

FOR SALE/LEASE
BUILT TO SUIT



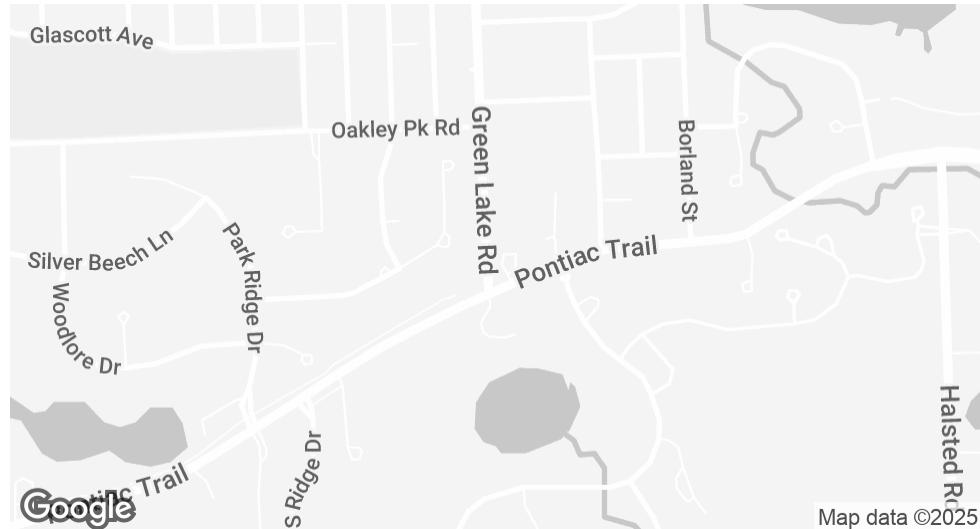
AVAILABLE

**NE Corner of Green Lake
Road & Pontiac Trail**

**NE CORNER OF GREEN LAKE ROAD &
PONTIAC TRAIL**

West Bloomfield, MI

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$325,000
LOT SIZE:	0.64 Acres
ZONING	R-10 & B-1
PARCEL ID	18-20-103-024

PROPERTY DESCRIPTION

0.64 Acre Parcel located in the Heart of the Lakes Area. Ideal for small office or residential development. For Sale/Lease or Built to Suit

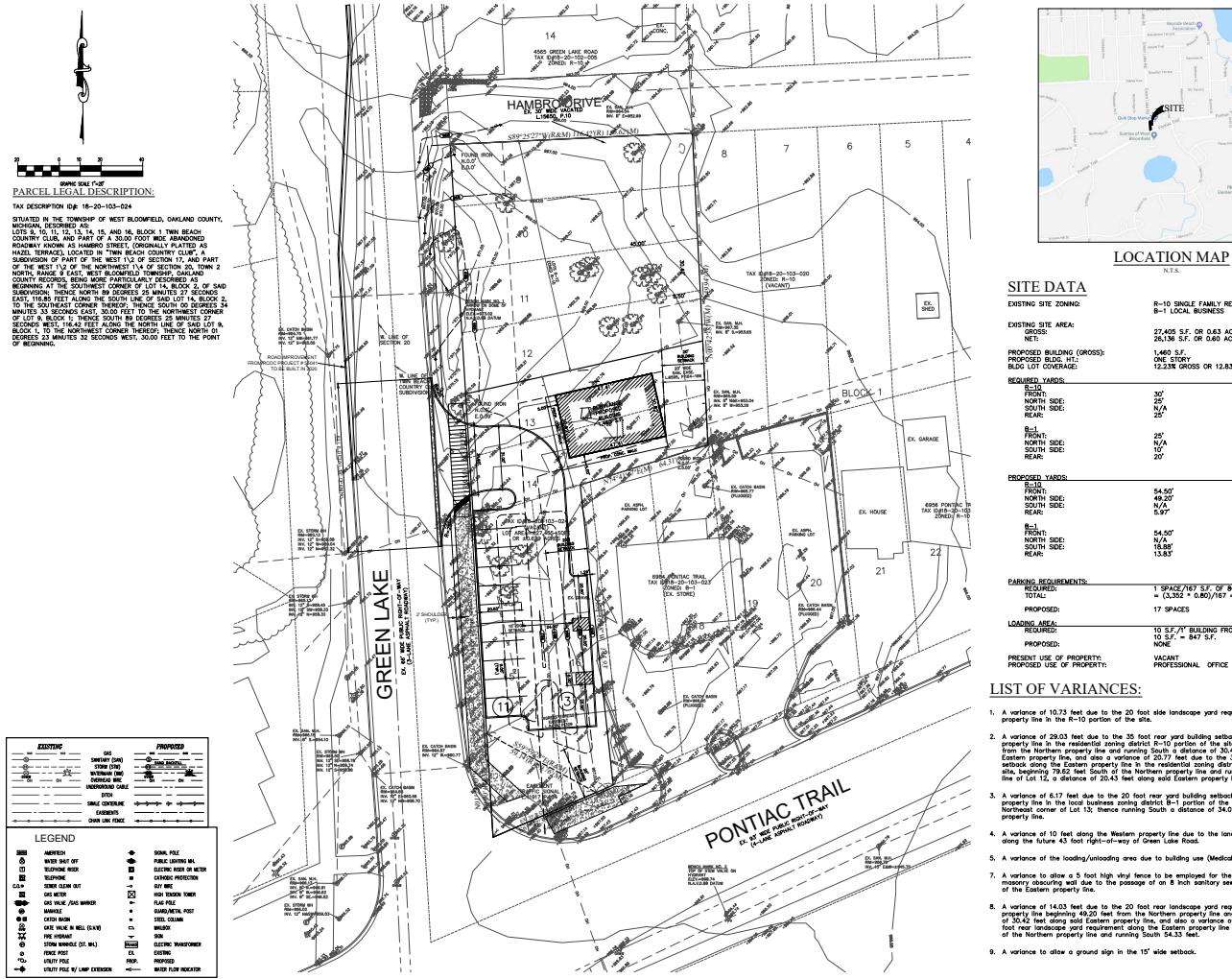
PROPERTY HIGHLIGHTS

- Split Zoning R-10 (One Family Residential) & B-1 (Local Business District)
- Strong traffic on Pontiac Trail with over 23,000 vehicles per day
- Located less than 5 minutes from Five & Main development in Commerce Twp.
- Numerous residential developments underway in the immediate area.
- All utilities on site

JACOB ROSBERG
O: 248.851.5000
jacob.rosberg@svn.com

HARRY COHN
O: 248.851.5000
harry.cohn@svn.com

PROPOSED SITE PLAN WITH MEDICAL OFFICE



JACOB ROSBERG

O: 248.851.5000

jacob.rosberg@svn.com

HARRY COHN

O: 248.851.5000

harry.cohn@svn.com

3.1.1

R-10 One-Family Residential

A. INTENT

The one-family residential districts are designed to provide for one-family dwelling sites and residentially related uses in keeping with the master plan of residential development in the township. The preservation of natural terrain and wooded areas is reflected in the controls set forth in this section.

B. PRINCIPAL USES PERMITTED

- i. One-family detached dwelling[¶]
- ii. Farms[¶]
- iii. Public, parochial and other private elementary schools offering courses in general education and not operated for profit
- iv. Family daycare and group daycare homes[¶]
- v. Non-motorized pathways or trails

C. SPECIAL LAND USES

- i. **Places of worship**[¶] § 4.32
- ii. **Publicly owned and operated parks, parkways and recreational facilities** § 4.37
- iii. **Municipal office building, police and fire stations** § 4.24
- iv. **Cemeteries** § 4.9
- v. **Public riding and/or boarding stables**[¶] § 4.38
- vi. **Child care centers**[¶] § 4.10
- vii. Utility and public service transformer facilities, regulator stations and uses (without storage yards) when operating requirements necessitate the locating of the facilities within the district in order to serve the immediate vicinity
- viii. Public, parochial and private intermediate and/or secondary schools offering courses in general education, not operated for profit
- ix. **Privately owned and operated parks, picnic groves or similar facilities for outdoor recreation not operated for profit** § 4.31
- x. **Private (nonprofit) swimming pool club**[¶] § 4.34
- xi. Community building or social club intended to serve the nearby residential neighborhood
- xii. **Bed and breakfast establishments**[¶] § 4.6
- xiii. **Cultural/community engagement facility**[¶] § 4.39

3.1.5

B-1 Local Business District

A. INTENT

The B-1 local business districts are designed solely for the convenience shopping of persons residing in adjacent residential areas to permit only such uses as are necessary to satisfy those limited basic shopping and/or service needs which by their very nature are not related to the shopping pattern of the community business center.

B. PRINCIPAL USES PERMITTED

- i. Any generally recognized retail business which supplies commodities on the premises, for persons residing in adjacent residential areas, such as groceries, meats, dairy products, baked goods or other foods, drugs, dry goods and notions, or hardware
- ii. Any personal service establishment which performs services, on the premises, for persons residing in adjacent residential areas, such as: shoe repair, tailor shops, beauty parlors or barber shops
- iii. Professional and medical offices
- iv. **Restaurants**[¶], **carry-out** and/or standard § 4.8
- v. Personal service establishments[¶]
- vi. Other uses similar to the above uses
- vii. Accessory buildings[¶] and uses[¶] customarily incidental to any kind of the above-permitted uses.
- viii. Non-motorized pathways or trails
- ix. **Accessory massage therapy establishments** § 4.56

C. SPECIAL LAND USES

- i. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations, gas regulator stations with service yards but without storage yards, water and sewage pumping stations
- ii. **Funeral homes** § 4.16
- iii. **Private clubs or lodge halls** § 4.33
- v. **Places of worship**[¶] § 4.32
- vi. Establishments with accessory alcoholic liquor licenses[¶]
- vii. **Massage therapy establishments** § 4.56
- viii. **Cultural/community engagement facility**[¶] § 4.39

JACOB ROSBERG

O: 248.851.5000

jacob.rosberg@svn.com

HARRY COHN

O: 248.851.5000

harry.cohn@svn.com

ADDITIONAL PHOTOS



JACOB ROSBERG
O: 248.851.5000
jacob.rosberg@svn.com

HARRY COHN
O: 248.851.5000
harry.cohn@svn.com

ADDITIONAL PHOTOS



JACOB ROSBERG
O: 248.851.5000
jacob.rosberg@svn.com

HARRY COHN
O: 248.851.5000
harry.cohn@svn.com

ADDITIONAL PHOTOS



JACOB ROSBERG
O: 248.851.5000
jacob.rosberg@svn.com

HARRY COHN
O: 248.851.5000
harry.cohn@svn.com

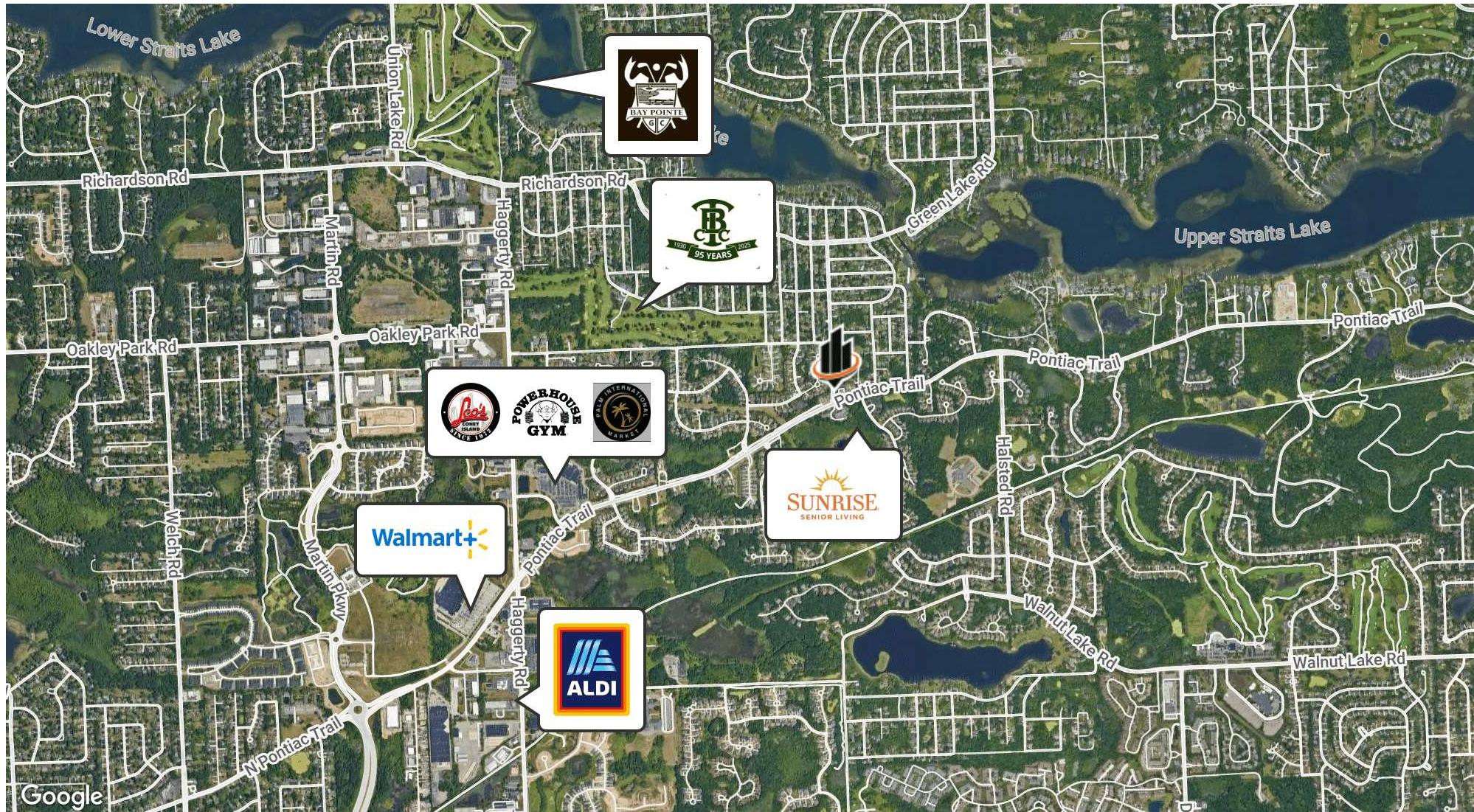
ADDITIONAL PHOTOS



JACOB ROSBERG
O: 248.851.5000
jacob.rosberg@svn.com

HARRY COHN
O: 248.851.5000
harry.cohn@svn.com

LOCATION MAP



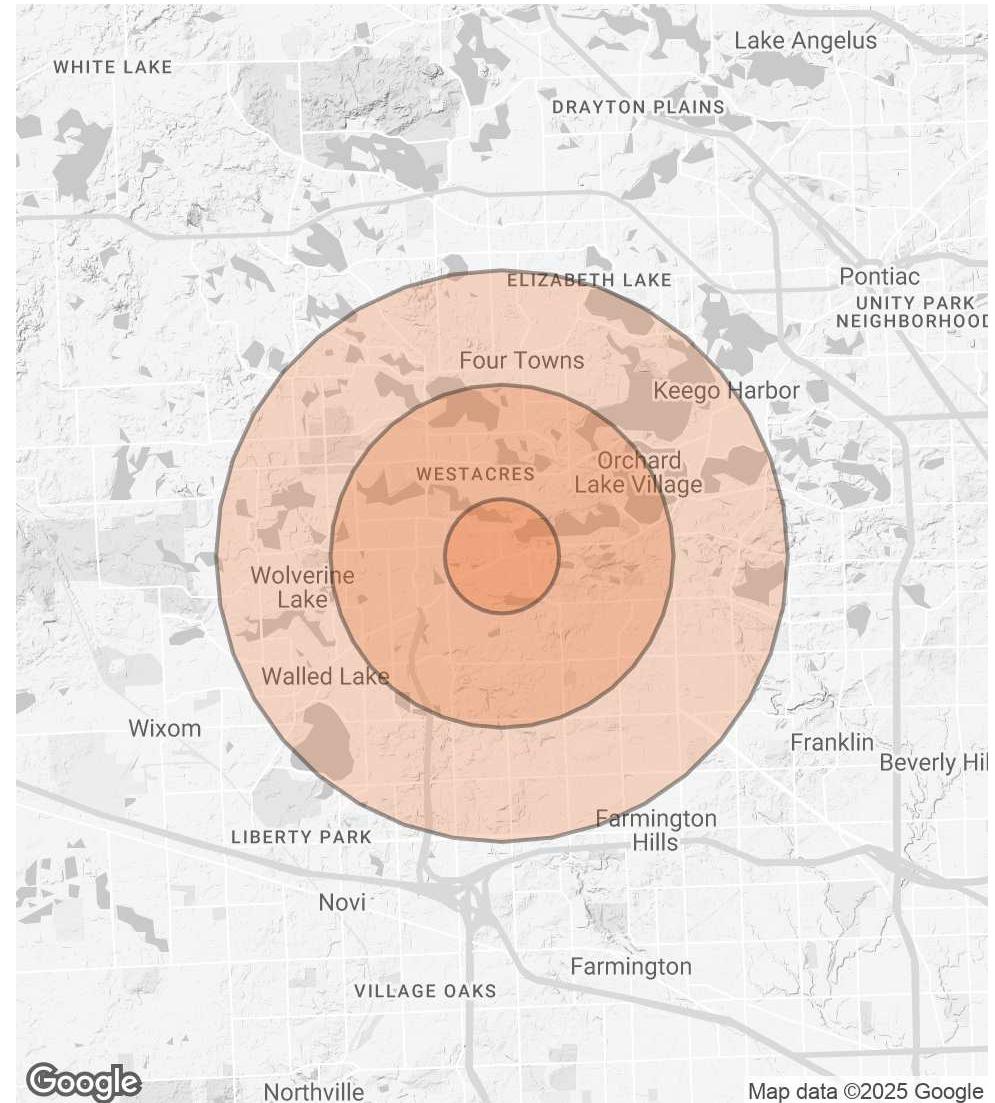
JACOB ROSBERG
O: 248.851.5000
jacob.rosberg@svn.com

HARRY COHN
O: 248.851.5000
harry.cohn@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,022	49,969	163,797
AVERAGE AGE	43	45	44
AVERAGE AGE (MALE)	42	44	43
AVERAGE AGE (FEMALE)	44	46	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,168	19,322	66,471
# OF PERSONS PER HH	2.8	2.6	2.5
AVERAGE HH INCOME	\$185,683	\$155,585	\$146,784
AVERAGE HOUSE VALUE	\$498,107	\$485,615	\$453,017

Demographics data derived from AlphaMap



JACOB ROSBERG
O: 248.851.5000
jacob.rosberg@svn.com

HARRY COHN
O: 248.851.5000
harry.cohn@svn.com

MEET THE TEAM



JACOB ROSBERG

Advisor

Direct: 248.851.5000 **Cell:** 248.880.7191
jacob.rosberg@svn.com



HARRY COHN

Managing Director

Direct: 248.851.5000 **Cell:** 248.818.0010
harry.cohn@svn.com

JACOB ROSBERG
O: 248.851.5000
jacob.rosberg@svn.com

HARRY COHN
O: 248.851.5000
harry.cohn@svn.com