

NWC OF 8 MILE AND WHITMORE LAKE ROAD

GREEN OAK TOWNSHIP, MI 48189

JORDAN BANKS

248.352.5000 x107

JBanks@Firstcommercial.net



LOCATION DESCRIPTION

- 9.08 Acres on NWC of 8 Mile & Whitmore Lake Roads
- Located at the Southbound 8 Mile Road Exit of US-23
- Situated in front of Lakeview Shopping Center
- Zoned Highway Commercial/General Business
- Well and Septic Needed
- Gas and Electric Located at Whitmore Lake & Lemen Roads
- Traffic Counts on US-23, South of 8 Mile Road; 76,045 CPD

OFFERING SUMMARY

Sale Price:	\$1,861,400
	\$205,000 / Acre
Lot Size:	9.08 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	565	16,042	58,457
Total Population	1,465	41,618	153,825
Average HH Income	\$79,180	\$82,779	\$89,688

FOR SALE



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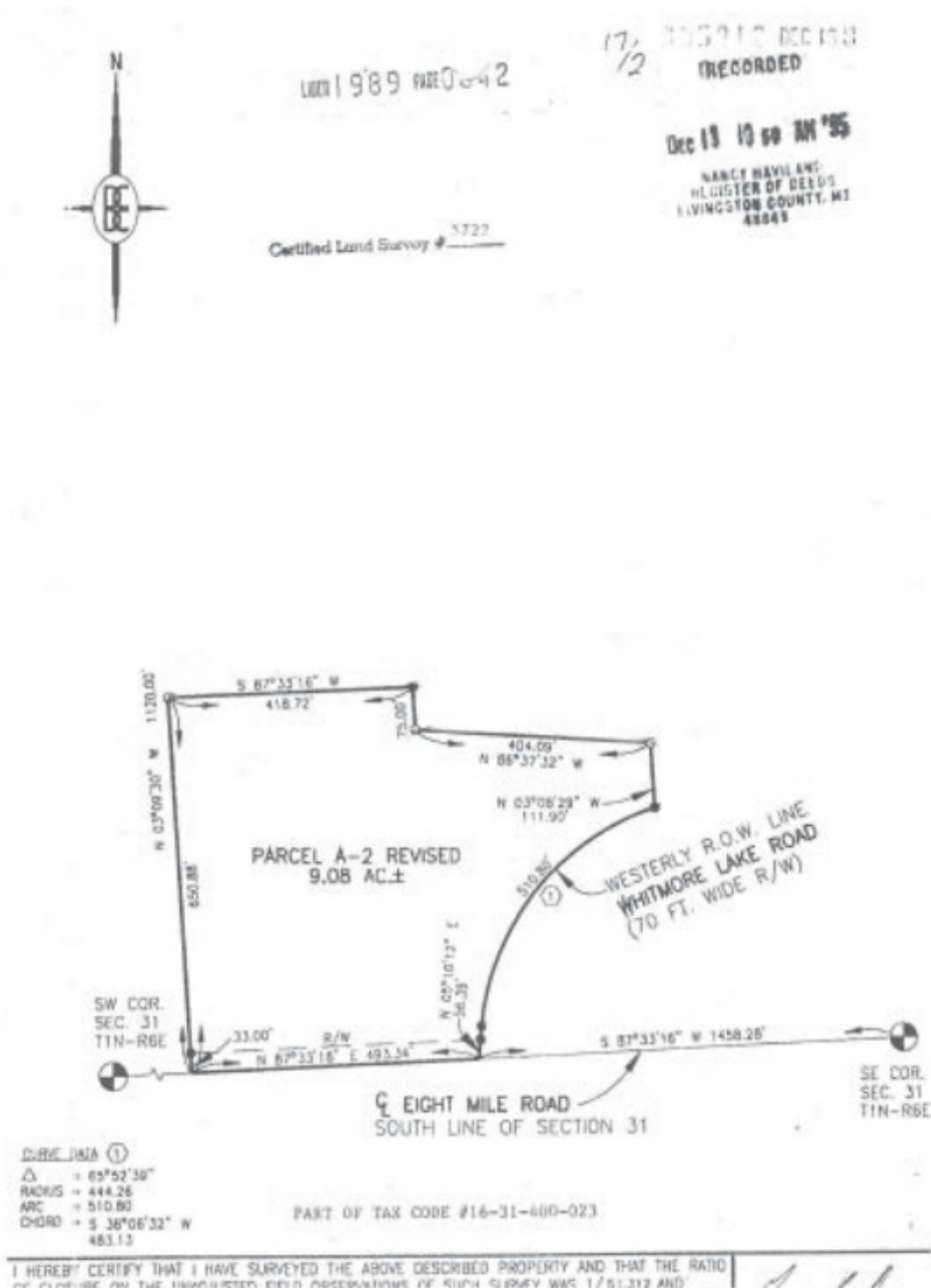
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GENERAL BUSINESS ZONING INFO

4.5.8 GB General Business.

Permitted Uses

- 1) All uses permitted in the LB district.
- 2) Private clubs and lodges provided sales and services are to members and guests only.
- 3) Supermarkets.
- 4) Public or private business schools or colleges.
- 5) Health and fitness clubs.
- 6) Theaters excluding drive-in theaters.
- 7) Eating and drinking establishments subject to Section 5.27.2

Special Uses

- 1) All special uses permitted in the LB district
- 2) Assembly or dance halls subject to Section 5.27.8.
- 3) Open air businesses when developed in conjunction with a permitted use and subject to 5.27.9.
- 4) Plant nurseries subject to 5.27.23.
- 5) Vehicle wash establishment subject to 5.27.24.
- 6) Mortuaries subject to Section 5.27.7.
- 7) Bowling alleys, indoor skating rinks, and similar recreational uses subject to Section 5.27.8.
- 8) Veterinary offices including animal hospitals and clinics subject to Section 5.27.10.
- 9) Warehouse/indoor storage associated with retail sales business.
- 10) Public garages, automobile service stations, filling stations, and associated convenience stores subject to Section 5.27.16. (eff. date 2/28/03)

4.5.9 HC Highway Commercial.

Permitted Uses

- 1) All uses permitted in the GB district.
- 2) New and used car sales and showrooms.
- 3) Hotels and motels subject to Section 5.27.5.
- 4) Public and commercial storage garages.
- 5) Bus passenger stations.

Special Uses

- 1) All special uses permitted in the GB district.
- 2) Drive-in restaurants subject to 5.27.2.
- 3) Body shops.
- 4) Lumber yards.
- 5) Recreational vehicle storage yards.
- 6) New and used bus, truck (one-(1) ton and over), and heavy equipment sales and storage.
- 7) Adult Regulated Uses subject to Section 5.26.
- 8) Vehicle storage garages. (eff date 2/28/03)
- 9) Truck stops or truck plazas. (eff date 2/28/03)

4.5.7 LB Local Business.

Permitted Uses

- 1) Retail businesses, which supply commodities such as groceries, meats, dairy products, baked goods, drugs, gifts and notions, or hardware.
- 2) Personal service establishments such as repair shops for watches, small appliances, shoes, and televisions, beauty and barbershops.
- 3) Laundry and dry cleaning operations, subject to Section 5.27.26.
- 4) Professional offices of doctors, dentists, lawyers, architects, engineers, and other similar professions.
- 5) Financial and business service establishments, banks, credit unions, and insurance offices.
- 6) Post offices and other similar governmental offices serving nearby residential areas

Special Uses

- 1) Eating and drinking establishments, excluding drive-in restaurants subject to Section 5.27.2.
- 2) Indoor and outdoor commercial recreation subject to 5.27.8 or 5.27.11.
- 3) Shops providing merchandise to be sold on the premises, provided that not more than five (5) persons are employed on the premises in such production
- 4) Planned shopping centers subject to Section 5.27.20.
- 5) Mini-storage, subject to Section 5.27.21.
- 6) Child day care facility subject to Section 5.27.6.

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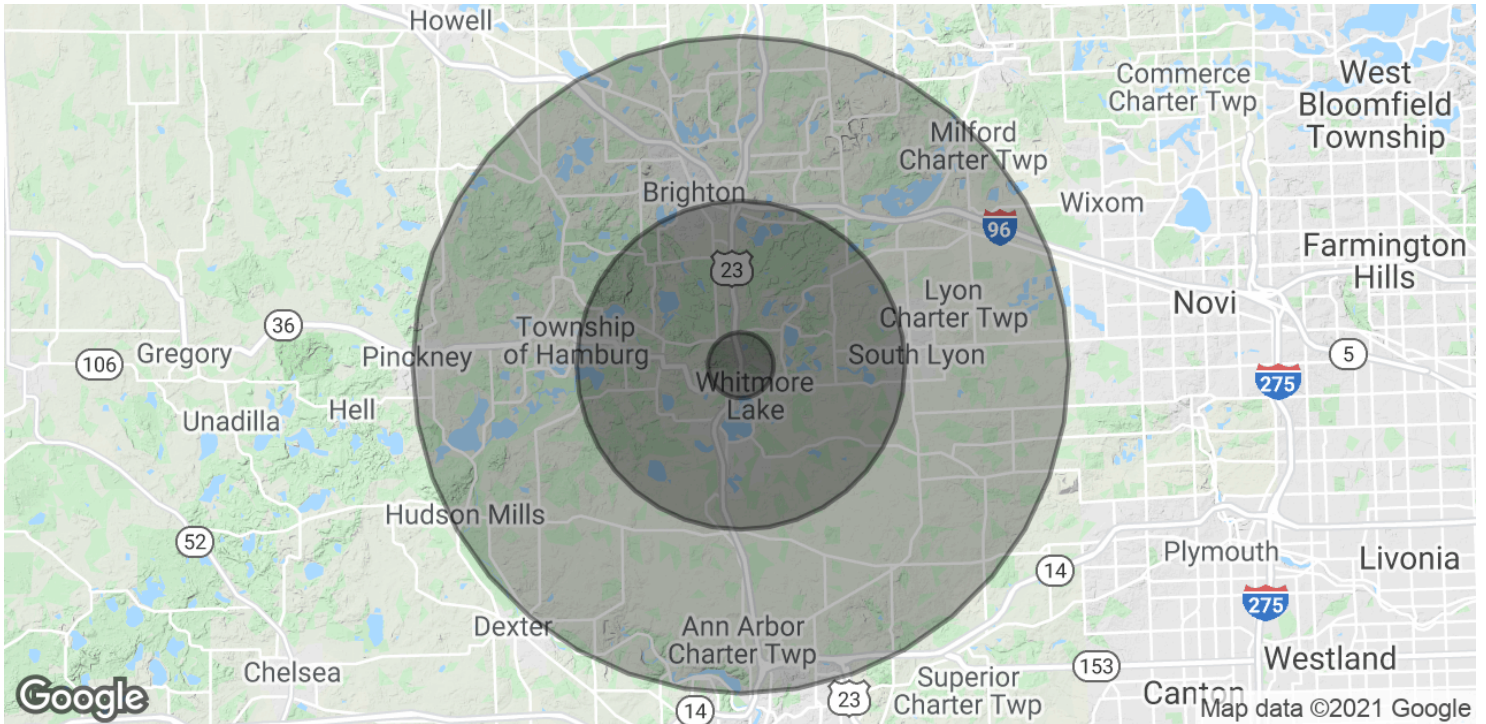
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,465	41,618	153,825
Average Age	44.3	40.8	40.6
Average Age (Male)	43.0	40.3	40.0
Average Age (Female)	45.1	41.0	41.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	565	16,042	58,457
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$79,180	\$82,779	\$89,688
Average House Value	\$246,614	\$225,682	\$270,758

* Demographic data derived from 2010 US Census

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