

FOR SALE

Office/Retail Building – Davisburg

Insite
COMMERCIAL
Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



650 Broadway
Davisburg, MI 48350
(Springfield Twp.)

EXCLUSIVELY LISTED BY:

Zak Shepler
Sales Associate
C: (810) 845-6777
O: (248) 359-9000 x4
zshepler@insitecommercial.com

Randy Thomas
CEO/President
C: (248) 891-5050
O: (248) 359-9000 x9
rthomas@insitecommercial.com

(248) 359-9000
www.insitecommercial.com



PROPERTY INFORMATION

Executive Summary

page 3

Photographs

pages 4-6

LOCATION INFORMATION

Location Maps

page 7

Aerial Maps

page 8

Demographics

pages 9-11

Traffic Counts

page 12

ZONING ORDINANCE

VC: Village Center

pages 13-16

CONTACT INFORMATION

page 17



PROPERTY OVERVIEW

Office/Retail building for sale, located at the northeast corner of Broadway (Davisburg Rd.), and Eaton Rd. (Andersonville Rd.), in Davisburg, MI. This property blends historic character with modern updates, having once served as Davisburg’s town hall and fire hall prior to undergoing a full renovation in 2004. This property overlooks the Shiawassee Basin, offering beautiful natural views. The building is comprised of two levels, that each function as independent occupiable spaces. Additionally, this property offers an abundance of paved parking. Ideal for professional office users, boutique retailers, or an owner-occupant seeking to utilize the main level while generating income by leasing the lower level.

| OFFERING SUMMARY | |
|------------------------|---|
| Sale Price: | \$600,000 (\$109/SF) |
| Building Size: | 2,694 SF – Main Level 2,694 SF – Lower Level |
| Lot Size: | 0.43 AC (18,872 SF) |
| Property Taxes: | \$7,187.97 (2025) |
| Zoning: | VC: Village Center |
| Year Built: | 1902 (Ren. 2004) |

Main Level

- Reception area, six (6) private offices, conference room, kitchen, two (2) restrooms

Lower Level

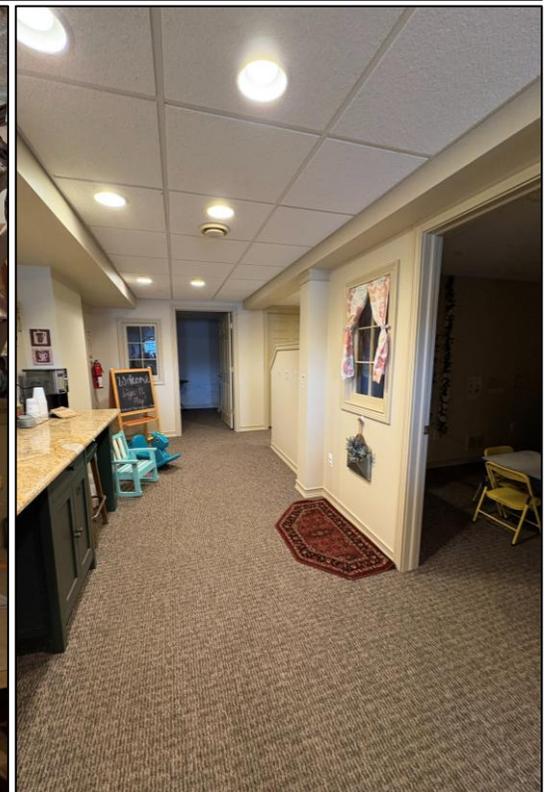
- Reception area, five (5) private offices, three (3) open workstations, two (2) restrooms

DEMOGRAPHICS (5-Mile Radius)

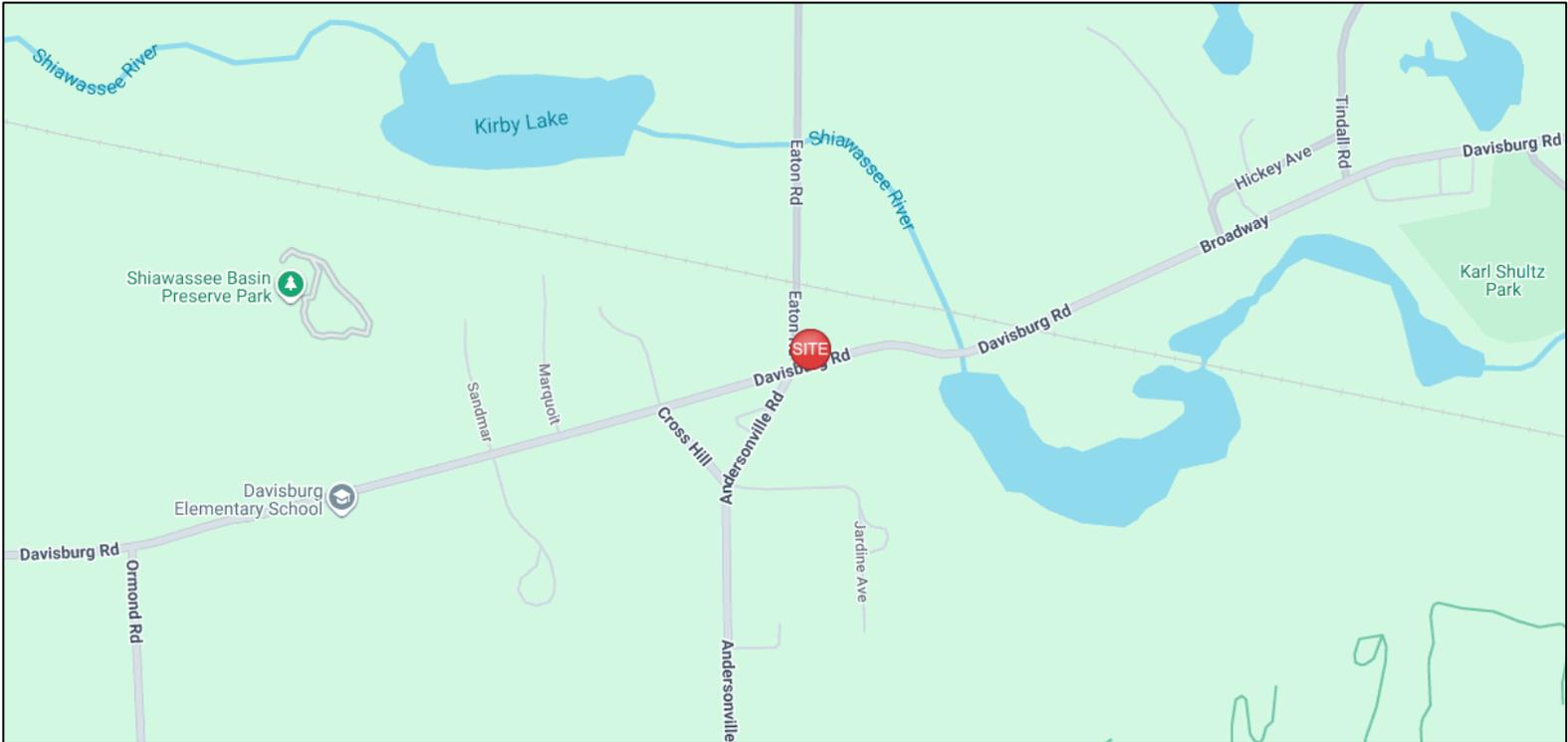
- **Population:** 27,628 people
- **Households:** 10,483 homes
- **Avg. HH Income:** \$131,664 USD
- **Traffic Counts:** 4,128 VPD



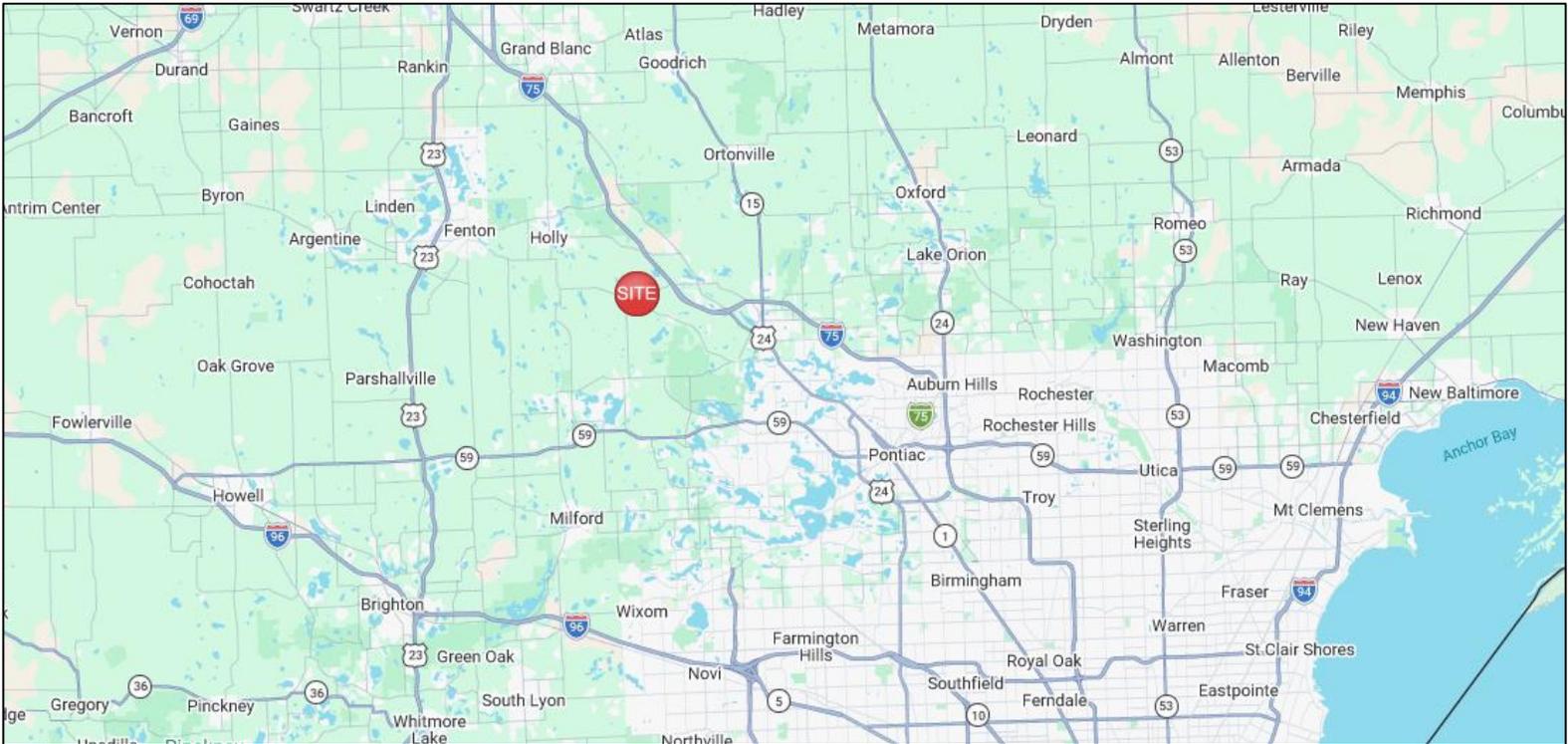




LOCAL



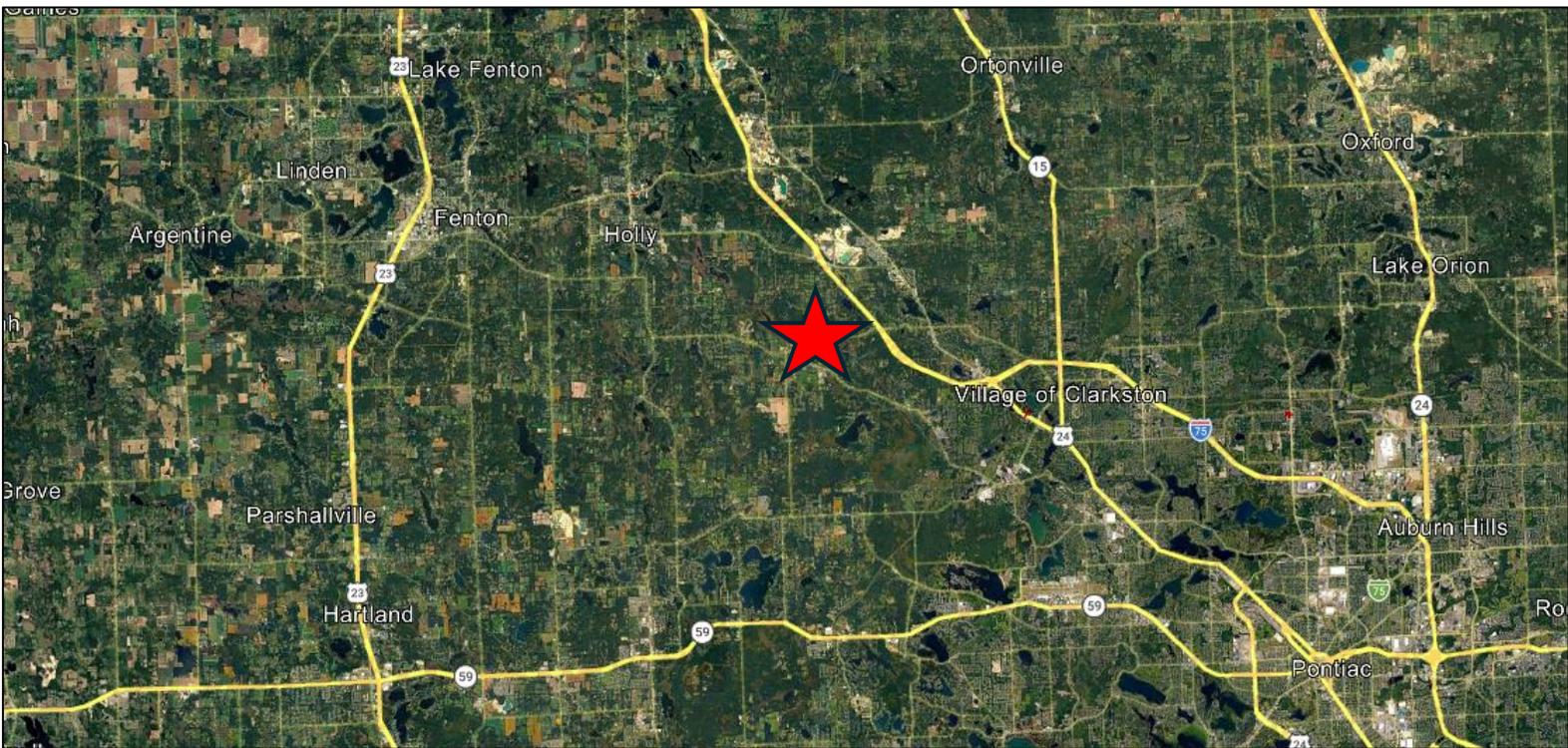
REGIONAL



LOCAL



REGIONAL



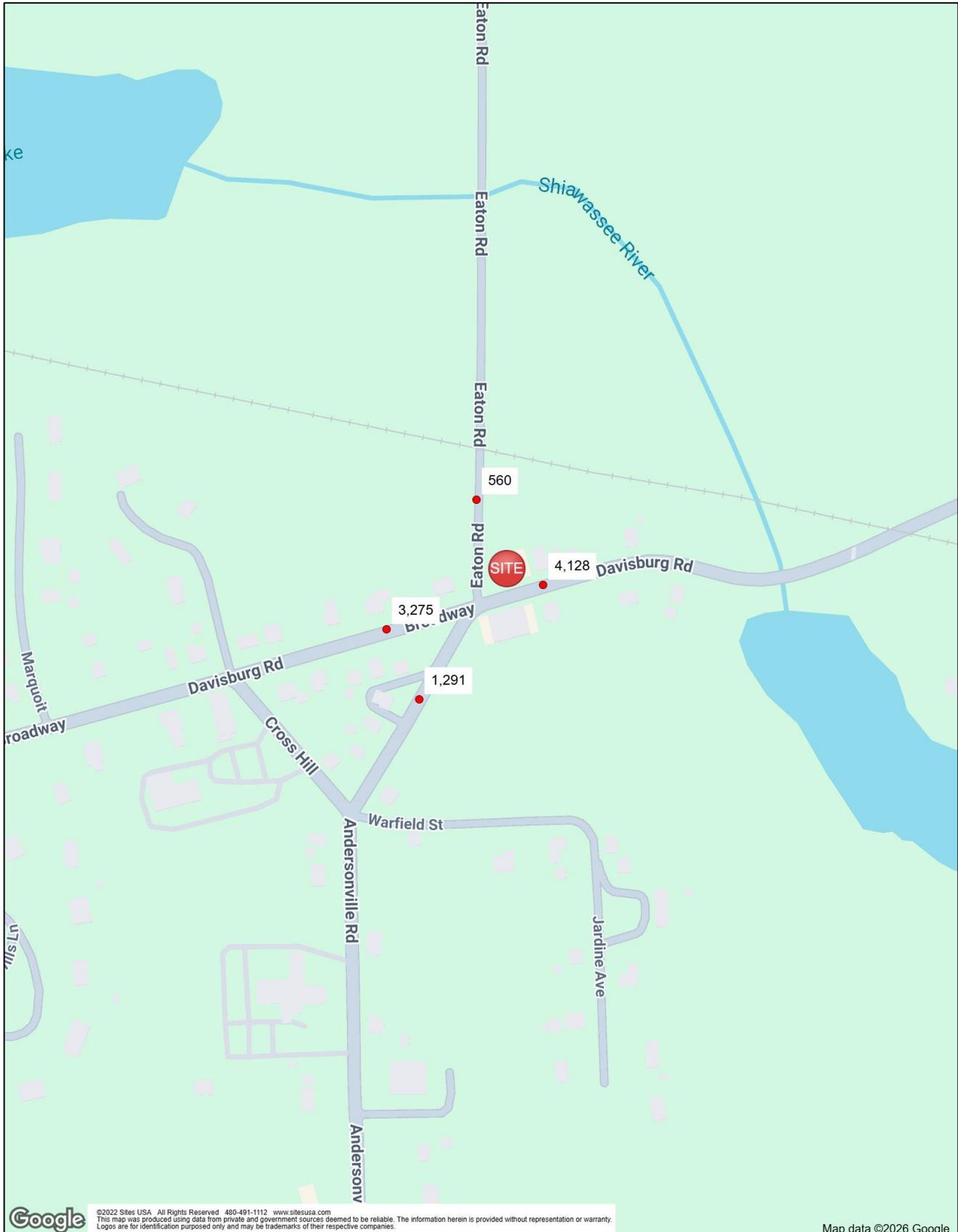
| 650 Broadway Davisburg, MI 48350 | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| Population | | | |
| 2025 Estimated Population | 1,100 | 10,415 | 27,628 |
| 2030 Projected Population | 1,089 | 10,360 | 27,499 |
| 2020 Census Population | 1,074 | 10,125 | 26,960 |
| 2010 Census Population | 1,053 | 9,439 | 25,655 |
| Projected Annual Growth 2025 to 2030 | -0.2% | -0.1% | - |
| Historical Annual Growth 2010 to 2025 | 0.3% | 0.7% | 0.5% |
| Households | | | |
| 2025 Estimated Households | 410 | 3,912 | 10,483 |
| 2030 Projected Households | 412 | 3,959 | 10,626 |
| 2020 Census Households | 390 | 3,717 | 9,979 |
| 2010 Census Households | 378 | 3,392 | 9,262 |
| Projected Annual Growth 2025 to 2030 | 0.1% | 0.2% | 0.3% |
| Historical Annual Growth 2010 to 2025 | 0.6% | 1.0% | 0.9% |
| Age | | | |
| 2025 Est. Population Under 10 Years | 10.3% | 10.9% | 10.5% |
| 2025 Est. Population 10 to 19 Years | 11.8% | 12.6% | 12.4% |
| 2025 Est. Population 20 to 29 Years | 8.3% | 10.9% | 10.4% |
| 2025 Est. Population 30 to 44 Years | 16.5% | 16.4% | 16.9% |
| 2025 Est. Population 45 to 59 Years | 22.2% | 21.6% | 21.3% |
| 2025 Est. Population 60 to 74 Years | 22.3% | 20.5% | 21.4% |
| 2025 Est. Population 75 Years or Over | 8.6% | 7.1% | 7.1% |
| 2025 Est. Median Age | 46.8 | 43.5 | 43.8 |
| Marital Status & Gender | | | |
| 2025 Est. Male Population | 50.9% | 50.5% | 50.5% |
| 2025 Est. Female Population | 49.1% | 49.5% | 49.5% |
| 2025 Est. Never Married | 23.7% | 29.5% | 29.3% |
| 2025 Est. Now Married | 58.5% | 52.6% | 54.3% |
| 2025 Est. Separated or Divorced | 13.2% | 12.7% | 11.7% |
| 2025 Est. Widowed | 4.6% | 5.2% | 4.7% |
| Income | | | |
| 2025 Est. HH Income \$200,000 or More | 15.5% | 16.8% | 16.7% |
| 2025 Est. HH Income \$150,000 to \$199,999 | 14.4% | 12.3% | 13.8% |
| 2025 Est. HH Income \$100,000 to \$149,999 | 26.8% | 22.5% | 20.5% |
| 2025 Est. HH Income \$75,000 to \$99,999 | 11.1% | 13.8% | 14.4% |
| 2025 Est. HH Income \$50,000 to \$74,999 | 13.4% | 13.2% | 14.2% |
| 2025 Est. HH Income \$35,000 to \$49,999 | 5.5% | 7.7% | 8.2% |
| 2025 Est. HH Income \$25,000 to \$34,999 | 4.1% | 6.3% | 4.6% |
| 2025 Est. HH Income \$15,000 to \$24,999 | 2.0% | 3.5% | 3.8% |
| 2025 Est. HH Income Under \$15,000 | 7.2% | 3.9% | 3.8% |
| 2025 Est. Average Household Income | \$131,713 | \$134,799 | \$131,664 |
| 2025 Est. Median Household Income | \$105,491 | \$105,641 | \$106,757 |
| 2025 Est. Per Capita Income | \$49,295 | \$50,736 | \$50,046 |
| 2025 Est. Total Businesses | 33 | 187 | 627 |
| 2025 Est. Total Employees | 346 | 1,607 | 5,831 |

| 650 Broadway Davisburg, MI 48350 | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| Race | | | |
| 2025 Est. White | 89.0% | 87.7% | 88.3% |
| 2025 Est. Black | 2.5% | 3.7% | 3.5% |
| 2025 Est. Asian or Pacific Islander | 3.5% | 2.4% | 2.6% |
| 2025 Est. American Indian or Alaska Native | 0.1% | 0.2% | 0.2% |
| 2025 Est. Other Races | 4.9% | 5.9% | 5.4% |
| Hispanic | | | |
| 2025 Est. Hispanic Population | 41 | 568 | 1,295 |
| 2025 Est. Hispanic Population | 3.8% | 5.5% | 4.7% |
| 2030 Proj. Hispanic Population | 4.8% | 6.3% | 5.5% |
| 2020 Hispanic Population | 2.6% | 4.5% | 3.8% |
| Education (Adults 25 & Older) | | | |
| 2025 Est. Adult Population (25 Years or Over) | 810 | 7,368 | 19,776 |
| 2025 Est. Elementary (Grade Level 0 to 8) | 1.9% | 2.4% | 1.7% |
| 2025 Est. Some High School (Grade Level 9 to 11) | 1.5% | 2.6% | 3.2% |
| 2025 Est. High School Graduate | 23.6% | 23.8% | 26.9% |
| 2025 Est. Some College | 20.1% | 22.4% | 22.1% |
| 2025 Est. Associate Degree Only | 8.2% | 10.5% | 9.5% |
| 2025 Est. Bachelor Degree Only | 33.1% | 26.3% | 23.7% |
| 2025 Est. Graduate Degree | 11.6% | 12.1% | 12.8% |
| Housing | | | |
| 2025 Est. Total Housing Units | 425 | 4,110 | 10,981 |
| 2025 Est. Owner-Occupied | 92.3% | 79.9% | 82.2% |
| 2025 Est. Renter-Occupied | 4.0% | 15.3% | 13.3% |
| 2025 Est. Vacant Housing | 3.7% | 4.8% | 4.5% |
| Homes Built by Year | | | |
| 2025 Homes Built 2010 or later | 5.1% | 9.3% | 9.5% |
| 2025 Homes Built 2000 to 2009 | 11.9% | 12.7% | 11.4% |
| 2025 Homes Built 1990 to 1999 | 29.8% | 22.9% | 21.6% |
| 2025 Homes Built 1980 to 1989 | 12.9% | 12.6% | 13.2% |
| 2025 Homes Built 1970 to 1979 | 14.9% | 15.1% | 16.5% |
| 2025 Homes Built 1960 to 1969 | 7.0% | 8.7% | 7.3% |
| 2025 Homes Built 1950 to 1959 | 3.8% | 6.3% | 7.6% |
| 2025 Homes Built Before 1949 | 11.0% | 7.5% | 8.3% |
| Home Values | | | |
| 2025 Home Value \$1,000,000 or More | 1.4% | 0.8% | 1.4% |
| 2025 Home Value \$500,000 to \$999,999 | 10.8% | 18.0% | 16.8% |
| 2025 Home Value \$400,000 to \$499,999 | 22.9% | 18.4% | 15.6% |
| 2025 Home Value \$300,000 to \$399,999 | 30.3% | 30.1% | 26.0% |
| 2025 Home Value \$200,000 to \$299,999 | 23.8% | 18.8% | 21.9% |
| 2025 Home Value \$150,000 to \$199,999 | 4.4% | 4.3% | 5.9% |
| 2025 Home Value \$100,000 to \$149,999 | 5.4% | 2.4% | 3.0% |
| 2025 Home Value \$50,000 to \$99,999 | 0.2% | 1.8% | 4.3% |
| 2025 Home Value \$25,000 to \$49,999 | - | 1.4% | 1.9% |
| 2025 Home Value Under \$25,000 | 0.7% | 4.0% | 3.1% |
| 2025 Median Home Value | \$348,717 | \$351,506 | \$336,689 |
| 2025 Median Rent | \$1,274 | \$1,131 | \$1,183 |

| 650 Broadway Davisburg, MI 48350 | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| Labor Force | | | |
| 2025 Est. Labor Population Age 16 Years or Over | 908 | 8,510 | 22,671 |
| 2025 Est. Civilian Employed | 61.2% | 66.6% | 64.2% |
| 2025 Est. Civilian Unemployed | 2.3% | 2.6% | 3.2% |
| 2025 Est. in Armed Forces | - | - | - |
| 2025 Est. not in Labor Force | 36.4% | 30.8% | 32.5% |
| 2025 Labor Force Males | 51.5% | 50.6% | 50.4% |
| 2025 Labor Force Females | 48.5% | 49.4% | 49.6% |
| Occupation | | | |
| 2025 Occupation: Population Age 16 Years or Over | 556 | 5,668 | 14,550 |
| 2025 Mgmt, Business, & Financial Operations | 20.8% | 22.1% | 21.7% |
| 2025 Professional, Related | 21.9% | 21.9% | 23.8% |
| 2025 Service | 13.8% | 13.7% | 14.6% |
| 2025 Sales, Office | 20.5% | 23.1% | 20.3% |
| 2025 Farming, Fishing, Forestry | 2.2% | 0.6% | 0.3% |
| 2025 Construction, Extraction, Maintenance | 10.8% | 9.1% | 8.7% |
| 2025 Production, Transport, Material Moving | 9.9% | 9.4% | 10.7% |
| 2025 White Collar Workers | 63.2% | 67.0% | 65.7% |
| 2025 Blue Collar Workers | 36.8% | 33.0% | 34.3% |
| Transportation to Work | | | |
| 2025 Drive to Work Alone | 78.9% | 78.6% | 78.8% |
| 2025 Drive to Work in Carpool | 7.0% | 7.9% | 6.9% |
| 2025 Travel to Work by Public Transportation | 0.3% | 0.2% | 0.3% |
| 2025 Drive to Work on Motorcycle | - | - | - |
| 2025 Walk or Bicycle to Work | 1.6% | 1.3% | 1.3% |
| 2025 Other Means | 0.3% | 0.3% | 0.5% |
| 2025 Work at Home | 11.9% | 11.6% | 12.1% |
| Travel Time | | | |
| 2025 Travel to Work in 14 Minutes or Less | 10.8% | 11.2% | 14.0% |
| 2025 Travel to Work in 15 to 29 Minutes | 30.2% | 31.5% | 29.9% |
| 2025 Travel to Work in 30 to 59 Minutes | 47.7% | 43.6% | 43.2% |
| 2025 Travel to Work in 60 Minutes or More | 11.3% | 13.7% | 13.0% |
| 2025 Average Travel Time to Work | 33.5 | 31.8 | 31.1 |
| Consumer Expenditure | | | |
| 2025 Est. Total Household Expenditure | \$48.75 M | \$468.42 M | \$1.25 B |
| 2025 Est. Apparel | \$899.59 K | \$8.63 M | \$23.07 M |
| 2025 Est. Contributions, Tax and Retirement | \$14.34 M | \$139.72 M | \$375.58 M |
| 2025 Est. Education | \$1.14 M | \$10.9 M | \$29.24 M |
| 2025 Est. Entertainment | \$2.78 M | \$26.63 M | \$71.24 M |
| 2025 Est. Food, Beverages, Tobacco | \$5.68 M | \$54.28 M | \$144.68 M |
| 2025 Est. Health Care | \$2.9 M | \$27.31 M | \$73.27 M |
| 2025 Est. Household Furnishings and Equipment | \$1.3 M | \$12.5 M | \$33.45 M |
| 2025 Est. Household Operations, Shelter, Utilities | \$10.03 M | \$98.69 M | \$262.08 M |
| 2025 Est. Miscellaneous Expenses | \$836.77 K | \$8 M | \$21.43 M |
| 2025 Est. Personal Care | \$602.33 K | \$5.76 M | \$15.33 M |
| 2025 Est. Transportation | \$8.24 M | \$76.01 M | \$205.16 M |

LOCATION INFORMATION

Traffic Counts



©2022 Sites USA All Rights Reserved 480-491-1112 www.sitesusa.com
This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.
Logos are for identification purposes only and may be trademarks of their respective companies.

Map data ©2026 Google

3/19/26, 10:05 AM

Springfield Charter Township, (Oakland Co.), MI Code of Ordinances

DIVISION 8.5. - VC VILLAGE CENTER DISTRICT

Sec. 40-382. - Intent.

The VC, Village Center District is intended to protect the unique historical character of the area by preserving the existing historical buildings and encouraging maintenance of historical architecture in all façade improvements, existing and new. Additionally, this district is intended to permit development of the township's existing village area with a density and combination of land uses (both residential and nonresidential) similar to that found in a traditional village settlement. This district allows for the development of office, retail, and service uses to serve the convenience and service needs of the area. Mixed-use developments are encouraged and all development/redevelopment should focus on a pedestrian-friendly atmosphere.

(Ord. No. 2012(4), § 1, 7-12-2012)

Sec. 40-383. - Principal uses—Permitted.

The following uses shall be permitted, subject to any limitations described herein:

- (1) Retail businesses selling antiques; art galleries; frame shops; novelty and toy stores; groceries, beverages, meats, fruit, produce, dairy products and baked goods; drugs, dry goods, and notions; shoes, clothing and jewelry; hardware and paint; books, gifts and cards.
- (2) Business service establishments, including, but not limited to printing and photocopying services, mail and packaging services, and typing and secretarial services.
- (3) Credit unions, banks, savings and loan offices, and similar financial institutions, but not including drive-through facilities.
- (4) Government offices and public buildings.
- (5) Medical and dental offices.
- (6) Offices for executive, administrative or professional occupations, including but not limited to, offices of a lawyer, accountant, tax consultant, financial advisor, insurance/real estate agent, architect, engineer and similar occupations.
- (7) Dwellings located above the first floor within a building containing another permitted use.
- (8) Pet grooming facilities for small household pets.
- (9) Personal service establishments including, but not limited to, florist shops, photographic studios, barber and beauty shops, watch and shoe repair, tailor shops, locksmith and similar establishments.
- (10) Carry-out restaurants serving food, beverages or both.

about:blank

1/4

3/19/26, 10:05 AM

Springfield Charter Township, (Oakland Co.), MI Code of Ordinances

- (11) Studios for professional work and/or teaching of interior decorating, photography, music, drama, and/or dance.
- (12) Passive parks, pathways, nature trails, picnic grounds and playgrounds.
- (13) Uses similar to the above principal permitted land uses.

(Ord. No. 2012(4), § 1, 7-12-2012)

Sec. 40-384. - Principal uses—Permitted subject to special conditions.

The following uses shall be permitted subject to the special conditions hereinafter imposed for each use and subject further to the submission of a site plan as set forth in section 40-136, a recommendation of the township planning commission and approval by the township board under the standards contained in section 40-145 of the Springfield Township Code of Ordinances.

- (1) Sidewalk café service, accessory to a restaurant or other food establishment.
- (2) Full-service restaurants based upon a demonstration of the adequacy of available parking.
- (3) Short-term rentals and bed and breakfast establishments.
- (4) Auto service uses, limited to automobile filling/convenience stations subject to the following conditions:
 - a. The use at the proposed location will not create a traffic hazard or traffic nuisance because of its location or the location of its driveways.
 - b. Additional screening or noise buffering may be required at the discretion of the township taking into consideration adjacent land uses.
 - c. If a canopy is proposed over the gasoline pumps, the canopy design must relate to the façade design of the main building, and shall not be taller than 14 feet. Where design permits, the pump island canopy structure shall be attached to and made an integral part of the main building structure.

(Ord. No. 2012(4), § 1, 7-12-2012; Ord. No. 2023(5), § 1, 12-14-2023)

Sec. 40-385. - Accessory uses permitted.

Accessory buildings and uses customarily incidental to the principal permitted uses enumerated in sections 40-366 and 40-367 are permitted.

(Ord. No. 2012(4), § 1, 7-12-2012)

Sec. 40-386. - Area and bulk requirements.

3/19/26, 10:05 AM

Springfield Charter Township, (Oakland Co.), MI Code of Ordinances

Refer to article III, district regulations, division 15, schedule of regulations, section 40-572 limiting the height and bulk of buildings and the minimum size lot or parcel permitted by land use, the maximum density permitted, and providing the minimum yard setback requirements.

(Ord. No. 2012(4), § 1, 7-12-2012)

Sec. 40-387. - Required conditions.

- (1) All uses permitted in this district shall be located within fully enclosed buildings. Outdoor storage or display shall be prohibited, except as otherwise permitted herein. This requirement does not apply for sidewalk sales, farmer's markets, craft and antique shows, fairs and similar events that have obtained proper permits.
- (2) Off-street parking and loading requirements are exempt for all uses in the VC district except for short-term rentals. Where parking is provided, it should be located in the rear where alleys and other access points are available.
- (3) All parking areas shall be designed to be able to interconnect with neighboring properties where physically possible.

(Ord. No. 2012(4), § 1, 7-12-2012; Ord. No. 2023(5), § 1, 12-14-2023)

Sec. 40-388. - Architectural standards.

- (1) *Architectural elements and details.*
 - a. Material surfaces shall be delineated by transitional details such as decorative coursework, reveals, or caps.
 - b. All building construction shall use materials which are permanent and durable such as brick and modular stone. Low quality, monolithic materials such as stucco or E.I.F.S. systems, shall be permitted only as an enhancement to the overall façade of a building.
 - c. The preservation of existing architectural features which are complimentary to the historic character of the Village Center district shall be encouraged. Where building modifications are required or new buildings are constructed, architectural features, materials, and the articulation of a façade of a building shall be continued on all sides visible from a thoroughfare or adjoining properties.
- (2) *Signs.* All signs shall comply with the requirements set forth in section 40-751(d).
- (3) *Awnings.*
 - a. The awning must be permanently attached to the building.
 - b. The minimum height of the awning shall be at least eight feet in height from the lowest point of the sidewalk to ensure clearance for pedestrian safety.

about:blank

3/4

3/19/26, 10:05 AM

Springfield Charter Township, (Oakland Co.), MI Code of Ordinances

- c. Awnings should be projected over individual doors and windows, and shall not be continuous over the entire width of the façade.
 - d. Awning materials are limited to matte finish canvas or similar fabric. Glass and metal awnings are prohibited.
 - e. Signage on awnings shall comply with the provisions set forth in subsection 40-751(d)(2).
 - f. Awnings which encroach into a public right-of-way will require approval of the appropriate governmental agency.
- (4) *Screening of service equipment.*
- a. Dumpster enclosures shall be used to contain refuse in a clean and orderly manner. Screening for dumpster enclosures and utilities shall be considered as an integral part of the design of a site. Where possible, shared trash enclosures should be utilized.
 - b. Dumpster enclosures which are visible from adjoining properties and thoroughfares shall include some of the design features consistent with those on the rear façade of the building as well as obscuring plantings where appropriate.
 - c. Utility equipment such as transformers, telephone switching boxes, and the like, shall be located in rear yards and screened in a similar manner to that of a dumpster enclosure.
 - d. Rooftop mechanical equipment shall be obscured with parapets, for example, including the rear elevation when visible from adjoining properties and thoroughfares.

(Ord. No. 2012(4), § 1, 7-12-2012)

Secs. 40-389—40-398. - Reserved.



Zak Shepler

Sales Associate

C: (810) 845-6777

O: (248) 359-9000 x4

zshepler@insitecommercial.com



Randy Thomas

President/CEO

C: (248) 891-5050

O: (248) 359-9000 x9

rthomas@insitecommercial.com