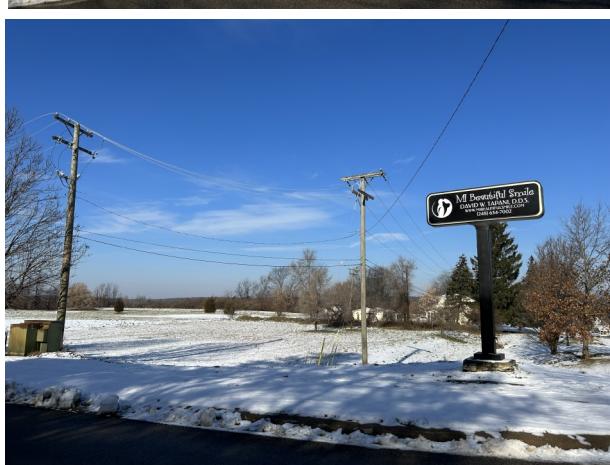
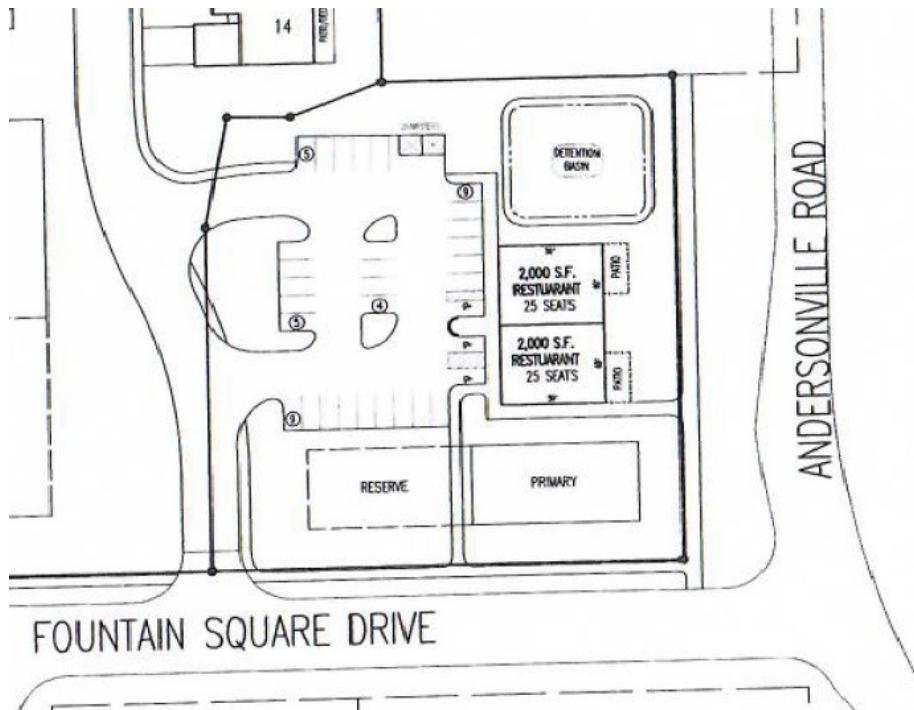




12750 Fountain Square | Davisburg, MI 48350



FOR SALE: 6.25 AC Downtown Davisburg

Offered at: \$399,900

- Zoned Commercial
- Site plan approval for 15,200 SF strip mall with 3-10 units & 3,300 SF Restaurant
- High traffic/exposure area of Andersonville Road & Fountain Square
- Located across from the post office
- Sale includes:
 - 07-17-303-001
 - 07-17-303-002

DEMOGRAPHIC: **48350**

Total Population 27,528

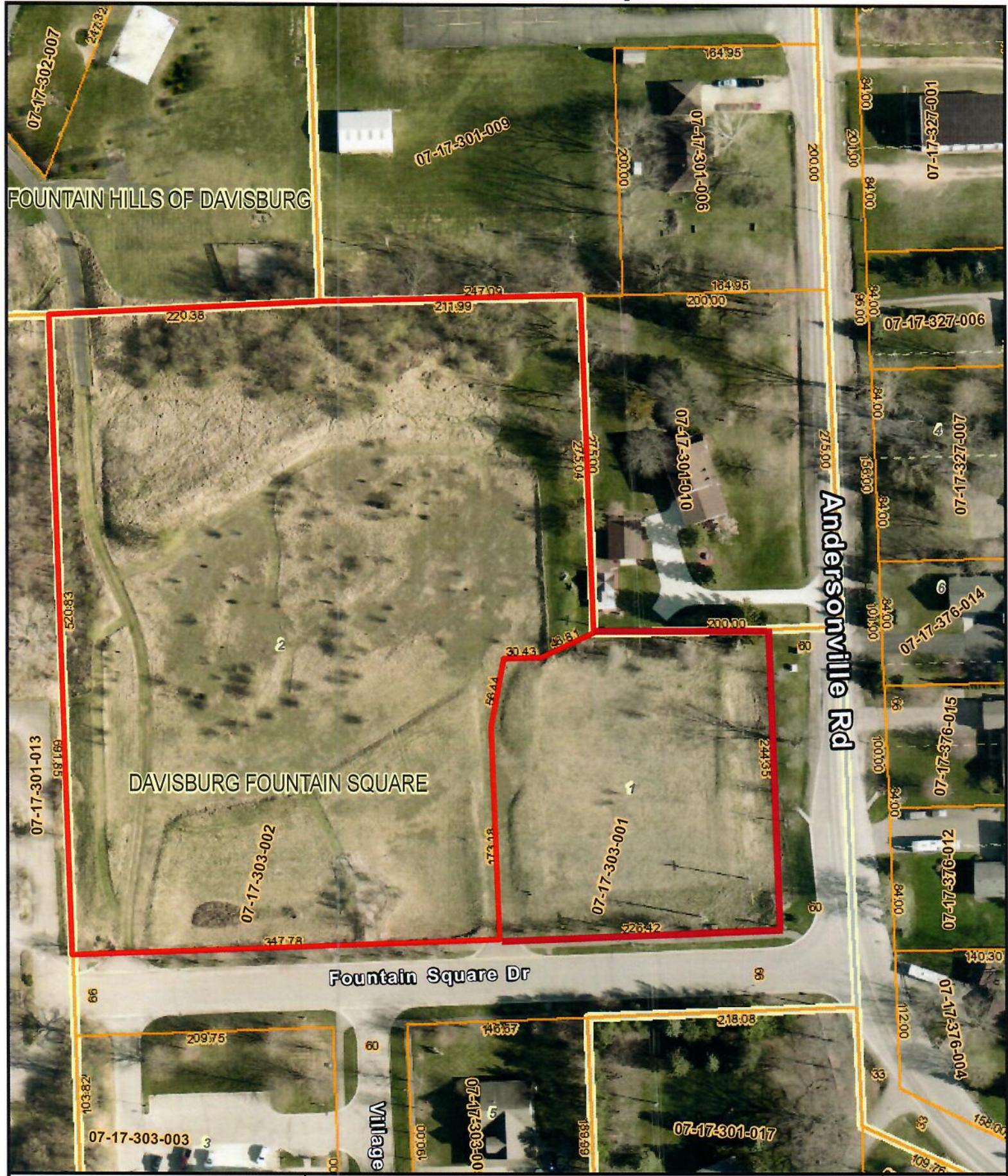
Average Household Income \$118,414

Daily Traffic Count 4,436

For More Information:
Wilhelm & Associates
(248) 625-9500



12750 Fountain Square



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections

-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain

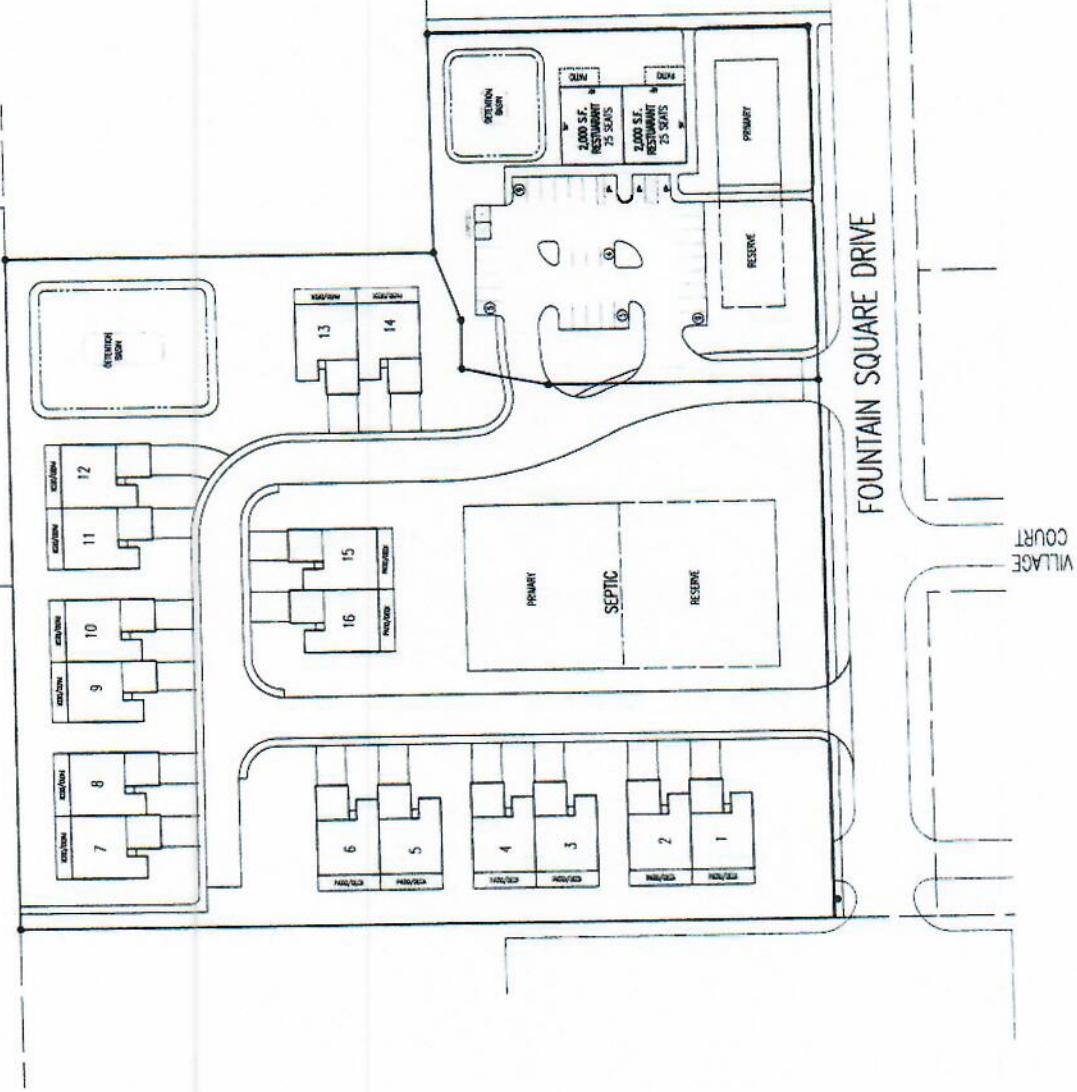
Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floplain data may not always be present on the map.

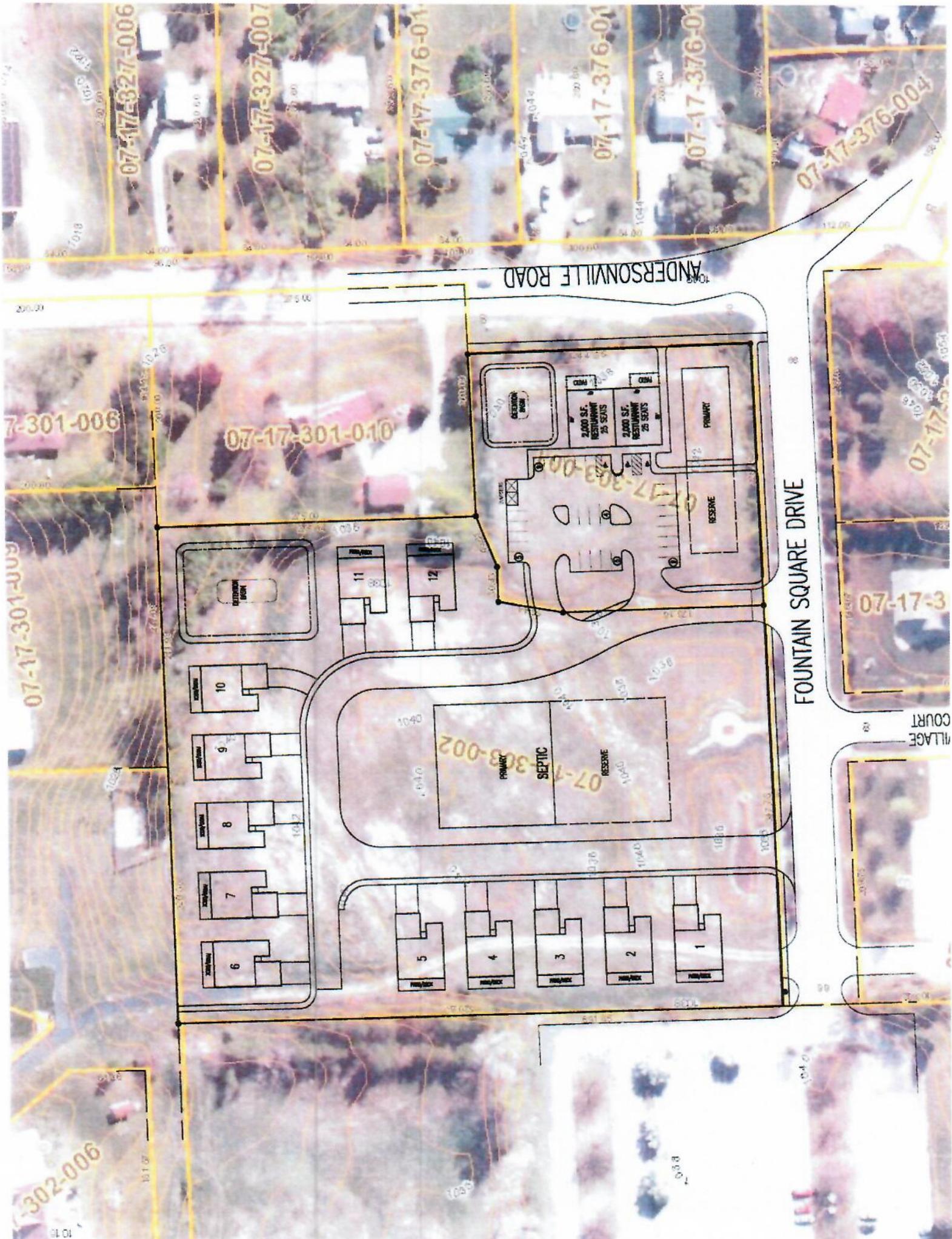
The logo for Oakland County Michigan Economic Development & Community Affairs. It features a stylized green tree icon on either side of the word "OAKLAND". Below "OAKLAND" is the word "COUNTY" and "MICHIGAN" stacked vertically. At the bottom, the text "Economic Development & Community Affairs" is written in a smaller font.

Date Created: 5/20/2019

A black north arrow pointing upwards, with the word "NORTH" printed below it. Below the arrow is a scale bar with the text "inch = 100 feet".

Scale 1" = 40'





Traffic Count Report

12750 Fountain Square, Davisburg, MI 48350

Building Type: Land

Class: -

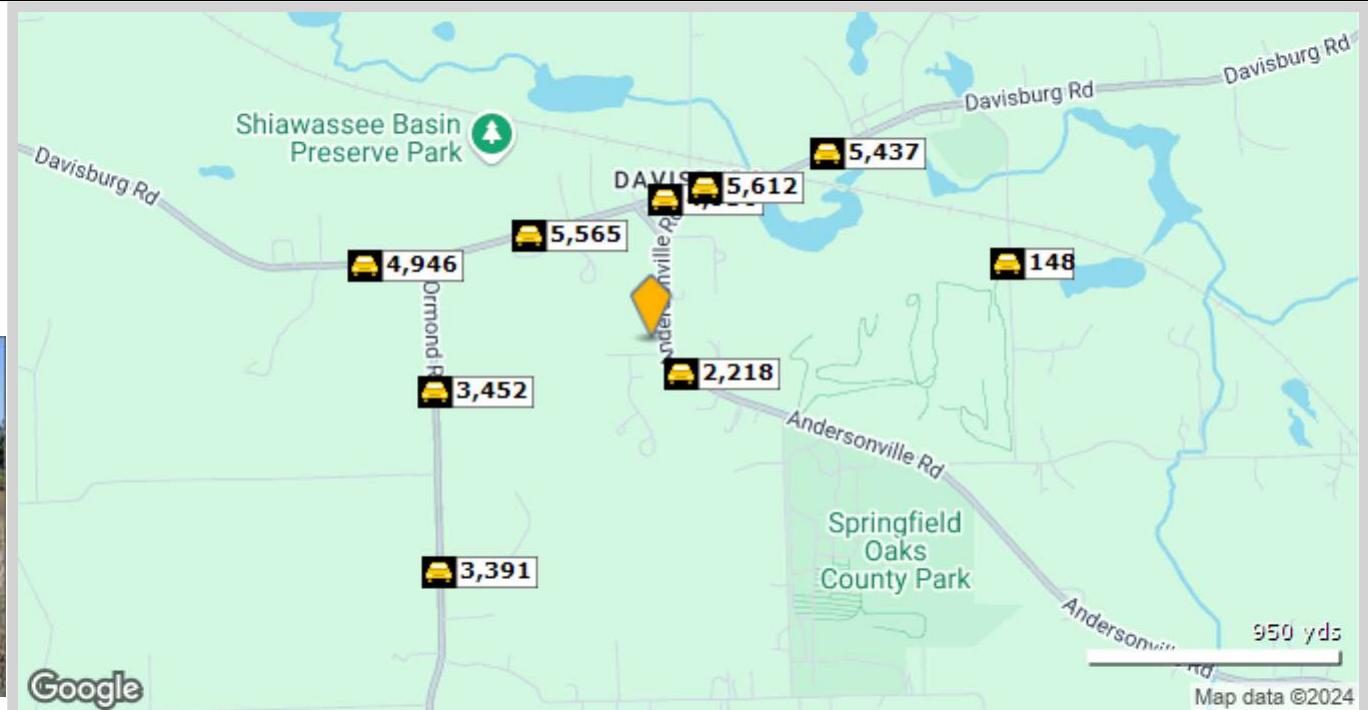
RBA: -

Typical Floor: -

Total Available: 0 SF

% Leased: 0%

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Andersonville Rd	Fountain Square Dr	0.05 NW	2022	2,218	MPSI	.10
2	Davisburg Rd	Andersonville Rd	0.04 E	2022	4,956	MPSI	.32
3	Davisburg Rd	Marquoit	0.15 E	2022	5,565	MPSI	.35
4	Davisburg Rd	Eaton Rd	0.04 W	2022	5,612	MPSI	.36
5	Ormond Rd	Parker Rd	0.18 S	2022	3,452	MPSI	.48
6	Davisburg Rd	Nordway	0.07 NE	2022	5,437	MPSI	.56
7	Davisburg Rd	Clemae	0.09 W	2022	4,946	MPSI	.64
8	Ormond Rd	Scott Rd	0.20 S	2022	3,391	MPSI	.68
9	Dilley Rd	Broadway	0.35 N	2022	148	MPSI	.80

Demographic Summary Report

12750 Fountain Square, Davisburg, MI 48350

Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
Radius	1 Mile	2 Mile	5 Mile
Population			
2029 Projection	1,081	3,191	27,230
2024 Estimate	1,087	3,214	27,432
2020 Census	1,082	3,218	27,528
Growth 2024 - 2029	-0.55%	-0.72%	-0.74%
Growth 2020 - 2024	0.46%	-0.12%	-0.35%
2024 Population by Hispanic Origin	28	92	988
2024 Population	1,087	3,214	27,432
White	992 91.26%	2,929 91.13%	24,584 89.62%
Black	9 0.83%	24 0.75%	334 1.22%
Am. Indian & Alaskan	1 0.09%	2 0.06%	50 0.18%
Asian	13 1.20%	35 1.09%	272 0.99%
Hawaiian & Pacific Island	0 0.00%	1 0.03%	5 0.02%
Other	72 6.62%	223 6.94%	2,187 7.97%
U.S. Armed Forces	0	0	8
Households			
2029 Projection	393	1,173	10,172
2024 Estimate	395	1,182	10,251
2020 Census	394	1,186	10,284
Growth 2024 - 2029	-0.51%	-0.76%	-0.77%
Growth 2020 - 2024	0.25%	-0.34%	-0.32%
Owner Occupied	380 96.20%	1,134 95.94%	8,907 86.89%
Renter Occupied	15 3.80%	48 4.06%	1,344 13.11%
2024 Households by HH Income	393	1,183	10,252
Income: <\$25,000	16 4.07%	57 4.82%	849 8.28%
Income: \$25,000 - \$50,000	44 11.20%	140 11.83%	1,475 14.39%
Income: \$50,000 - \$75,000	70 17.81%	195 16.48%	1,584 15.45%
Income: \$75,000 - \$100,000	76 19.34%	223 18.85%	1,515 14.78%
Income: \$100,000 - \$125,000	39 9.92%	130 10.99%	1,203 11.73%
Income: \$125,000 - \$150,000	50 12.72%	150 12.68%	1,167 11.38%
Income: \$150,000 - \$200,000	39 9.92%	112 9.47%	1,075 10.49%
Income: \$200,000+	59 15.01%	176 14.88%	1,384 13.50%
2024 Avg Household Income	\$125,487	\$124,496	\$118,414
2024 Med Household Income	\$96,874	\$97,365	\$95,098