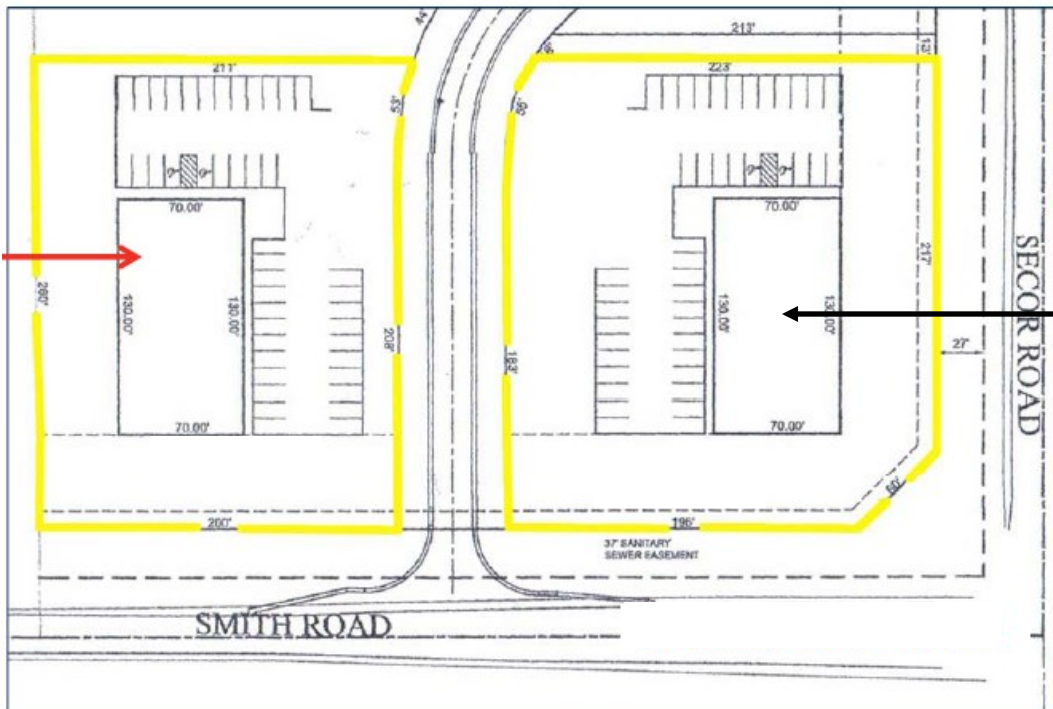
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Proposed Location for 9,000 SF Strip Center with Drive-Thru Unit



This is now Pinnacle Eye Group & Pienta Law Offices & DaCapo Coffee

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GENERAL INFORMATION

Location: Summerlyn Lakes Drive of
Smith Rd
Closest Intersection: Secor Rd
City, State: Lambertville, MI
County: Monroe
Zip: 48144
Parcel #: 5802-031-090-06

REAL ESTATE TAX INFORMATION

Real Estate Tax Year: 2025
Summer Taxes: \$ 63.06
Winter Taxes: \$203.19
Total Annual Taxes: \$266.25

UTILITIES

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



AERIAL VIEW OF PROPERTY



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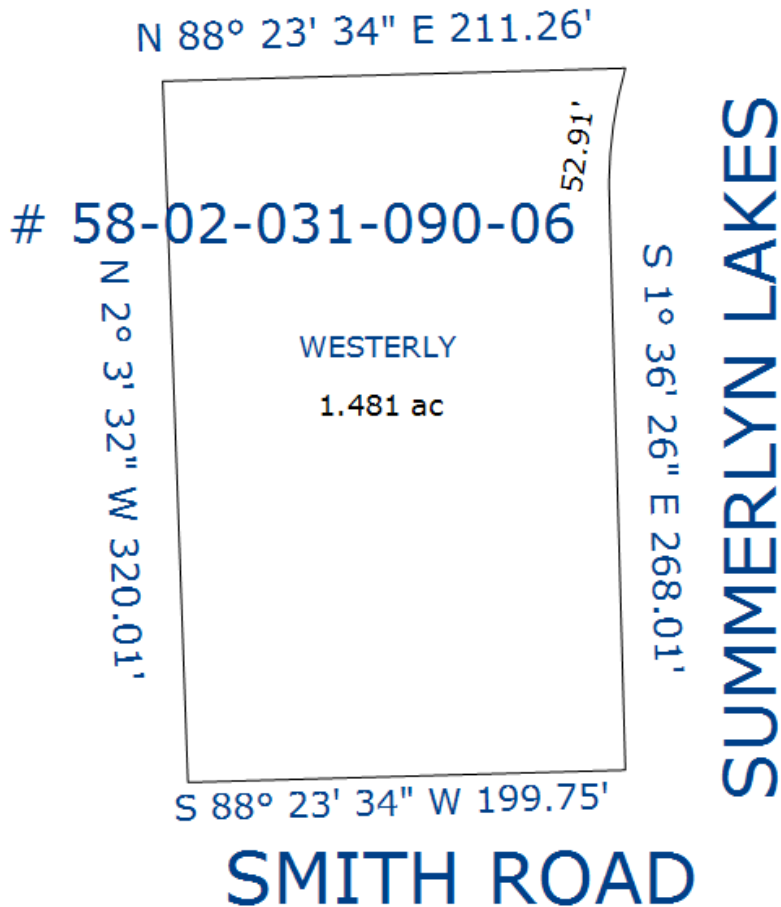
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EXHIBIT A

1.481 Acres on Summerlyn Lakes Drive off Smith Road
Lambertville, MI 48144



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