

8008 LEWIS AVENUE
TEMPERANCE, MI 48182

VACANT LAND FOR SALE
0.83 Acres Available



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ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Sale Price:	\$79,000
Acreage:	0.83 AC
Dimensions:	275' x 131'
Closest Cross Street:	Dean Rd./Sterns Rd.
County:	Monroe
Zoning:	C-1 Commercial
Curb Cuts:	1
Topography:	Flat with trees + old garage
Survey Available:	N/A
Environmental Report:	N/A



For more information, please contact:

ZACK LIBER, SIOR
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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
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8008 Lewis Avenue, Temperance, MI 48182

Vacant Land For Sale

0.83
Acres
AVAILABLE

PROPERTY DESCRIPTION	
Drainage:	Ditch
Improvements:	704 sf detached garage
Restrictions:	Per zoning code
Sign on Property:	Yes
Adjacent Land	
North:	Commercial
South:	Commercial
East:	Senior Living
West:	Residential

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	4,462	\$82,759
3 MILE	30,958	\$75,305
5 MILE	93,732	\$70,281

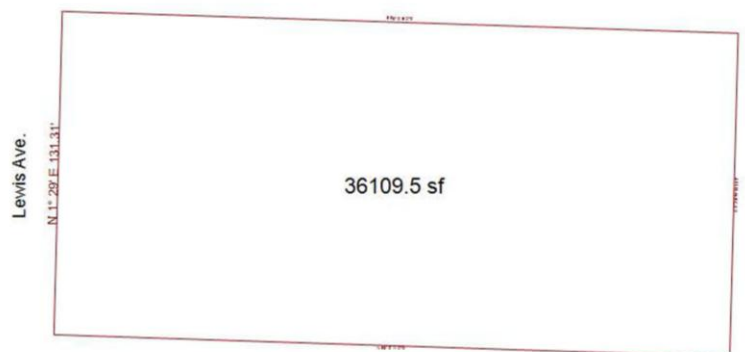
Comments:

- Distance to I-75 – 6.743 miles

UTILITIES	
Electric:	Consumer's/DTE
Gas:	Michigan Gas
Water:	Monroe County
Sanitary Sewer:	Monroe County
Storm Sewer:	Monroe County

2024 REAL ESTATE TAXES	
Parcel Number:	02-026-051-10
Winter 2024:	\$605.60
Summer 2024:	\$183.09
Total Annual Taxes:	\$788.69

TRAFFIC COUNTS (TWO-WAY)	
7,197	W. Sterns Road
7,038	Lewis Avenue
2,739	Dean Road



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