# 6.46 Acres / 42,400 SF School Special Purpose

4049 Longmeadow Dr, Trenton, Michigan 48183

NAI Farbman | Farbman Group®

MIDWEST EXPERTISE, GLOBAL REACH.

For more information:

**Wendy Acho**
Leasing and Sales Associate
248 563 0739 | acho@farbman.com

# Executive Summary

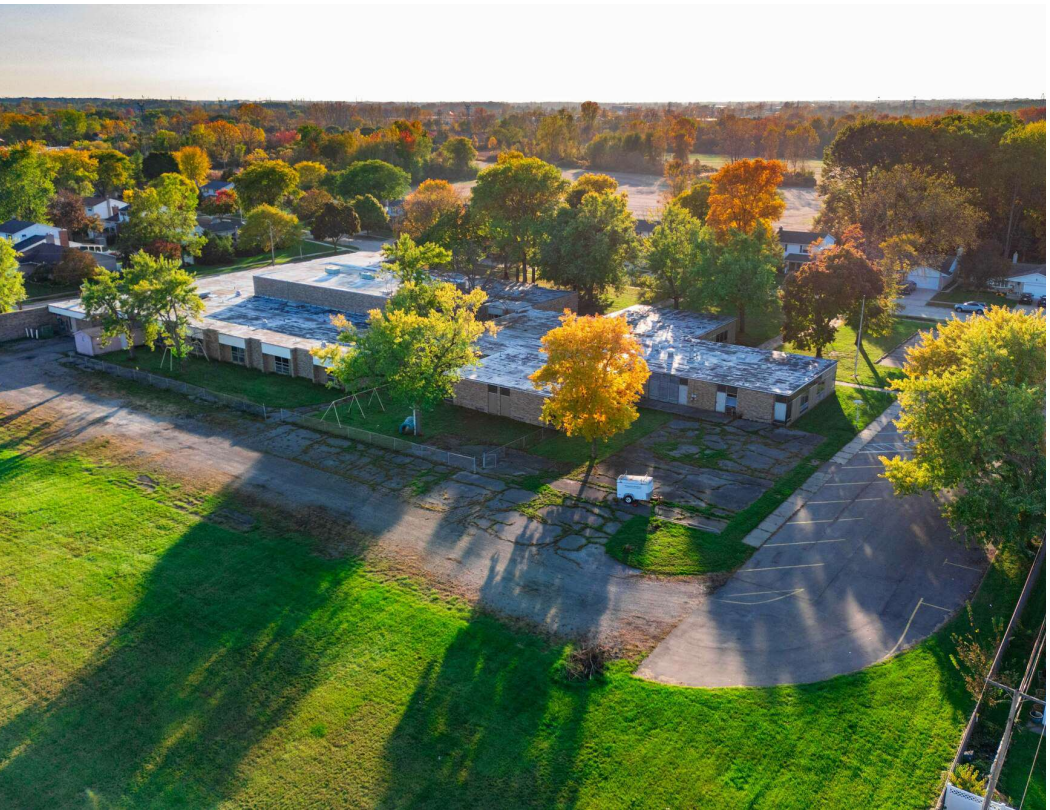
| Sale Price | Contact Listing Agent(S) |
|---|---|

## Offering Summary

| | |
|---|---|
| Building Size: | 42,400 SF |
| Lot Size: | 281,034 SF |
| Year Built: | 1960 |
| Renovated: | 1979 |
| Zoning: | R2 |

## Property Overview

Located in a quiet residential district. The tax-exempt Church property was previously a school building built in 1960. The former educational facility maintains the 24 classrooms within suite restrooms and sinks, several meeting and conference rooms, commercial kitchen, lunchroom, 6 restrooms and few showers, gymnasium, enclosed courtyard and large play yard. Ample parking with 100 surface parking alongside a storage shed on 6.46 acres. Mechanicals are well-serviced. The original school was built in three phases by the school district. Original blue prints available. The former Foley elementary School is located minutes from the I-75 exit and between the heavily retail corridor West Rd./Allen Rd and Van Horn Rd



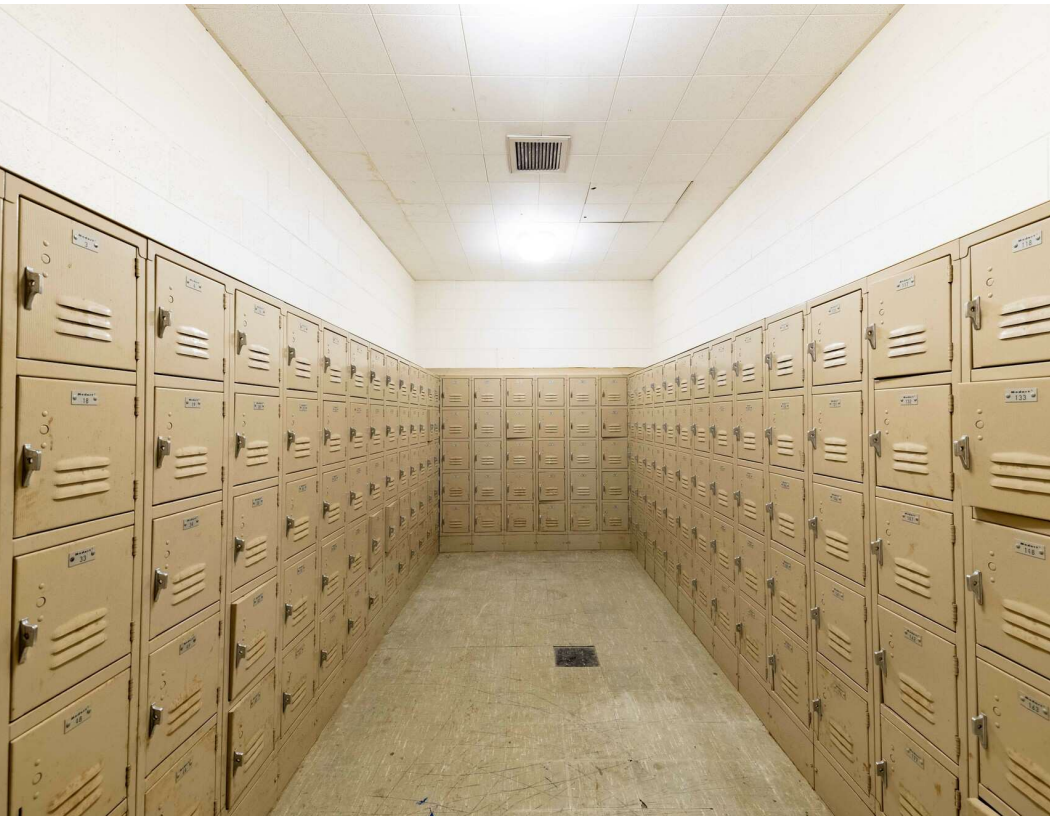
# Complete Highlights

## Property Highlights

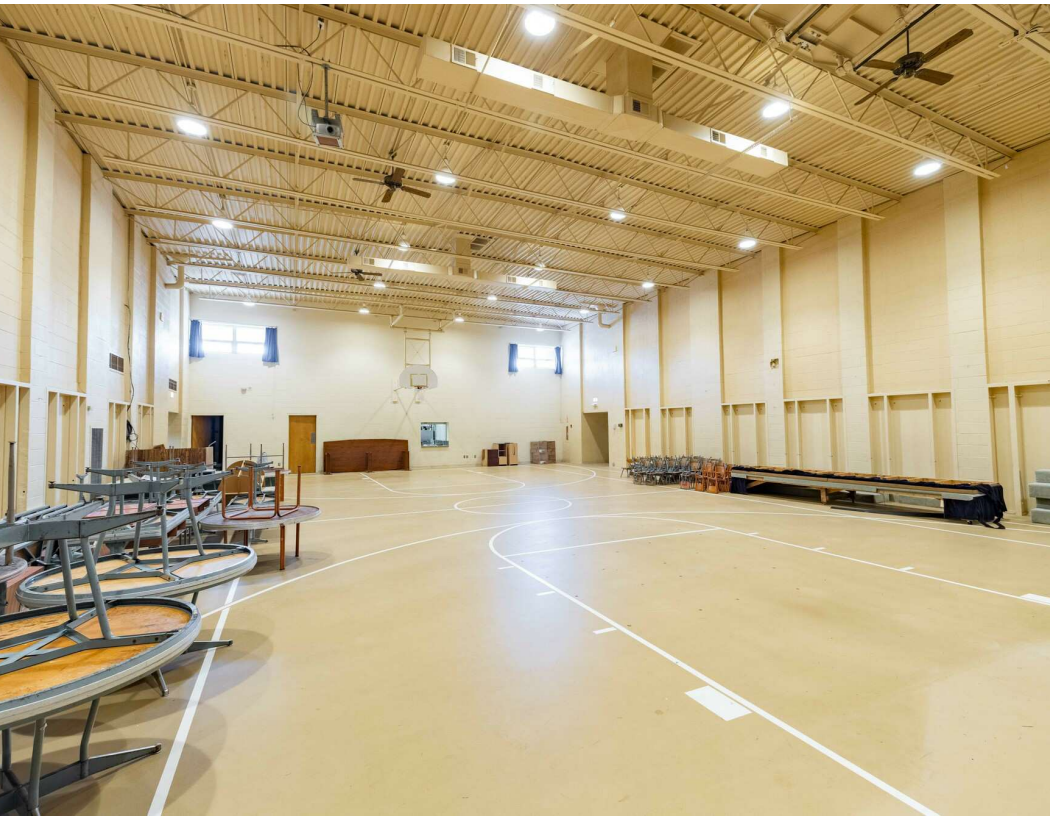
- 6.46 Acre Lot
- 42,400 S.F. School Facility
- Built 1960 – Single Story; 3 Structures (additions)
- Garage & Shed
- Ceiling Height – 10-14 ft in Classrooms; 18 ft Gymnasium
- Full Gymnasium / Commercial Kitchen
- Large Play Yard & Courtyard
- 3 sets of Restrooms/Showers/Locker Room
- 100 Surface Parking
- City Water/Sewer Available
- School District: Trenton Public Schools
- R-2 Multiple Uses

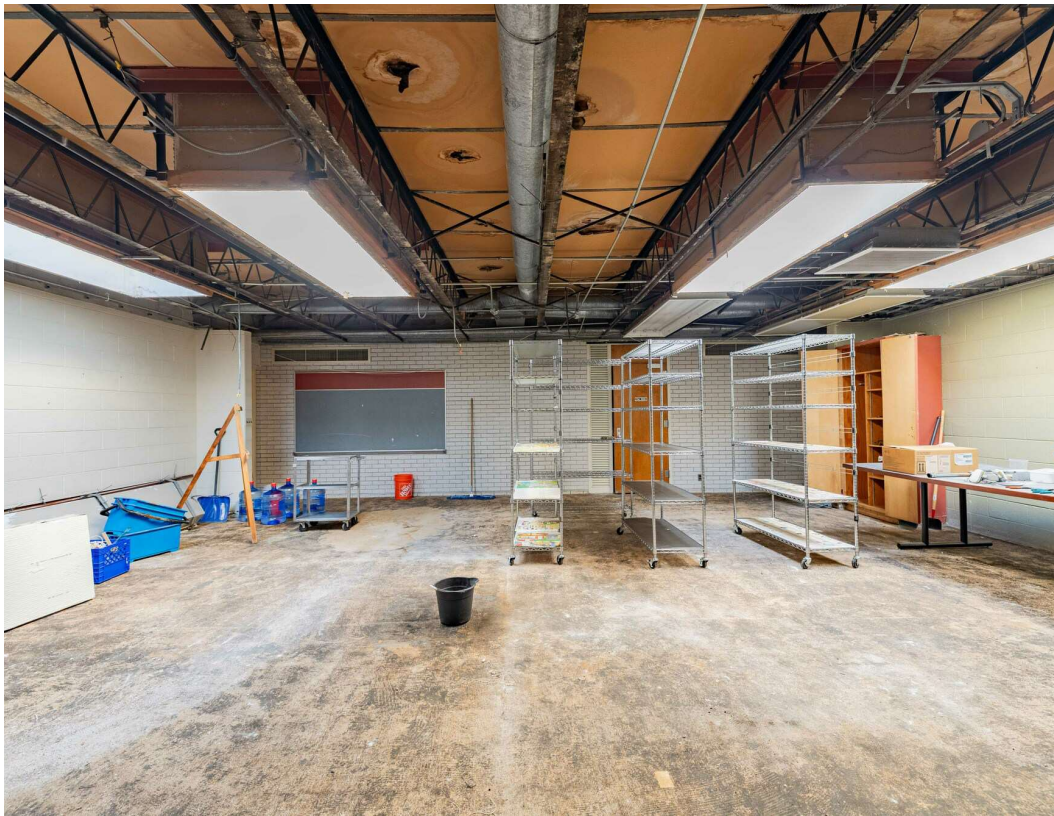
# Courtyard / Corridor

# Kitchen / Locker Room / Classroom



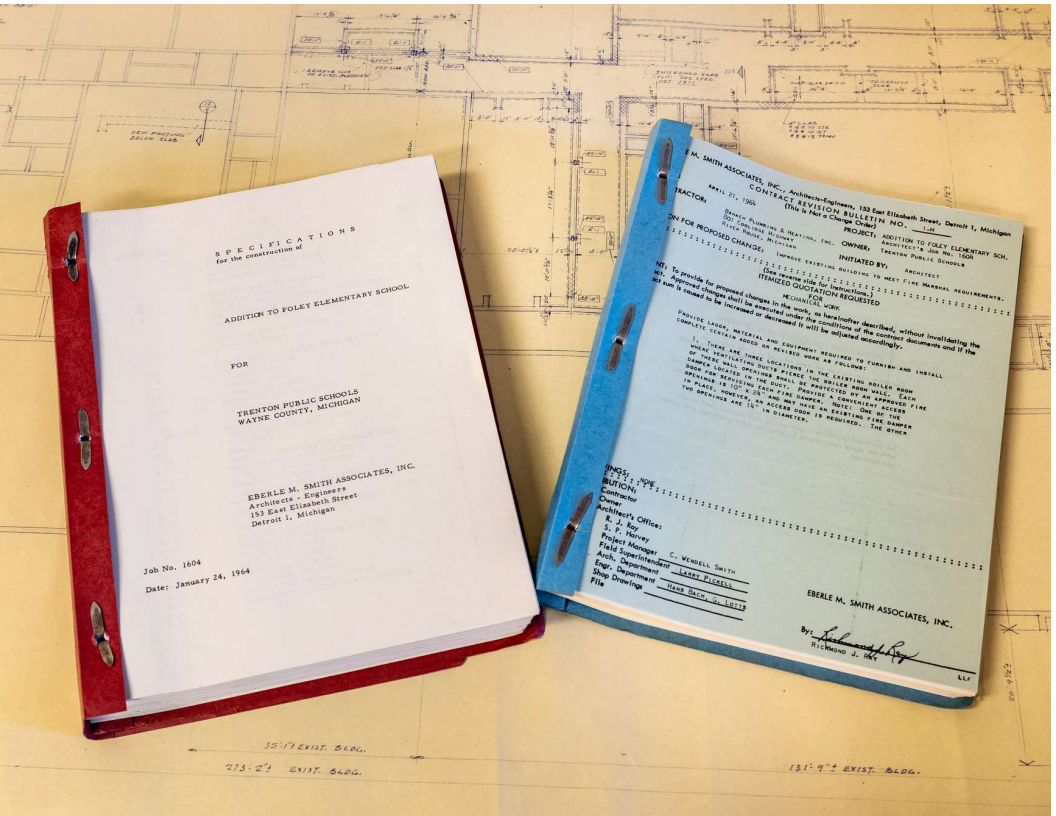
Classroom / Gym / Mechanical Room

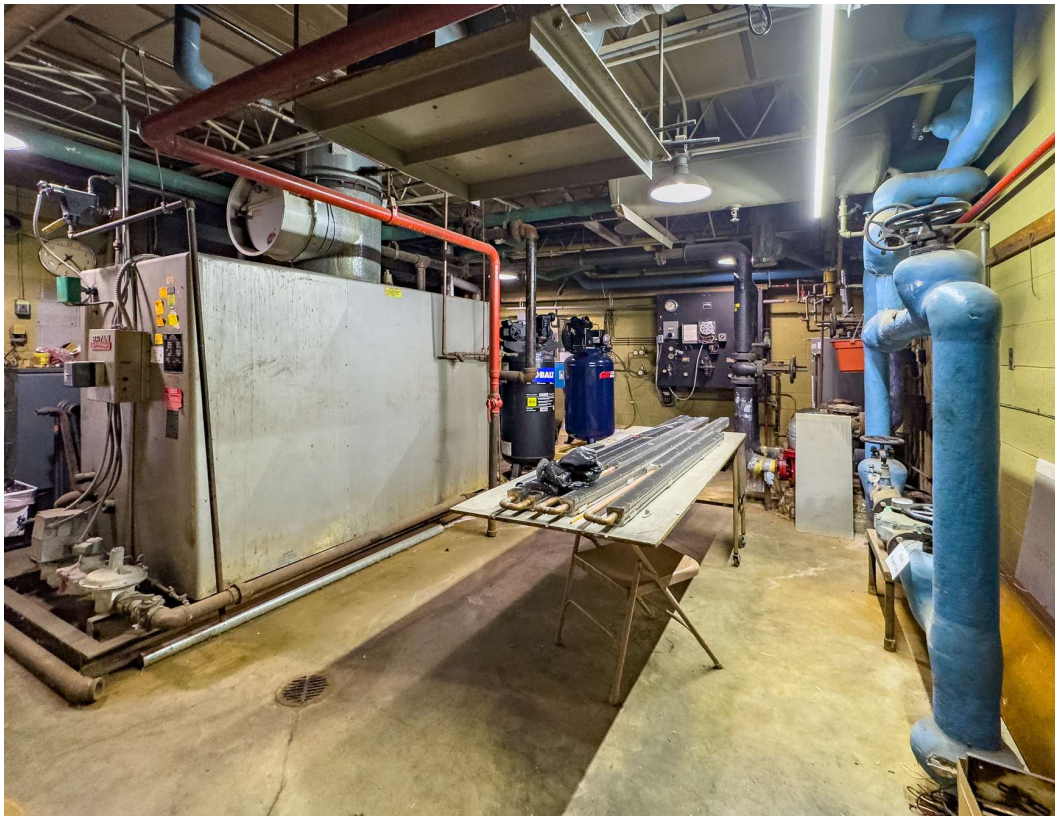




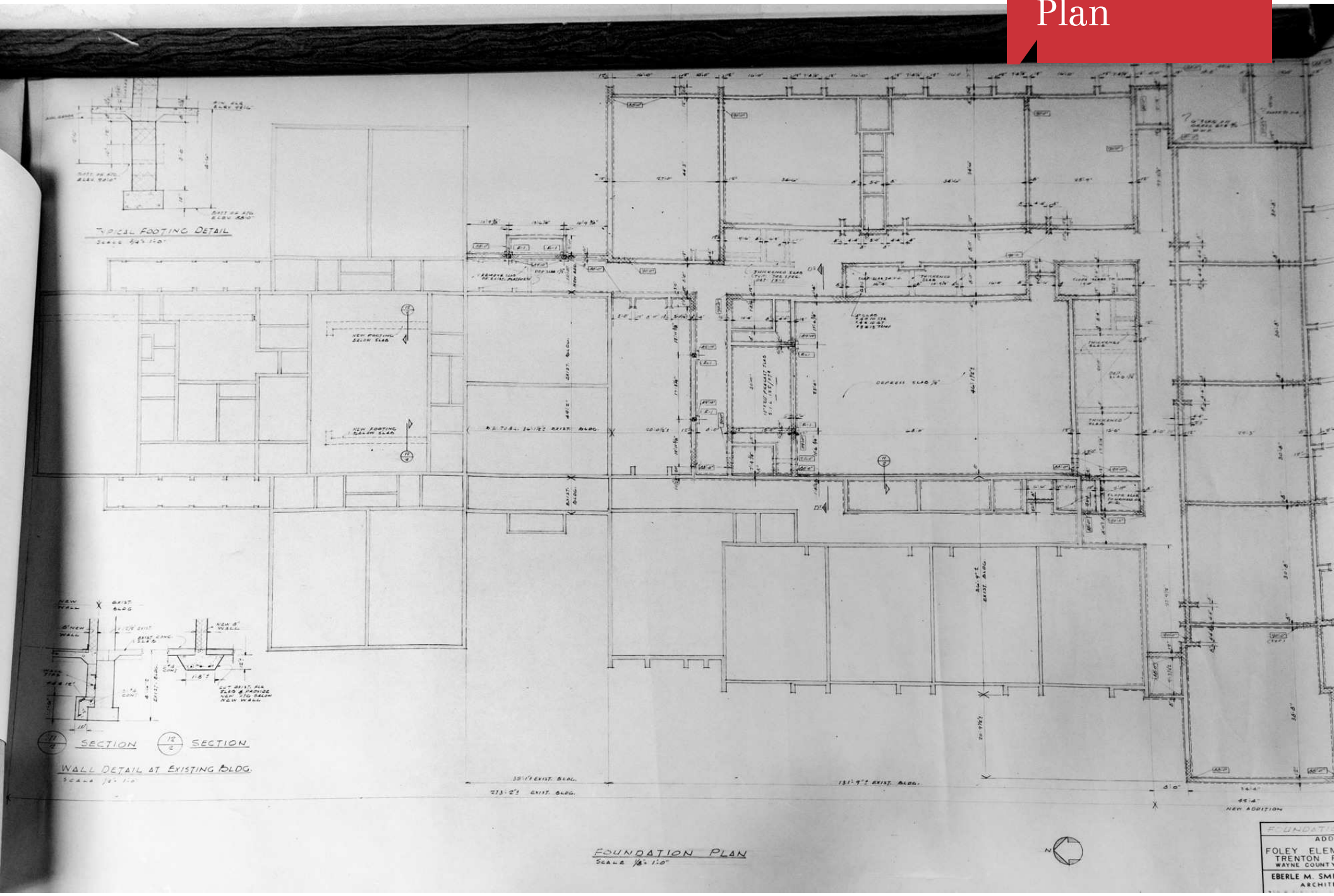
# Mechanical

BRYAN

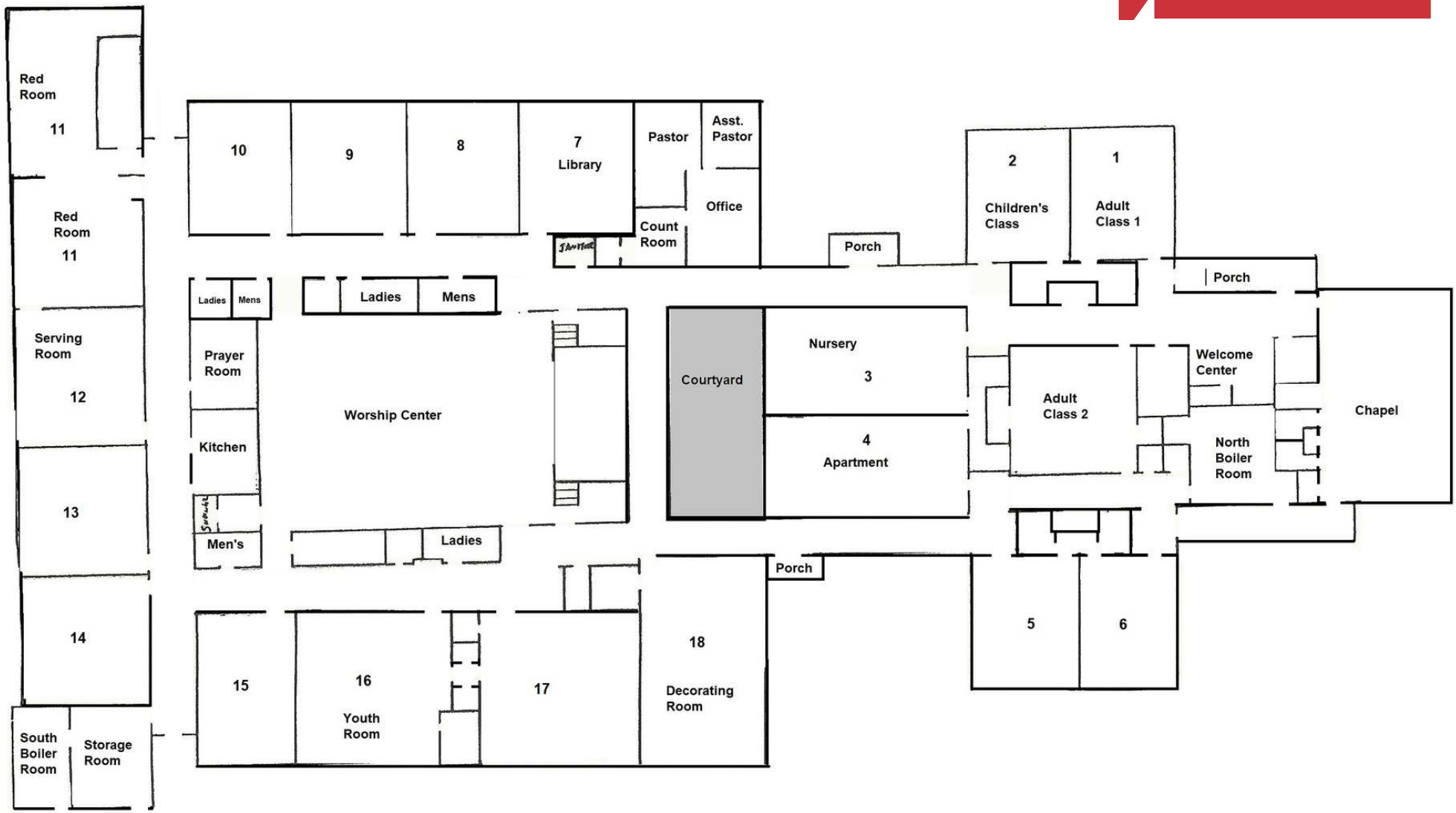

SPECIFICATIONS
for the construction of
ADDITION TO FOLEY ELEMENTARY SCHOOL
FOR
TRENTON PUBLIC SCHOOLS
WAYNE COUNTY, MICHIGAN
EBERLE M. SMITH ASSOCIATES, INC.
Architects - Engineers
153 East Elizabeth Street
Detroit 1, Michigan
Job No. 1604
Date: January 24, 1964
EBERLE M. SMITH ASSOCIATES, INC.
Richmond J. Eberle



# Foundation Plan

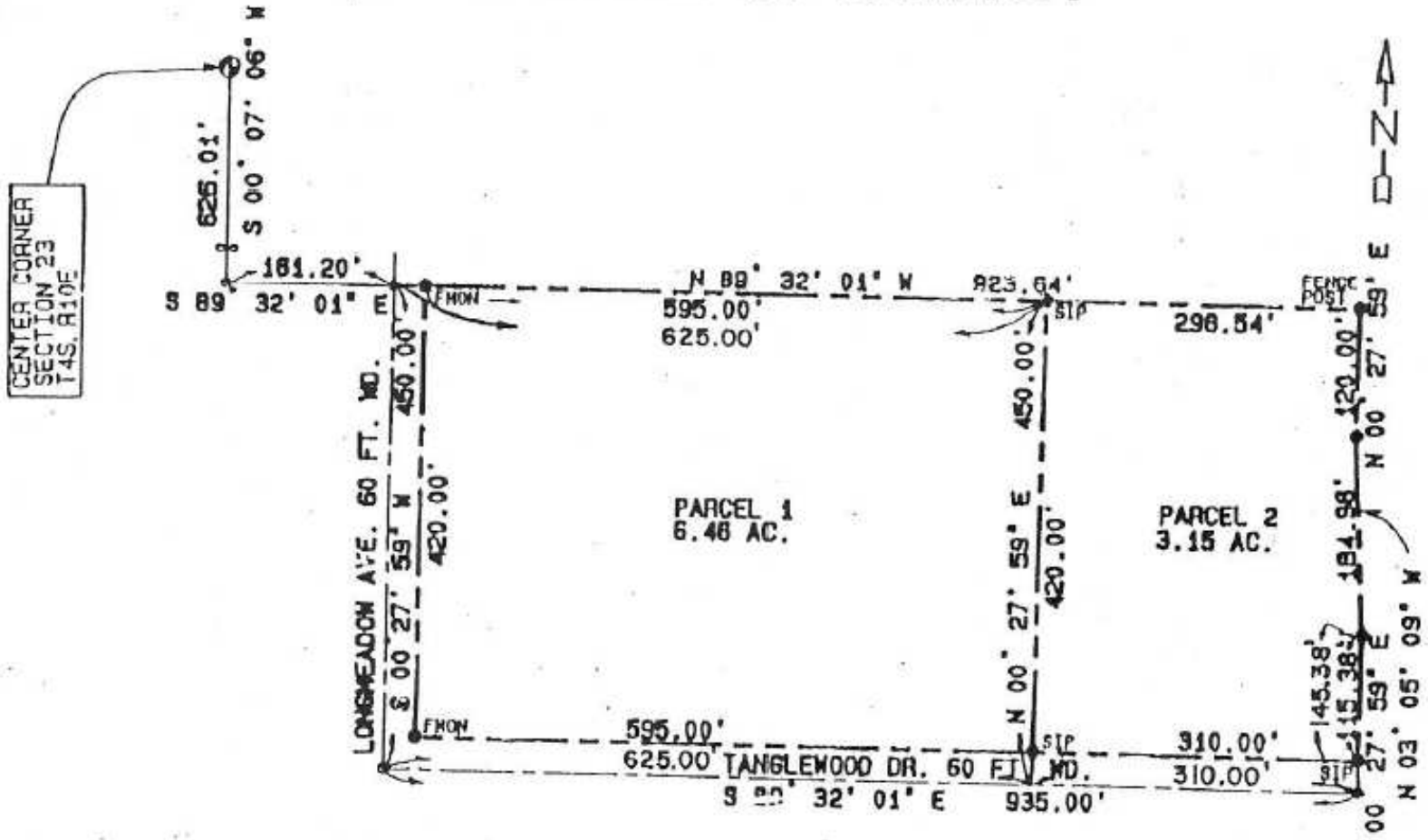


# Church Layout

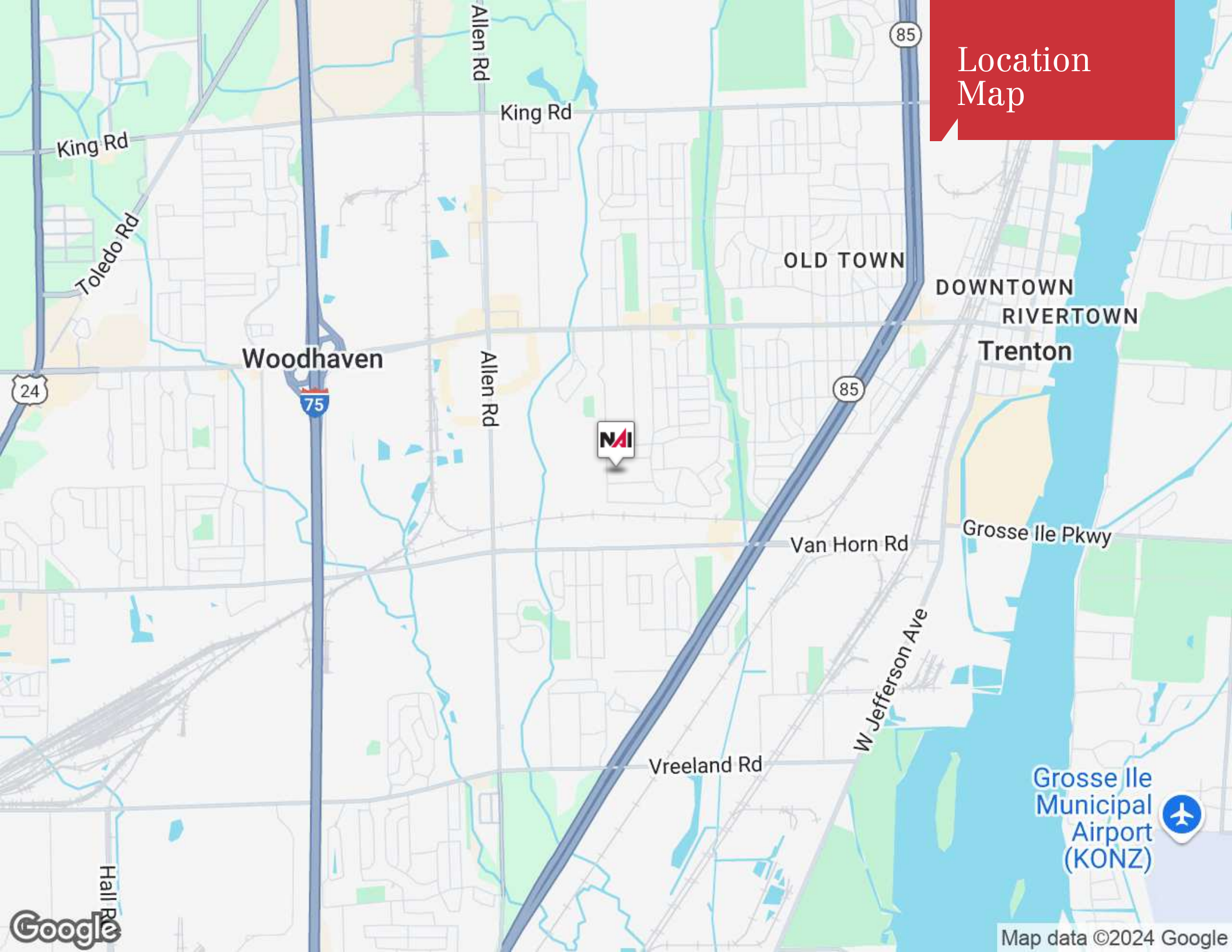


Survey

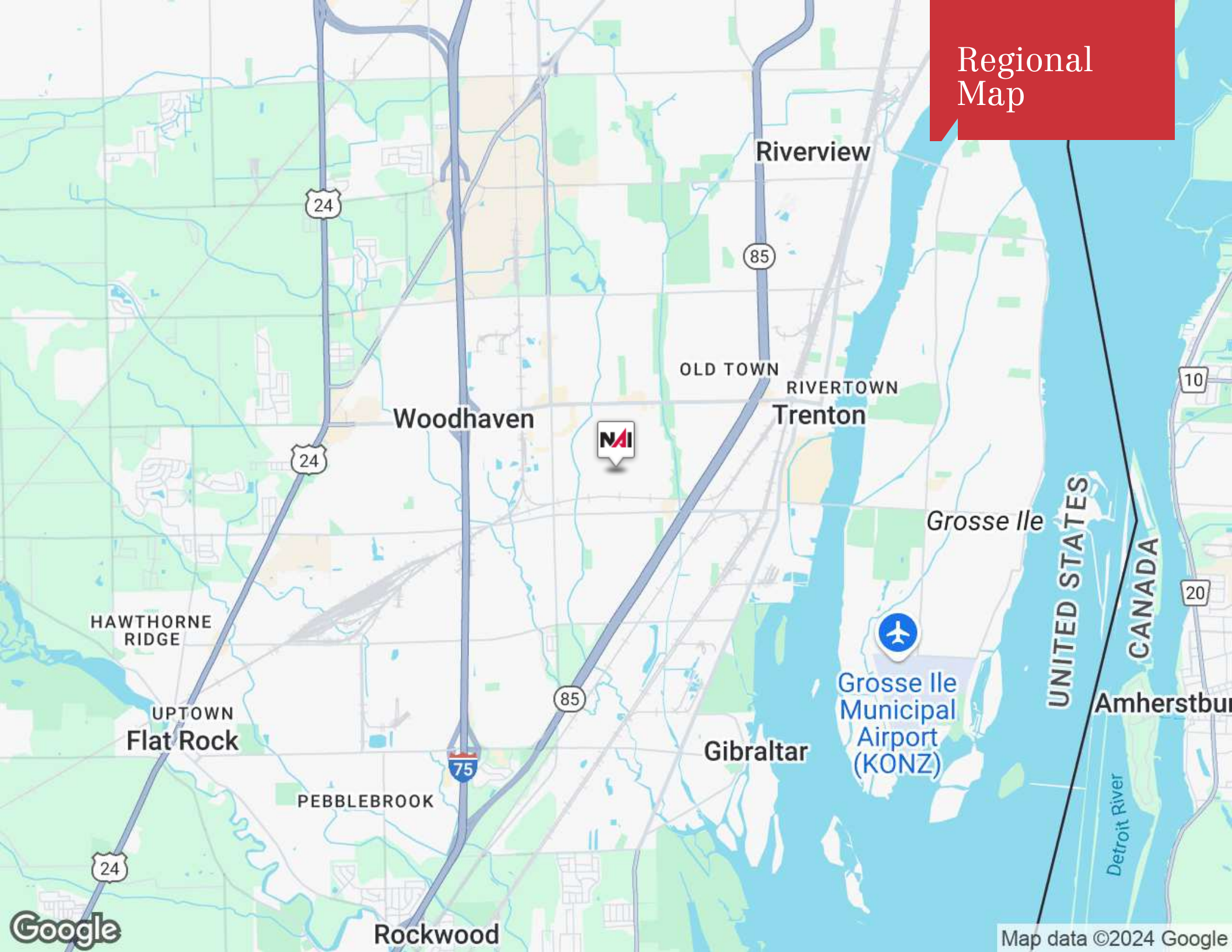
# CERTIFICATE OF SURVEY



# Location Map



# Regional Map

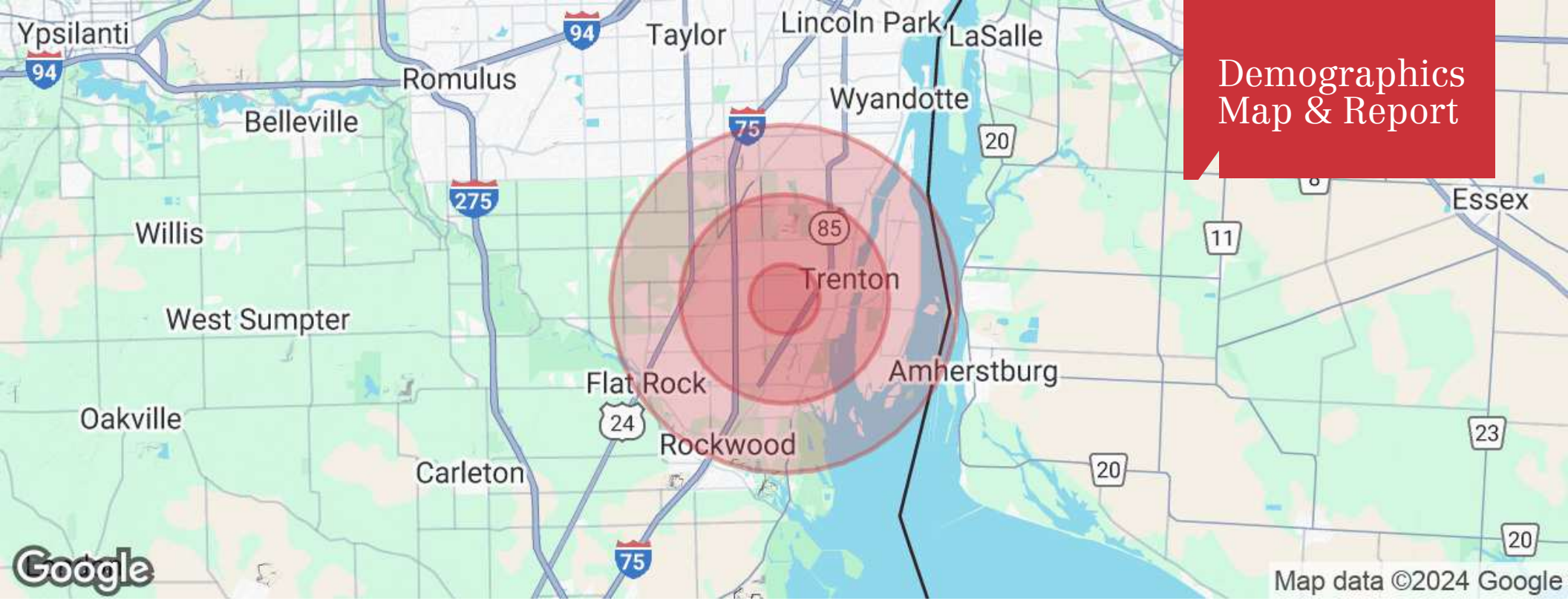


# Aerial

Steiner St
Steiner St
Steiner St
Steiner St
Longmeadow Dr
Longmeadow Dr
Longmeadow Dr
Grange Rd
Grange Rd
Westpha
Aspen Ct
Tanglewood St
Tanglewood St
Tanglewood St
Heritage Ct
Millside Ct
Red Cedar St
Grange
Google
Map data ©2024 Imagery ©2024
Maxar Technologies

# Retailer Map

# Demographics Map & Report




| Population | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Population | 8,869 | 53,545 | 122,506 |
| Average Age | 44 | 44 | 43 |
| Average Age (Male) | 43 | 42 | 42 |
| Average Age (Female) | 46 | 45 | 44 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Households | 3,874 | 22,782 | 51,382 |
| # of Persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH Income | $93,992 | $99,427 | $100,052 |
| Average House Value | $212,396 | $248,688 | $248,268 |

*Demographics data derived from AlphaMap*

31700 Middlebelt Road
Suite 225
Farmington Hills, MI 48334
248 353 0500
www.naifarbman.com

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