

# LAND FOR LEASE OR BUILD TO SUIT



**7791 Pontiac Trail**

**West Bloomfield, MI**



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# **LAND FOR LEASE/BTS**

**7791 Pontiac Trail  
West Bloomfield, MI**

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# PROPERTY SUMMARY

**Location:** 7791 Pontiac Trail, West Bloomfield, MI 48323

**Parcel ID:** 18-19-326-001

**Total Land Size:** 2.045 Acres, triangular in shape

**Price:** Contact Randy Thomas for lease/build to suit pricing information

**Utilities:** All available. Sanitary sewer is available from an 18" main located along Pontiac Trail. Storm runoff is handled by road side ditches and natural terrain.

**Zoning:** I-OP Industrial Office Park District

**Frontage:** 611' On Pontiac Trail, at existing right of way line and about 480' at property line.

**Depth:** A maximum depth of +/-280' from existing Pontiac Trail right of way line at its deepest point.

**School District:** Walled Lake Consolidated Schools

**Property Taxes:** Approx. \$2,600 annually

**Demographics within**

**a 5 mile radius:** Population: 160,695 Persons  
Households: 65,215 Homes  
Avg. HH Income: \$149,016 Annually  
Traffic Count: 32,417 VPD on Pontiac Trail

**Comments:** 2.045 Acres land for lease or build to suit on the south side of Pontiac Trail, just east of Haggerty Road. Property is zoned I-OP, Industrial Office Park, however retail uses are permitted with approval. Possible rezoning for B-3 (General Business District), as surrounding properties are zoned B-3. All utilities available.

**For Information Contact:**

**Randy Thomas**

**248-359-9000**



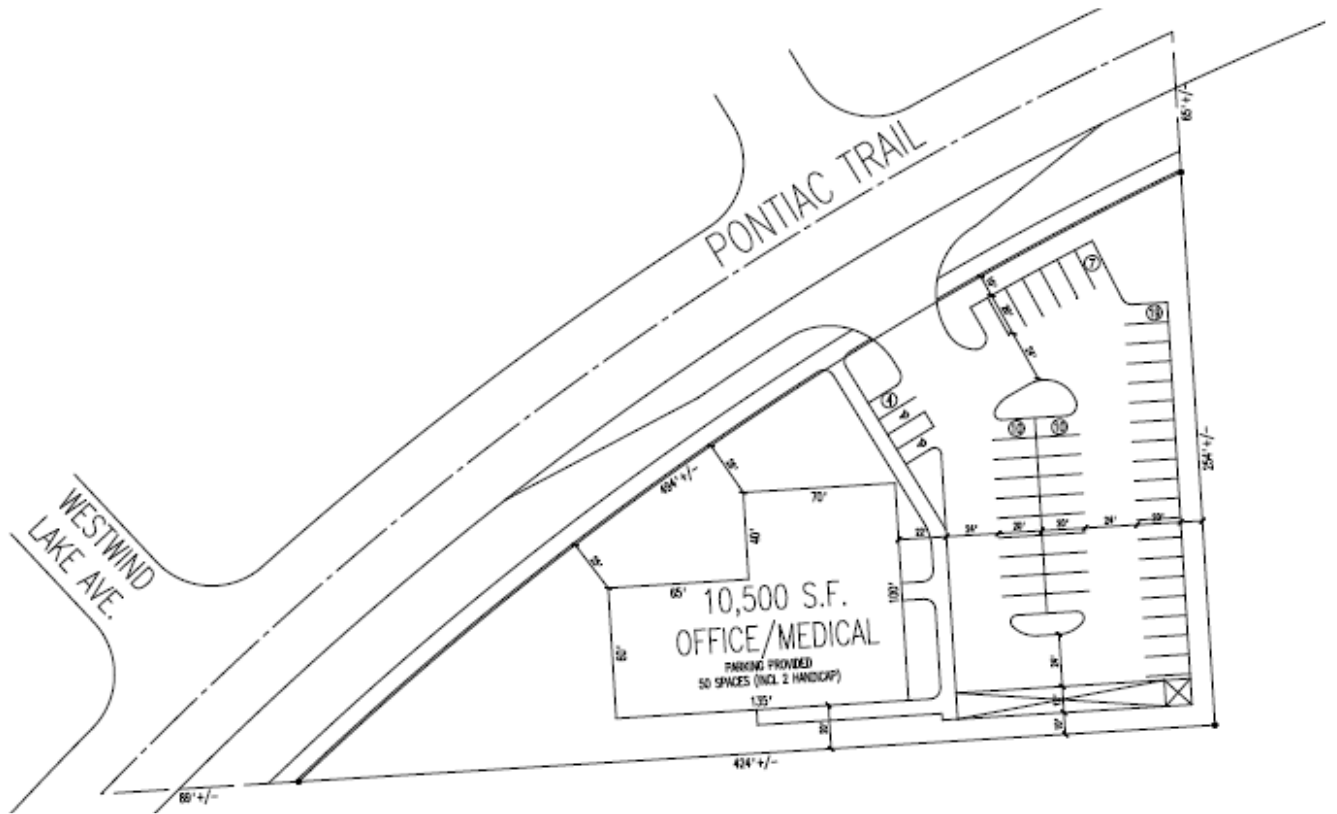








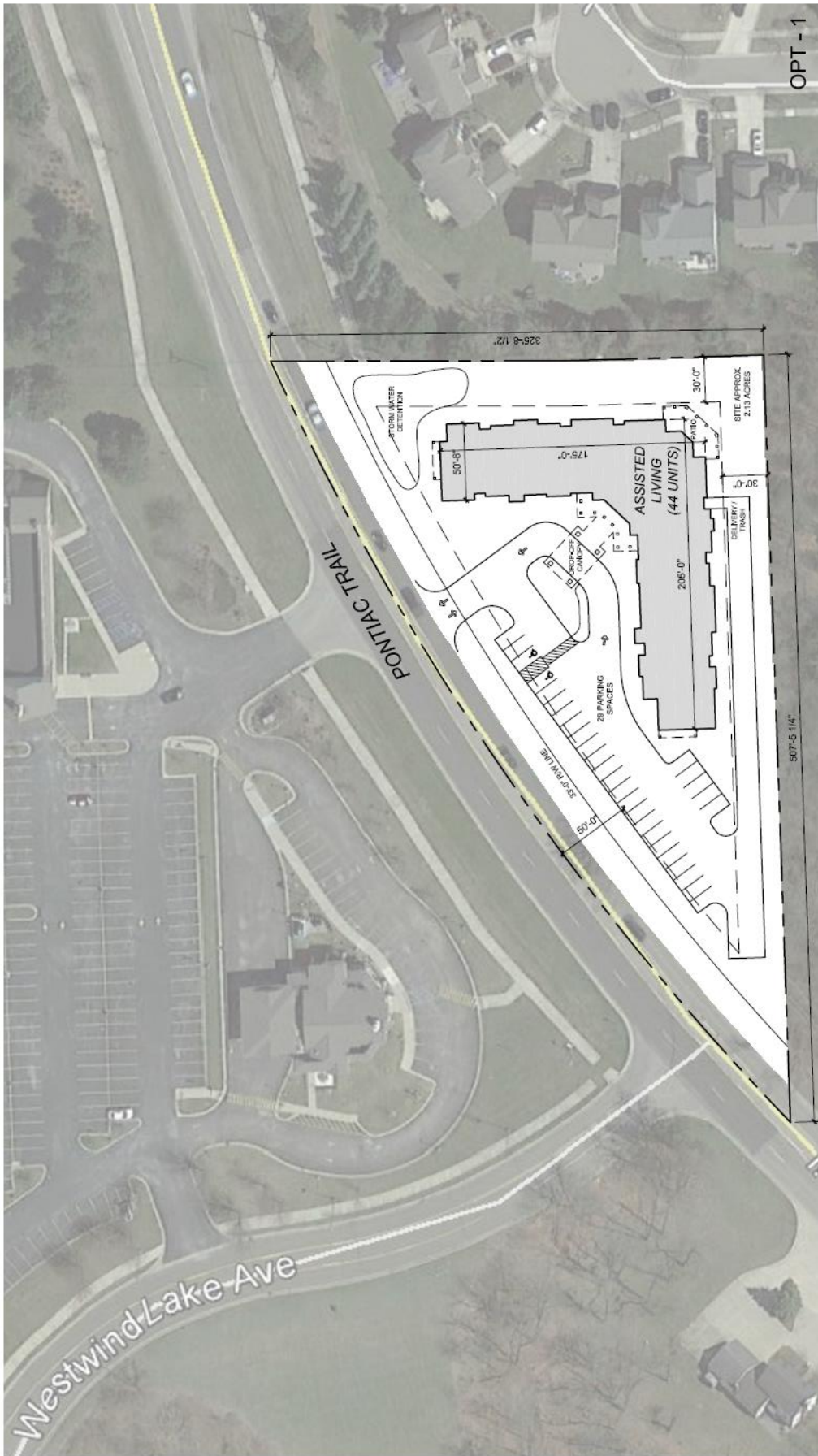
# SITE PLAN – 10,500 SF OFF./MED.



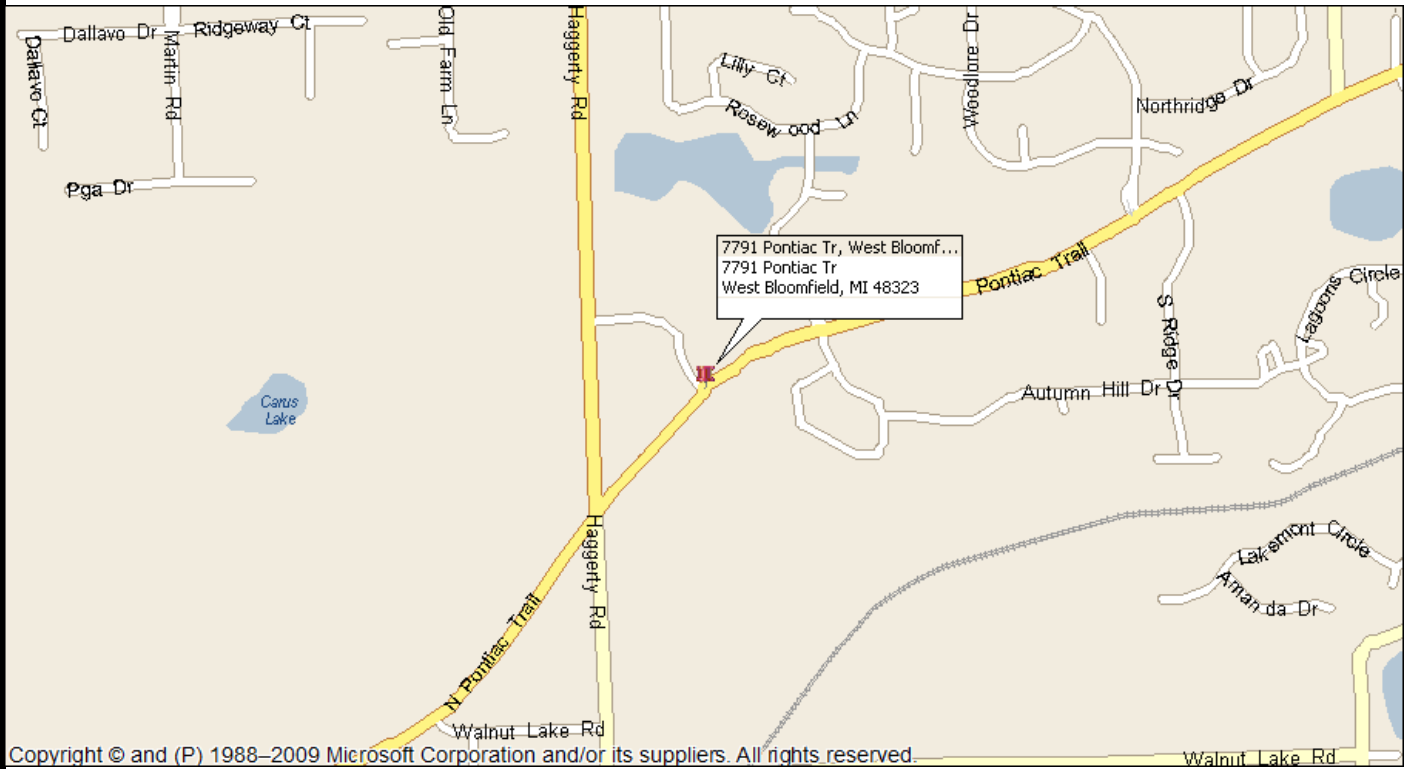




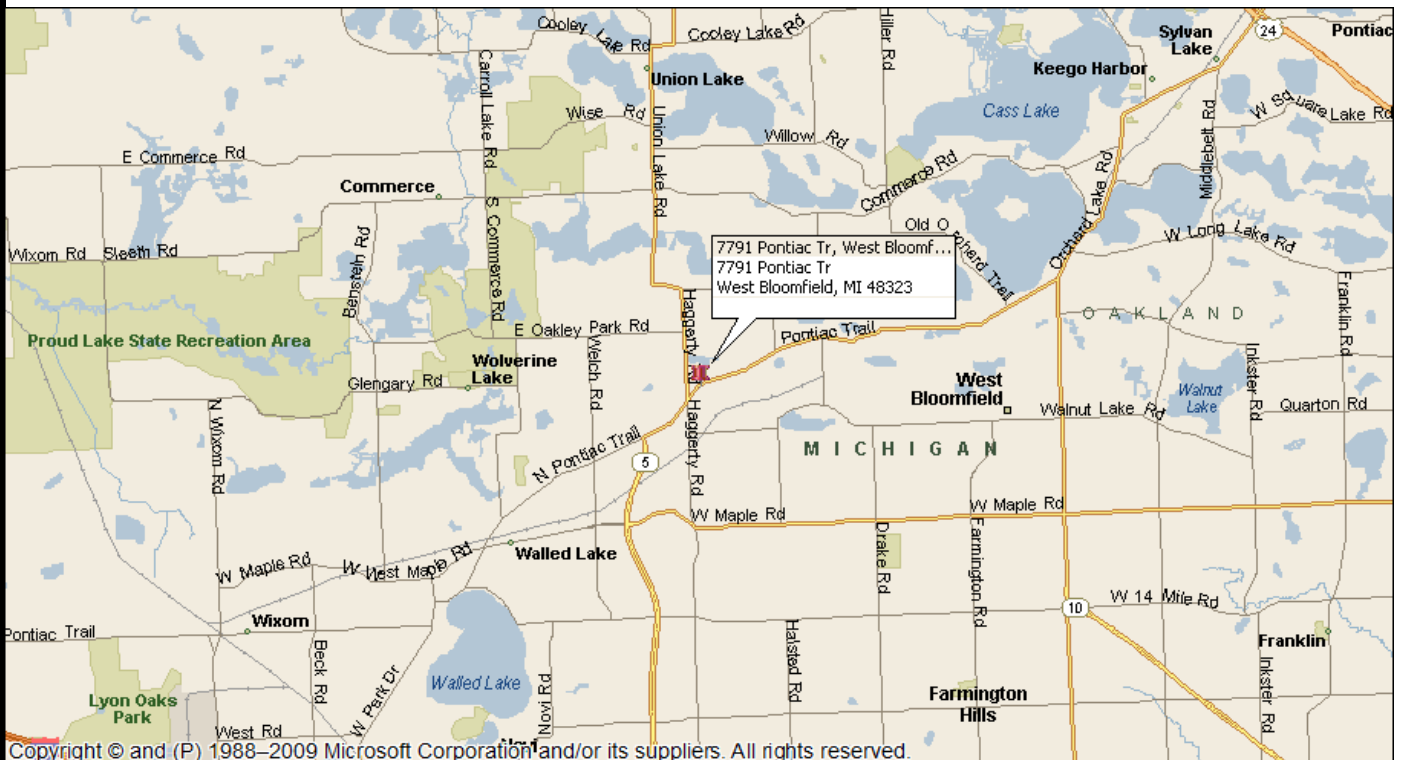
# SITE PLAN – SENIOR LIVING







### Local Map



### Regional Map

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## 7791 Pontiac Trail

West Bloomfield Township, MI 48323

1 mi radius

3 mi radius

5 mi radius

	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	3,645	57,375	160,695
2028 Projected Population	3,697	57,596	161,841
2020 Census Population	3,624	57,398	160,726
2010 Census Population	3,485	55,139	151,071
Projected Annual Growth 2023 to 2028	0.3%	-	0.1%
Historical Annual Growth 2010 to 2023	0.4%	0.3%	0.5%
<b>Households</b>			
2023 Estimated Households	1,251	23,146	65,215
2028 Projected Households	1,272	23,240	65,678
2020 Census Households	1,232	22,875	64,442
2010 Census Households	1,167	21,493	59,143
Projected Annual Growth 2023 to 2028	0.3%	-	0.1%
Historical Annual Growth 2010 to 2023	0.6%	0.6%	0.8%
<b>Age</b>			
2023 Est. Population Under 10 Years	12.1%	9.9%	10.3%
2023 Est. Population 10 to 19 Years	13.3%	11.9%	11.9%
2023 Est. Population 20 to 29 Years	10.0%	10.8%	11.1%
2023 Est. Population 30 to 44 Years	19.1%	17.8%	18.6%
2023 Est. Population 45 to 59 Years	20.3%	21.5%	21.1%
2023 Est. Population 60 to 74 Years	17.3%	19.8%	18.9%
2023 Est. Population 75 Years or Over	8.0%	8.2%	8.1%
2023 Est. Median Age	41.5	43.9	43.2
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	49.5%	49.1%	49.1%
2023 Est. Female Population	50.5%	50.9%	50.9%
2023 Est. Never Married	27.0%	27.1%	27.5%
2023 Est. Now Married	62.1%	54.4%	54.0%
2023 Est. Separated or Divorced	6.6%	12.9%	12.1%
2023 Est. Widowed	4.2%	5.6%	6.3%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	33.2%	20.1%	19.8%
2023 Est. HH Income \$150,000 to \$199,999	17.3%	12.2%	12.5%
2023 Est. HH Income \$100,000 to \$149,999	16.2%	19.6%	19.3%
2023 Est. HH Income \$75,000 to \$99,999	12.6%	11.1%	11.5%
2023 Est. HH Income \$50,000 to \$74,999	6.2%	14.1%	14.1%
2023 Est. HH Income \$35,000 to \$49,999	4.1%	8.7%	7.8%
2023 Est. HH Income \$25,000 to \$34,999	3.9%	5.3%	5.6%
2023 Est. HH Income \$15,000 to \$24,999	3.4%	4.3%	4.6%
2023 Est. HH Income Under \$15,000	3.0%	4.7%	4.8%
2023 Est. Average Household Income	\$189,867	\$152,477	\$149,016
2023 Est. Median Household Income	\$147,952	\$111,371	\$110,306
2023 Est. Per Capita Income	\$65,354	\$61,580	\$60,563
2023 Est. Total Businesses	336	2,374	6,419
2023 Est. Total Employees	2,917	24,515	71,838

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES





**7791 Pontiac Trail**  
**West Bloomfield Township, MI 48323**

**1 mi radius    3 mi radius    5 mi radius**

<b>Race</b>			
2023 Est. White	82.8%	78.5%	76.2%
2023 Est. Black	6.1%	10.1%	10.6%
2023 Est. Asian or Pacific Islander	6.1%	7.0%	8.5%
2023 Est. American Indian or Alaska Native	0.1%	-	0.1%
2023 Est. Other Races	5.0%	4.3%	4.7%
<b>Hispanic</b>			
2023 Est. Hispanic Population	77	1,592	5,637
2023 Est. Hispanic Population	2.1%	2.8%	3.5%
2028 Proj. Hispanic Population	2.2%	2.8%	3.5%
2020 Hispanic Population	2.3%	2.8%	3.5%
<b>Education (Adults 25 &amp; Older)</b>			
2023 Est. Adult Population (25 Years or Over)	2,539	41,939	116,739
2023 Est. Elementary (Grade Level 0 to 8)	1.4%	2.7%	2.0%
2023 Est. Some High School (Grade Level 9 to 11)	2.9%	2.6%	2.7%
2023 Est. High School Graduate	17.2%	17.0%	15.9%
2023 Est. Some College	13.6%	17.5%	17.4%
2023 Est. Associate Degree Only	8.2%	7.7%	8.2%
2023 Est. Bachelor Degree Only	32.9%	30.0%	30.6%
2023 Est. Graduate Degree	23.9%	22.4%	23.2%
<b>Housing</b>			
2023 Est. Total Housing Units	1,306	24,359	68,502
2023 Est. Owner-Occupied	77.4%	74.3%	72.0%
2023 Est. Renter-Occupied	18.4%	20.7%	23.2%
2023 Est. Vacant Housing	4.2%	5.0%	4.8%
<b>Homes Built by Year</b>			
2023 Homes Built 2010 or later	6.2%	5.5%	6.4%
2023 Homes Built 2000 to 2009	14.8%	10.2%	12.7%
2023 Homes Built 1990 to 1999	28.9%	19.4%	17.6%
2023 Homes Built 1980 to 1989	9.5%	21.6%	18.5%
2023 Homes Built 1970 to 1979	12.1%	16.0%	17.9%
2023 Homes Built 1960 to 1969	4.2%	6.1%	8.8%
2023 Homes Built 1950 to 1959	14.2%	9.4%	8.0%
2023 Homes Built Before 1949	6.0%	6.7%	5.3%
<b>Home Values</b>			
2023 Home Value \$1,000,000 or More	2.7%	2.8%	2.2%
2023 Home Value \$500,000 to \$999,999	21.9%	16.6%	14.6%
2023 Home Value \$400,000 to \$499,999	23.4%	14.3%	14.7%
2023 Home Value \$300,000 to \$399,999	21.5%	21.8%	23.7%
2023 Home Value \$200,000 to \$299,999	20.8%	25.9%	26.3%
2023 Home Value \$150,000 to \$199,999	4.8%	9.6%	10.4%
2023 Home Value \$100,000 to \$149,999	3.8%	5.1%	4.5%
2023 Home Value \$50,000 to \$99,999	0.3%	1.2%	1.1%
2023 Home Value \$25,000 to \$49,999	0.4%	0.8%	0.9%
2023 Home Value Under \$25,000	0.4%	1.8%	1.7%
2023 Median Home Value	\$381,159	\$330,159	\$330,896
2023 Median Rent	\$1,060	\$1,285	\$1,277









SITE

### Public Utilities Legend

- ★ Fire Stations
- \* Cellular Tower
- ✱ Cellular Overlay District
- \* Tornado Tower
- ✱ Water Tower
- Township Overlay
- City boundary
- R-10 Single Family Residential
- R-12.5 Single Family Residential
- R-15 Single Family Residential
- RM Multiple Family Residential
- B-1 Local Business District
- B-2 Community Business District
- B-3 General Business District
- B-4 Restricted General Business District
- O-1 Office Building District
- O-2 Office Building District
- OR-1 Office Building District
- OR-2 Restricted Office Building District
- P-1 Vehicular Parking District
- R-O Research Office District
- I-OP Industrial Office Park District
- PUD Planned Unit Development
- REC Recreational Areas
- Lakes

## 3.1.17 I-OP Industrial-Office Park District

### A. INTENT

The Industrial-Office Park District is designed to accommodate a variety of light industrial, applied technology, research and related office uses within a subdivision setting. The use of this specialized district is intended to provide a campus environment through the coordinated application of development standards such as building height, gross area coverage, signage, landscaping and other unifying elements. The use permitted in this district and the application of required development standards will create compatible and orderly development of the area and will promote both safe and convenient vehicular and pedestrian traffic.

### B. PRINCIPAL USES PERMITTED

- i. Uses primarily engaged in research activities, including, but not limited to, research laboratories and facilities and pilot or experimental product development
- ii. Light manufacturing, research, assembly, testing and repair of components, devices, equipment and systems and parts and components such as, but not limited to, the following examples:
  - a. Communication, transmission and reception equipment such as coils, tubes, semiconductors, navigation control equipment and systems guidance equipment
  - b. Data processing equipment and systems
  - c. Graphics and art equipment
  - d. Metering instruments
  - e. Optical devices, equipment and systems
  - f. Phonographic, audio units, radio equipment and television equipment
  - g. Photographic equipment
  - h. Radar, infrared and ultraviolet equipment and systems
  - i. Scientific and mechanical instruments such as calipers and transits
  - j. Testing equipment
- iii. Light manufacturing, compounding, procession, packaging or treatment of such products, as, but not limited to, bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery, tool, die, gauge and machine shops
- iv. Light manufacturing, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials such as, but not limited to, bone, canvass,

### B. PRINCIPAL USES PERMITTED (CONTINUED)

- cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding large stampings such as automobile fenders, bumpers or bodies), shell, textiles, tobacco, wax, wire, wood and yarns
- v. Distribution and warehousing facilities not including self-service warehouses
- vi. Professional and medical office buildings
- vii. Blueprinting, photostating, photoengraving, printing, publishing and bookbinding
- viii. **Fortune telling for payment** <sup>□</sup>
- ix. **Registered animal shelters** <sup>□</sup>
- x. **Pet boarding facility** <sup>□</sup>
- xi. **Sexually oriented businesses** <sup>□</sup>
- xii. Establishments with accessory alcoholic liquor licenses <sup>□</sup>
- xiii. Non-motorized pathways or trails

### C. SPECIAL LAND USES

- i. **Retail uses** subject to the standards of Section 26-4.41



## I-OP Industrial-Office Park District 3.1.17

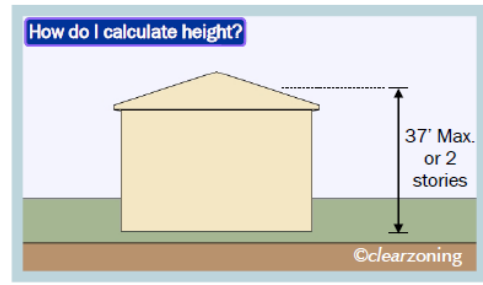
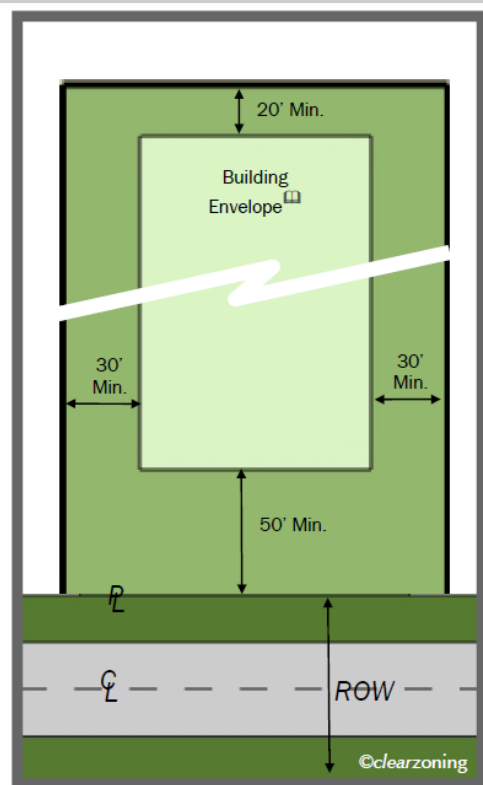
### D. DEVELOPMENT STANDARDS

- Lot Size**  
 Minimum lot area<sup>□</sup>: 2 Acres  
 Minimum lot width<sup>□</sup>: None Specified
- Lot Coverage<sup>□</sup>**  
 Maximum lot coverage: 35%
- Setbacks<sup>□</sup>**  
 Minimum front yard setback: 50 ft  
 Minimum rear yard setback: 20 ft  
 Minimum side yard setback: 30 ft (60 ft combined)
- Building Height<sup>□</sup>**  
 Maximum building height: 37 feet  
 Maximum number stories: 2

**Special District Provisions** (Sec. 26-3.6)

**NOTES**

- For additions to the above requirements, refer to Section 26-3.5: Q and U
- See *Suggested References* below for applicability



The above drawings are not to scale.

### SUGGESTED REFERENCES

- |  |   |   |
|--|---|---|
| <p><b>3. Zoning Districts</b></p> <ul style="list-style-type: none"> <li>■ Woodland Conservation Overlay</li> <li>■ Wireless Communication Facilities</li> </ul> <p><b>4. Use Standards</b></p> <ul style="list-style-type: none"> <li>■ Uses Not Otherwise Included Within Specific Use District</li> </ul> <p><b>5. Site Standards</b></p> <ul style="list-style-type: none"> <li>■ Accessory Buildings</li> <li>■ Corner Clearance</li> <li>■ Environmental Features Setback</li> <li>■ Exterior Appliances</li> <li>■ Exterior Lighting</li> </ul> | <p><b>5. Site Standards (Continued)</b></p> <ul style="list-style-type: none"> <li>■ Greenbelts and Obscuring Fences / Walls</li> <li>■ Landscaping, Environmental Provisions, and Trees</li> <li>■ Lot Accessibility</li> <li>■ Loading and Unloading</li> <li>■ Parking Space Layout</li> <li>■ Parking Requirements</li> <li>■ Performance Standards</li> <li>■ Screening Requirements</li> <li>■ Signs</li> <li>■ Site Access</li> <li>■ Trash</li> </ul> | <p><b>6. Development Procedures</b></p> <ul style="list-style-type: none"> <li>■ Site Plan Review</li> <li>■ Standards and Procedures for Special Land Uses</li> <li>■ Public Hearing Requirements and Notification Procedures</li> <li>■ Submittal Procedure for Subdivision Plats</li> </ul> <p><b>Other Ordinances</b></p> <ul style="list-style-type: none"> <li>■ Wetlands Protection</li> </ul> |
|--|---|---|