

# GROUND LEASE OPPORTUNITY

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7620 MIDLAND RD,  
FREELAND, MI 48623

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# **GROUND LEASE OPPORTUNITY**

**7620 MIDLAND RD.  
FREELAND, MI**

<b>DISCLAIMER / DISCLOSURE</b>	<b>page 3</b>
<b>SUMMARY</b>	<b>page 4</b>
<b>AERIAL</b>	<b>page 5</b>
<b>LINE OF SIGHT</b>	<b>page 6</b>
<b>PROPOSED SITE PLAN</b>	<b>page 7</b>
<b>AREA MAPS</b>	<b>page 8</b>
<b>ZONING ORDINANCE</b>	<b>page 9</b>
<b>DEMOGRAPHICS</b>	<b>pages 10-12</b>
<b>TRAFFIC COUNTS</b>	<b>page 13</b>



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# SUMMARY

**Location:** 7620 Midland Rd, Freeland, MI 48623

**Parcel I.D.:** 29-13-3-21-1057-001

**Outlot Size:** 1 acre pad site

**Lease Rate:** Contact Broker

**Zoning:** C-2 (GB): General Business District

**Area Tenants:** The Coffee Beanery, Entre Amigos, Farmers Insurance, Functional Advantage Physical Therapy, Hungry Howie's Pizza, Number One Chinese, Subway, Taco Bell, U Spa Salon, USPS

<b>Demographics in 5 Mile Radius:</b>	Population:	15,966 people
	Households:	5,559 homes
	Avg. HH Income:	\$122,464 USD
	Traffic Counts:	35,903 VPD

- Property Highlights:**
- Freeland, MI ground lease available in the outlot of Pat's Do It Best along Freeland's retail corridor
  - Site has ample frontage on heavily-trafficked Midland Rd (M-47)
  - Zoning allows for a variety of uses including drive-thrus
  - Potential location for EV charging stations on site
  - Site allows for larger outlot if desired by tenant
  - Contact broker for additional details

**For Information Contact:**  
**ZAK SHEPLER & KYLE NELSON**  
**248-359-9000**

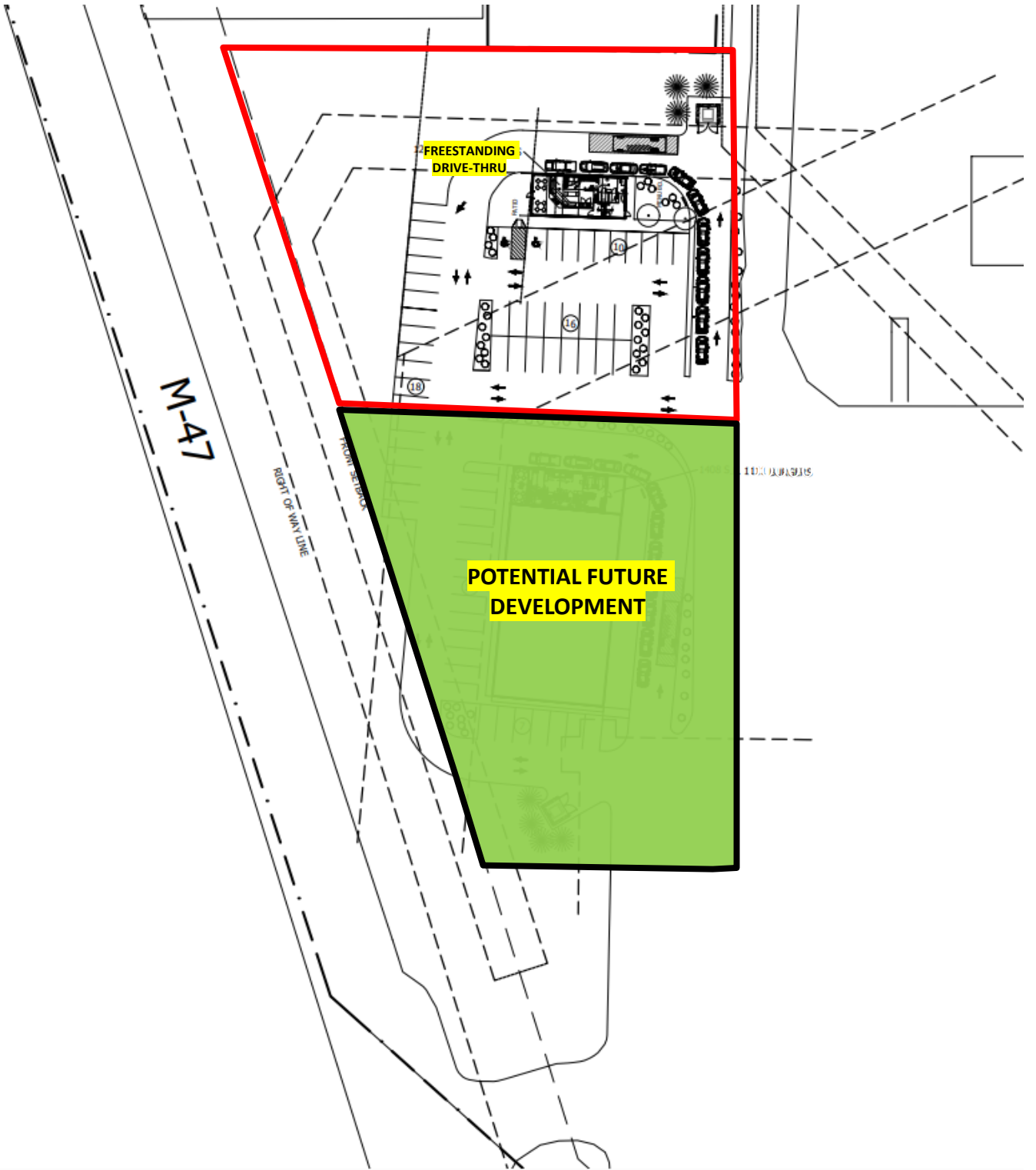


















**General Business District GB**

The General Business District is intended to permit retail business and services that are oriented to automobile traffic. This district encourages commercial uses that require larger off-street parking facilities and complement pedestrian-oriented businesses in the VC District.

**TABLE 12 GENERAL BUSINESS DISTRICT USES**

General Business District, GB	
Permitted Uses	Special Land Uses
All uses permitted by right in VC	Archery/Pistol Ranges
Banquet Facility	Automobile (Car) Wash
Combination of other permitted uses	Farm Implement Sales(See Outdoor Sales in SUP)
Gas Stations (Automobile Service Stations)	Golf Driving Range, Miniature Golf
Vehicle Repair (Auto Service Center)	Institutions: Human Care, Rehabilitation
Wholesale Business	Lumber/Home Improvement Yards (See Outdoor Sales in SUP)
Wholesale Food Distributors	Mini Storage/Self Storage
	Outdoor Wood Fired Heaters
	Planned Unit Developments
	Public Utility Buildings
	Recreational Vehicle (RV) Sales and Service
	Temporary Outdoor Uses
	Vehicle Sales (See Outdoor Sales in SUP)
	Wireless Communication Facility
	Drive-In Uses



## Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.52/-84.1188

7620 Midland Rd Freeland, MI 48623	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	3,565	9,369	15,966
2028 Projected Population	3,543	9,292	15,743
2020 Census Population	3,564	9,493	16,605
2010 Census Population	3,301	8,869	15,681
Projected Annual Growth 2023 to 2028	-0.1%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2023	0.6%	0.4%	0.1%
<b>Households</b>			
2023 Estimated Households	1,127	3,058	5,559
2028 Projected Households	1,089	2,948	5,337
2020 Census Households	1,115	3,066	5,691
2010 Census Households	999	2,790	5,225
Projected Annual Growth 2023 to 2028	-0.7%	-0.7%	-0.8%
Historical Annual Growth 2010 to 2023	1.0%	0.7%	0.5%
<b>Age</b>			
2023 Est. Population Under 10 Years	10.9%	11.7%	11.0%
2023 Est. Population 10 to 19 Years	10.9%	11.7%	12.5%
2023 Est. Population 20 to 29 Years	16.1%	14.3%	13.1%
2023 Est. Population 30 to 44 Years	25.2%	24.6%	21.7%
2023 Est. Population 45 to 59 Years	18.3%	18.7%	19.5%
2023 Est. Population 60 to 74 Years	14.0%	14.2%	16.5%
2023 Est. Population 75 Years or Over	4.6%	4.7%	5.7%
2023 Est. Median Age	35.8	36.4	38.7
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	59.9%	57.9%	55.4%
2023 Est. Female Population	40.1%	42.1%	44.6%
2023 Est. Never Married	37.0%	34.3%	30.9%
2023 Est. Now Married	40.6%	44.1%	48.0%
2023 Est. Separated or Divorced	19.2%	18.7%	16.5%
2023 Est. Widowed	3.2%	2.9%	4.6%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	7.9%	8.7%	11.3%
2023 Est. HH Income \$150,000 to \$199,999	8.4%	8.2%	9.6%
2023 Est. HH Income \$100,000 to \$149,999	25.6%	25.5%	22.5%
2023 Est. HH Income \$75,000 to \$99,999	15.3%	15.7%	13.9%
2023 Est. HH Income \$50,000 to \$74,999	19.1%	18.1%	16.9%
2023 Est. HH Income \$35,000 to \$49,999	9.9%	10.1%	10.8%
2023 Est. HH Income \$25,000 to \$34,999	3.2%	3.3%	4.2%
2023 Est. HH Income \$15,000 to \$24,999	6.2%	5.7%	5.6%
2023 Est. HH Income Under \$15,000	4.6%	4.6%	5.1%
2023 Est. Average Household Income	\$110,229	\$115,645	\$122,464
2023 Est. Median Household Income	\$86,272	\$87,667	\$87,843
2023 Est. Per Capita Income	\$38,236	\$40,367	\$44,579
2023 Est. Total Businesses	132	252	342
2023 Est. Total Employees	1,170	2,068	2,982



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7620 Midland Rd Freeland, MI 48623	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2023 Est. White	72.1%	76.2%	79.3%
2023 Est. Black	21.6%	17.2%	12.9%
2023 Est. Asian or Pacific Islander	0.6%	0.7%	2.2%
2023 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2023 Est. Other Races	5.4%	5.6%	5.4%
<b>Hispanic</b>			
2023 Est. Hispanic Population	210	550	877
2023 Est. Hispanic Population	5.9%	5.9%	5.5%
2028 Proj. Hispanic Population	5.9%	5.9%	5.5%
2020 Hispanic Population	5.0%	4.8%	4.5%
<b>Education (Adults 25 &amp; Older)</b>			
2023 Est. Adult Population (25 Years or Over)	2,529	6,569	11,209
2023 Est. Elementary (Grade Level 0 to 8)	1.5%	1.2%	1.2%
2023 Est. Some High School (Grade Level 9 to 11)	4.4%	3.6%	3.5%
2023 Est. High School Graduate	30.6%	29.4%	29.4%
2023 Est. Some College	24.8%	24.8%	23.7%
2023 Est. Associate Degree Only	13.0%	14.2%	13.5%
2023 Est. Bachelor Degree Only	17.4%	17.5%	18.2%
2023 Est. Graduate Degree	8.3%	9.4%	10.5%
<b>Housing</b>			
2023 Est. Total Housing Units	1,182	3,206	5,861
2023 Est. Owner-Occupied	75.8%	77.5%	80.1%
2023 Est. Renter-Occupied	19.6%	17.9%	14.8%
2023 Est. Vacant Housing	4.6%	4.6%	5.2%
<b>Homes Built by Year</b>			
2023 Homes Built 2010 or later	14.5%	12.5%	10.8%
2023 Homes Built 2000 to 2009	16.5%	17.1%	17.1%
2023 Homes Built 1990 to 1999	14.0%	16.9%	15.2%
2023 Homes Built 1980 to 1989	5.5%	6.3%	6.5%
2023 Homes Built 1970 to 1979	15.5%	15.6%	15.6%
2023 Homes Built 1960 to 1969	8.3%	8.2%	8.7%
2023 Homes Built 1950 to 1959	9.8%	8.7%	9.3%
2023 Homes Built Before 1949	11.3%	10.0%	11.6%
<b>Home Values</b>			
2023 Home Value \$1,000,000 or More	0.3%	0.5%	0.3%
2023 Home Value \$500,000 to \$999,999	1.5%	1.8%	3.8%
2023 Home Value \$400,000 to \$499,999	7.3%	6.9%	5.7%
2023 Home Value \$300,000 to \$399,999	15.7%	16.5%	14.1%
2023 Home Value \$200,000 to \$299,999	23.0%	24.1%	23.6%
2023 Home Value \$150,000 to \$199,999	22.1%	21.2%	21.2%
2023 Home Value \$100,000 to \$149,999	13.0%	11.8%	15.7%
2023 Home Value \$50,000 to \$99,999	9.2%	8.0%	8.1%
2023 Home Value \$25,000 to \$49,999	1.8%	1.5%	1.7%
2023 Home Value Under \$25,000	6.2%	7.8%	5.7%
2023 Median Home Value	\$197,307	\$201,938	\$194,738
2023 Median Rent	\$624	\$640	\$646

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7620 Midland Rd Freeland, MI 48623	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	2,949	7,608	13,048
2023 Est. Civilian Employed	52.0%	55.4%	55.5%
2023 Est. Civilian Unemployed	2.0%	1.7%	1.9%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	46.0%	42.9%	42.6%
2023 Labor Force Males	61.4%	59.1%	56.1%
2023 Labor Force Females	38.6%	40.9%	43.9%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	1,533	4,218	7,236
2023 Mgmt, Business, & Financial Operations	16.6%	16.1%	14.8%
2023 Professional, Related	26.2%	24.2%	26.8%
2023 Service	16.5%	17.9%	16.7%
2023 Sales, Office	17.8%	17.3%	18.3%
2023 Farming, Fishing, Forestry	-	-	-
2023 Construction, Extraction, Maintenance	7.4%	7.4%	6.8%
2023 Production, Transport, Material Moving	15.4%	16.9%	16.6%
2023 White Collar Workers	60.6%	57.7%	59.8%
2023 Blue Collar Workers	39.4%	42.3%	40.2%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	80.6%	80.6%	81.1%
2023 Drive to Work in Carpool	9.0%	8.6%	7.8%
2023 Travel to Work by Public Transportation	0.5%	0.8%	0.7%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	0.7%	0.5%	1.2%
2023 Other Means	1.2%	1.2%	0.9%
2023 Work at Home	8.0%	8.1%	8.3%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	33.1%	33.0%	32.2%
2023 Travel to Work in 15 to 29 Minutes	46.6%	48.0%	47.6%
2023 Travel to Work in 30 to 59 Minutes	16.1%	15.8%	16.0%
2023 Travel to Work in 60 Minutes or More	4.1%	3.2%	4.2%
2023 Average Travel Time to Work	19.3	19.1	19.1
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$86.03 M	\$241.42 M	\$453.07 M
2023 Est. Apparel	\$3.03 M	\$8.53 M	\$16.04 M
2023 Est. Contributions, Gifts	\$4.95 M	\$13.94 M	\$26.74 M
2023 Est. Education, Reading	\$2.76 M	\$7.81 M	\$15.1 M
2023 Est. Entertainment	\$4.93 M	\$13.85 M	\$26.1 M
2023 Est. Food, Beverages, Tobacco	\$13.14 M	\$36.85 M	\$68.74 M
2023 Est. Furnishings, Equipment	\$3.07 M	\$8.61 M	\$16.21 M
2023 Est. Health Care, Insurance	\$7.91 M	\$22.16 M	\$41.48 M
2023 Est. Household Operations, Shelter, Utilities	\$27.59 M	\$77.34 M	\$145.01 M
2023 Est. Miscellaneous Expenses	\$1.63 M	\$4.58 M	\$8.63 M
2023 Est. Personal Care	\$1.16 M	\$3.25 M	\$6.09 M
2023 Est. Transportation	\$15.86 M	\$44.5 M	\$82.94 M

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