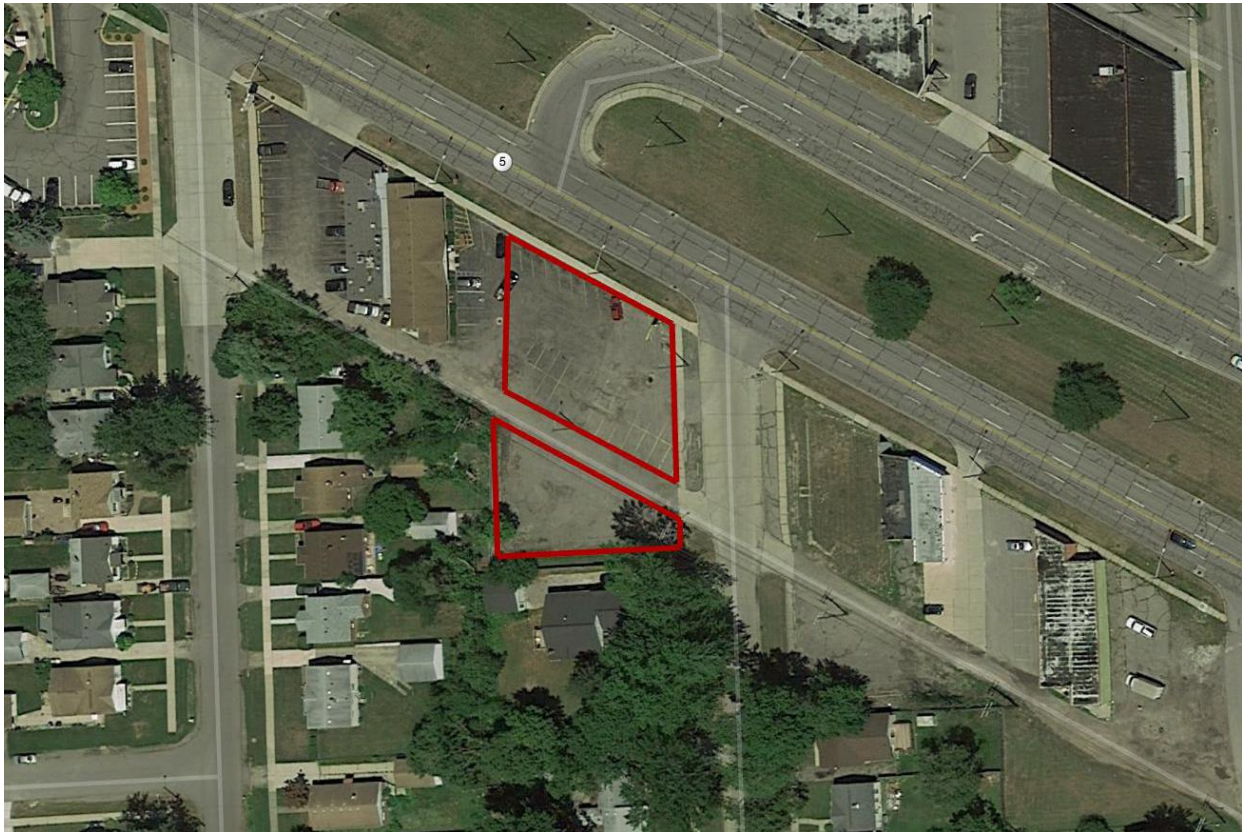


LAND FOR SALE/LEASE



**SWC W. Grand River & Poinciana St. Redford,
MI 48240**

**Insite**
COMMERCIAL

1111 W. Oakley Park Road
Suite 220
Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office
www.insitecommercial.com

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LAND FOR SALE/LEASE

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Redford, MI 48240**

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PROPERTY SUMMARY

Location: SWC W. Grand River Ave. & Poinciana St.
Redford, MI 48240

Parcel ID: 79-004-03-0092-300 & 79-004-03-0097-000

Total Land Size: .43 Acres Combined

Sale Price: \$299,000.00

Ground Lease: \$29,000.00 per year

Utilities: All Available

Zoning: C-1: Local Business/P-1: Vehicular Parking

Property Taxes: \$4,501.49

Demographics within

a 5 mile radius: Population: 236,367 People
Households: 103,493 Homes
Avg. HH Income: \$79,185 Annually
Traffic Count: 24,000 VPD

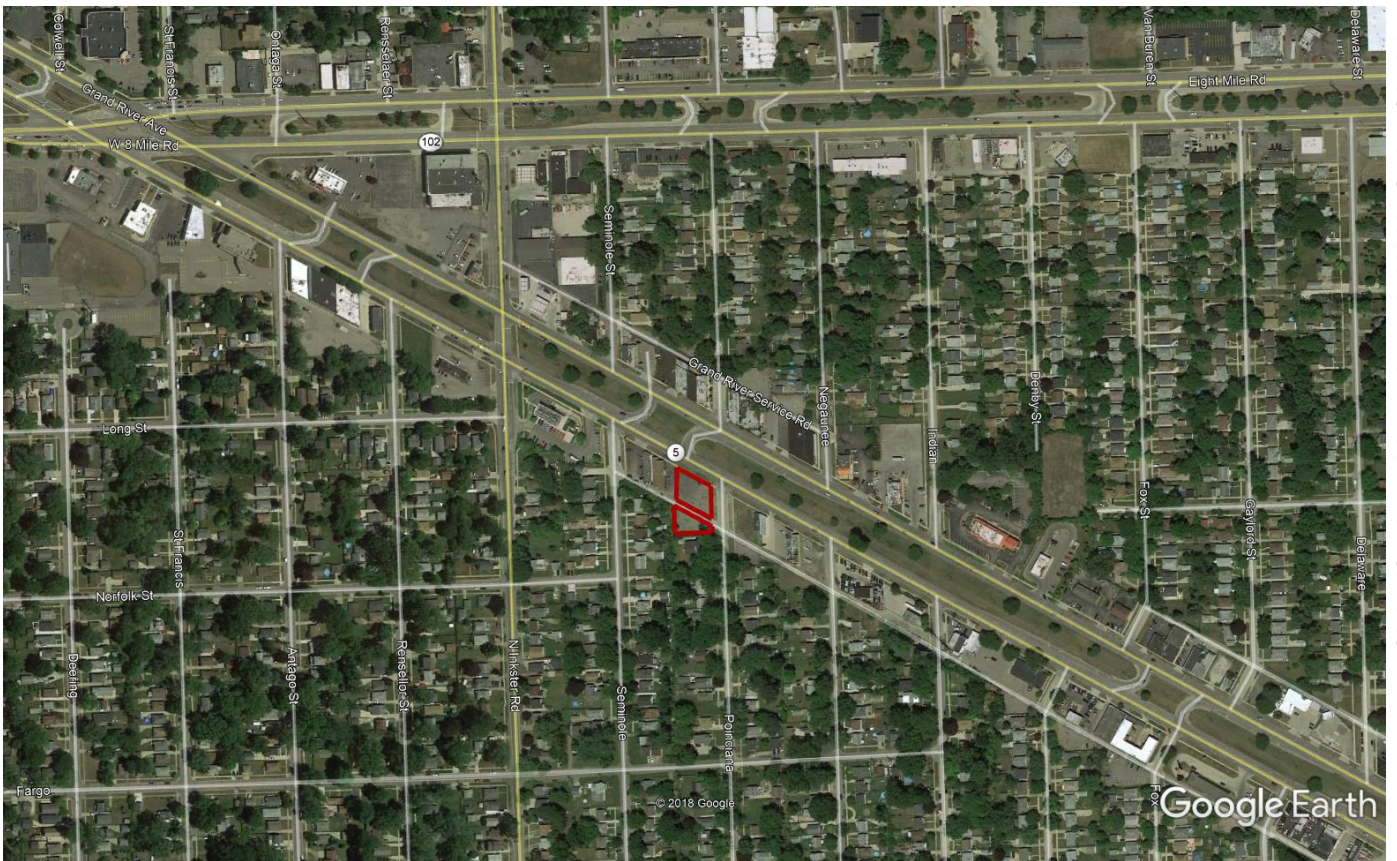
Comments: Great re-development opportunity on south side of Grand River Ave., between Inkster Rd. and Beech Daly Rd. Ideal for retail, office, carry-out restaurants, or financial facility. Two parcels included in the sale; .26 acres on Grand River Ave. and .17 acres zoned parking to the south. Conceptual drawings available for double drive-thru ATM development.

For Information Contact:

Kyle Nelson

248-359-9000 ext. 5

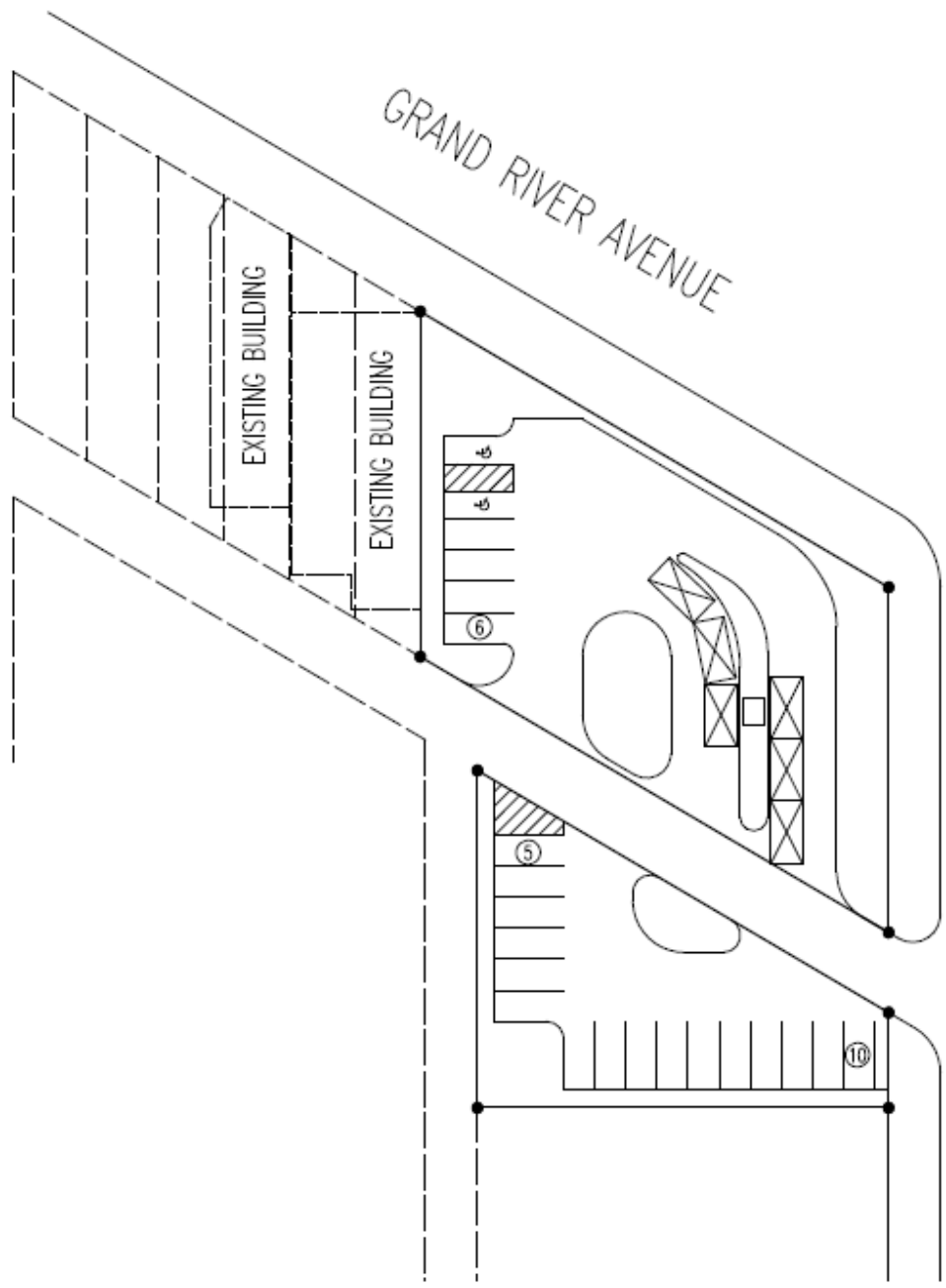
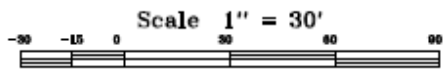


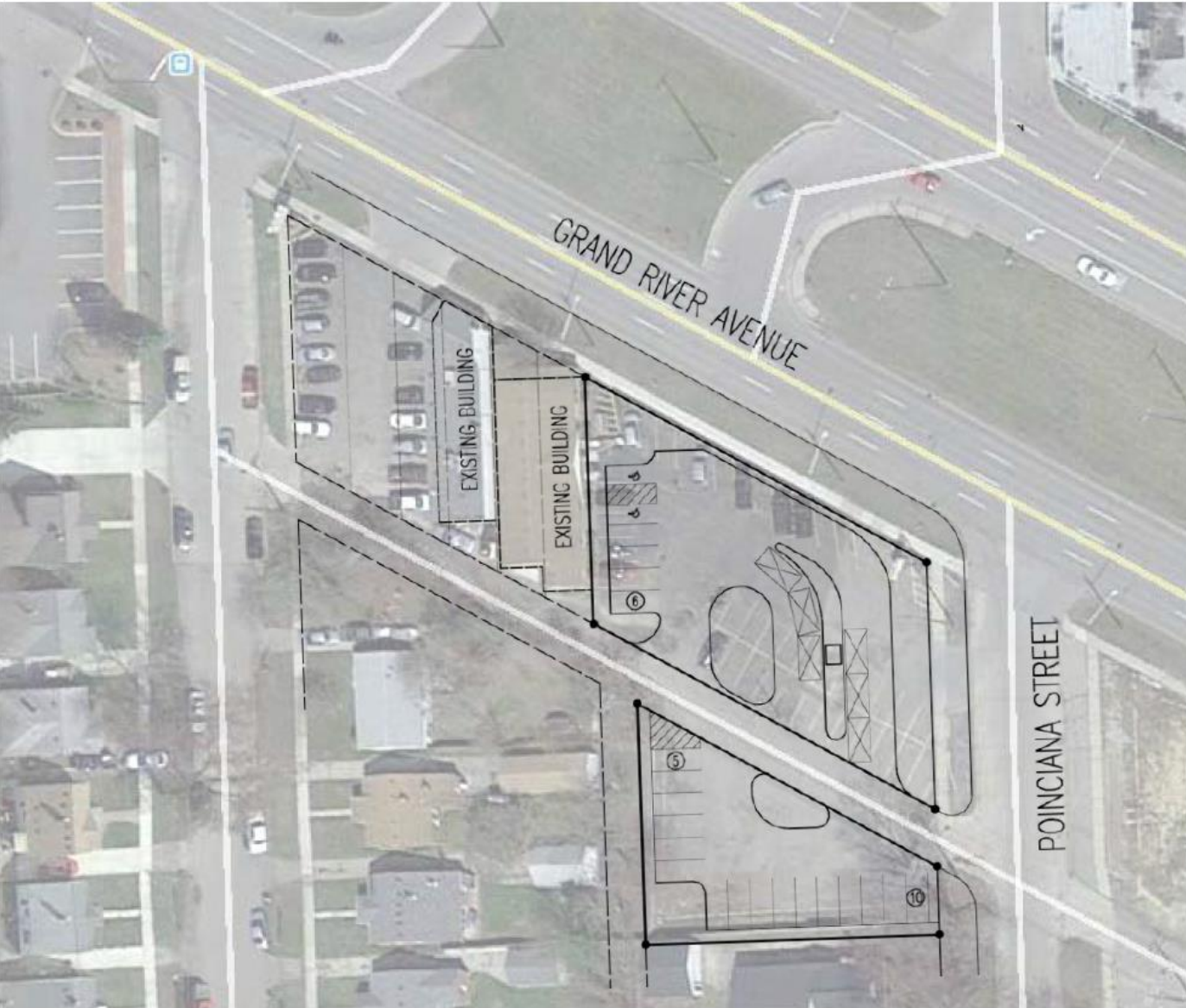




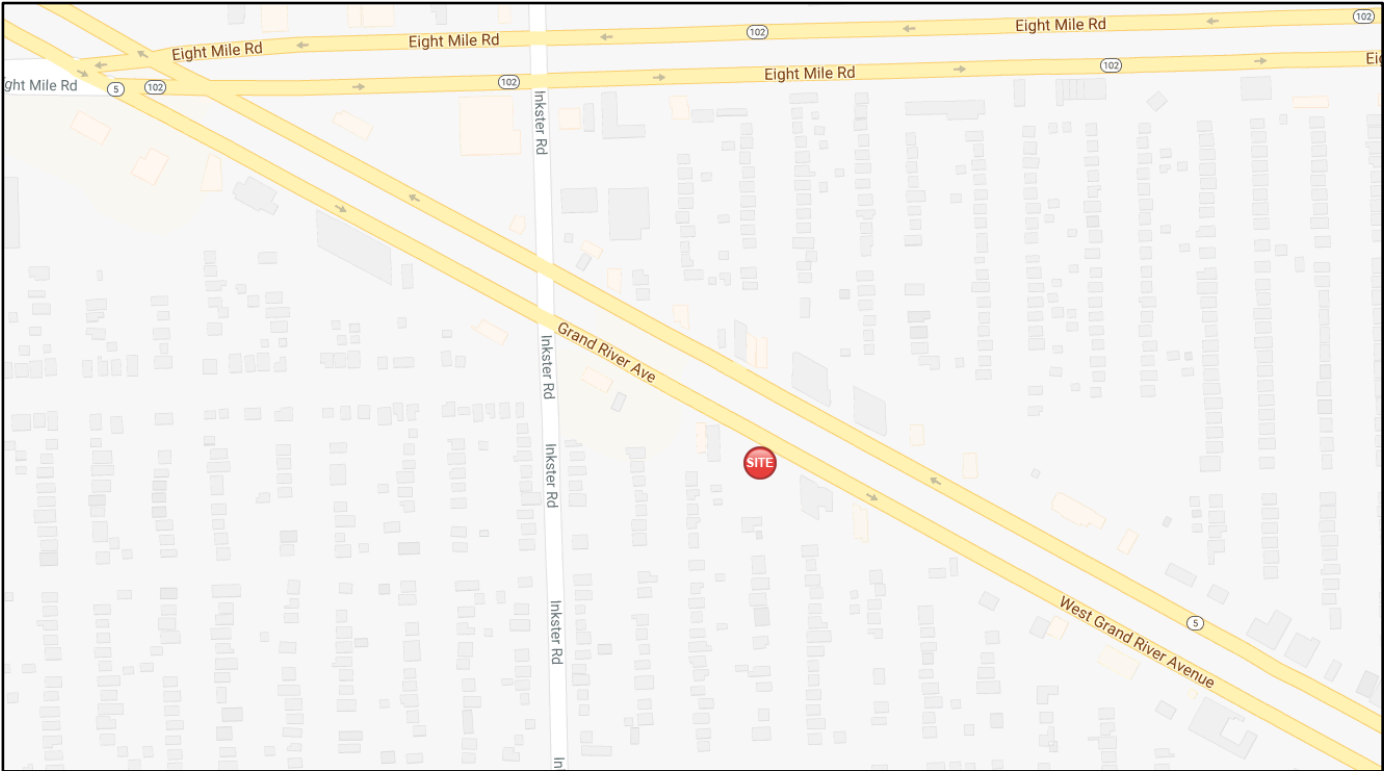


SITE PLAN

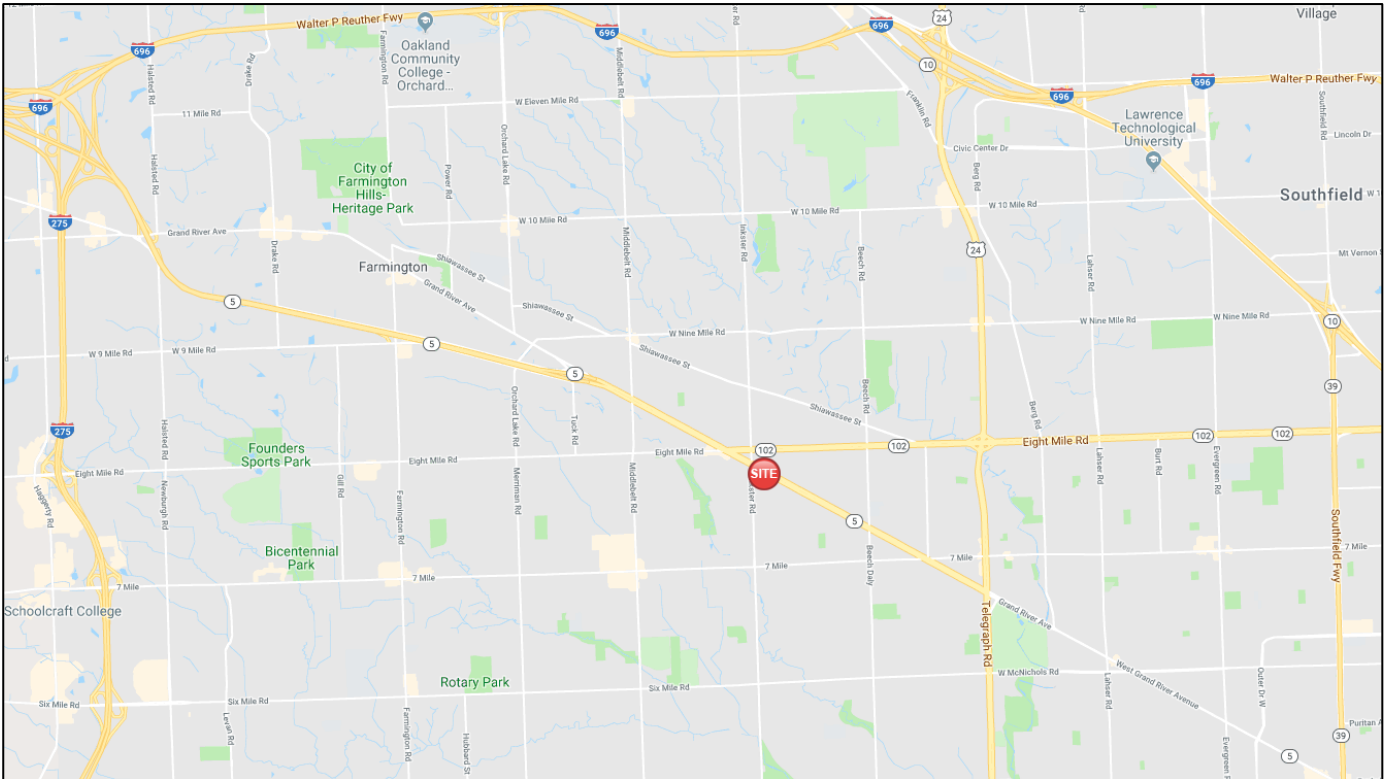




Local Map



Regional Map



FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.439/-83.3145

RF1

Grand River Ave & Poinciana St.

Redford Charter Twp, MI 48240

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2018 Estimated Population	12,728	86,331	236,367
	2023 Projected Population	12,083	84,560	235,126
	2010 Census Population	13,082	88,383	240,644
	2000 Census Population	14,120	96,234	269,959
	Projected Annual Growth 2018 to 2023	-1.0%	-0.4%	-0.1%
	Historical Annual Growth 2000 to 2018	-0.5%	-0.6%	-0.7%
HOUSEHOLDS	2018 Estimated Households	5,319	37,808	103,493
	2023 Projected Households	5,076	37,189	103,502
	2010 Census Households	5,147	36,527	99,258
	2000 Census Households	5,370	38,840	106,548
	Projected Annual Growth 2018 to 2023	-0.9%	-0.3%	-
	Historical Annual Growth 2000 to 2018	-	-0.1%	-0.2%
AGE	2018 Est. Population Under 10 Years	12.9%	11.4%	11.0%
	2018 Est. Population 10 to 19 Years	12.3%	11.6%	11.5%
	2018 Est. Population 20 to 29 Years	14.9%	13.7%	13.8%
	2018 Est. Population 30 to 44 Years	21.3%	19.0%	17.9%
	2018 Est. Population 45 to 59 Years	19.9%	21.3%	21.0%
	2018 Est. Population 60 to 74 Years	13.2%	15.9%	17.0%
	2018 Est. Population 75 Years or Over	5.5%	7.2%	7.8%
	2018 Est. Median Age	35.8	39.7	40.7
MARITAL STATUS & GENDER	2018 Est. Male Population	49.4%	48.0%	47.2%
	2018 Est. Female Population	50.6%	52.0%	52.8%
	2018 Est. Never Married	35.7%	37.1%	38.4%
	2018 Est. Now Married	37.6%	38.7%	37.8%
	2018 Est. Separated or Divorced	20.3%	17.5%	17.0%
	2018 Est. Widowed	6.4%	6.7%	6.8%
INCOME	2018 Est. HH Income \$200,000 or More	2.3%	4.0%	5.1%
	2018 Est. HH Income \$150,000 to \$199,999	2.5%	4.6%	5.5%
	2018 Est. HH Income \$100,000 to \$149,999	9.8%	13.2%	14.2%
	2018 Est. HH Income \$75,000 to \$99,999	12.9%	12.1%	12.2%
	2018 Est. HH Income \$50,000 to \$74,999	19.7%	18.6%	17.7%
	2018 Est. HH Income \$35,000 to \$49,999	16.5%	14.7%	14.0%
	2018 Est. HH Income \$25,000 to \$34,999	13.3%	9.9%	9.1%
	2018 Est. HH Income \$15,000 to \$24,999	9.6%	10.1%	9.3%
	2018 Est. HH Income Under \$15,000	13.4%	12.9%	12.9%
	2018 Est. Average Household Income	\$60,974	\$73,561	\$79,185
	2018 Est. Median Household Income	\$49,157	\$54,932	\$59,761
	2018 Est. Per Capita Income	\$25,539	\$32,354	\$34,786
	2018 Est. Total Businesses	512	3,323	11,908
2018 Est. Total Employees	8,284	37,662	139,228	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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DEMOGRAPHICS

FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.439/-83.3145

RF1

Grand River Ave & Poinciana St.

Redford Charter Twp, MI 48240

		1 mi radius	3 mi radius	5 mi radius
RACE	2018 Est. White	72.2%	59.0%	49.8%
	2018 Est. Black	21.5%	33.9%	42.3%
	2018 Est. Asian or Pacific Islander	2.1%	3.6%	4.6%
	2018 Est. American Indian or Alaska Native	0.5%	0.4%	0.3%
	2018 Est. Other Races	3.7%	3.2%	3.0%
HISPANIC	2018 Est. Hispanic Population	499	2,713	6,541
	2018 Est. Hispanic Population	3.9%	3.1%	2.8%
	2023 Proj. Hispanic Population	4.2%	3.4%	3.0%
	2010 Hispanic Population	3.2%	2.3%	1.9%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	8,703	61,256	168,278
	2018 Est. Elementary (Grade Level 0 to 8)	2.2%	2.2%	2.2%
	2018 Est. Some High School (Grade Level 9 to 11)	8.7%	7.0%	6.4%
	2018 Est. High School Graduate	34.0%	26.9%	24.5%
	2018 Est. Some College	27.0%	26.3%	25.6%
	2018 Est. Associate Degree Only	8.4%	9.4%	9.1%
	2018 Est. Bachelor Degree Only	14.8%	17.5%	18.9%
	2018 Est. Graduate Degree	4.9%	10.7%	13.3%
HOUSING	2018 Est. Total Housing Units	5,680	40,454	111,878
	2018 Est. Owner-Occupied	70.8%	64.3%	60.0%
	2018 Est. Renter-Occupied	22.9%	29.2%	32.5%
	2018 Est. Vacant Housing	6.4%	6.5%	7.5%
HOMES BUILT BY YEAR	2018 Homes Built 2010 or later	0.6%	0.9%	0.8%
	2018 Homes Built 2000 to 2009	2.4%	3.7%	3.4%
	2018 Homes Built 1990 to 1999	3.8%	6.6%	6.5%
	2018 Homes Built 1980 to 1989	3.0%	5.6%	6.8%
	2018 Homes Built 1970 to 1979	5.2%	11.1%	14.0%
	2018 Homes Built 1960 to 1969	12.9%	15.2%	16.5%
	2018 Homes Built 1950 to 1959	41.7%	33.6%	28.5%
	2018 Homes Built Before 1949	24.0%	16.8%	16.1%
HOME VALUES	2018 Home Value \$1,000,000 or More	0.6%	0.4%	0.4%
	2018 Home Value \$500,000 to \$999,999	2.2%	2.7%	3.1%
	2018 Home Value \$400,000 to \$499,999	1.8%	2.4%	2.7%
	2018 Home Value \$300,000 to \$399,999	3.8%	5.7%	7.3%
	2018 Home Value \$200,000 to \$299,999	7.6%	13.2%	16.8%
	2018 Home Value \$150,000 to \$199,999	8.7%	15.0%	16.4%
	2018 Home Value \$100,000 to \$149,999	18.1%	18.9%	17.2%
	2018 Home Value \$50,000 to \$99,999	35.5%	26.0%	21.2%
	2018 Home Value \$25,000 to \$49,999	18.6%	12.2%	10.4%
	2018 Home Value Under \$25,000	6.3%	6.3%	6.9%
	2018 Median Home Value	\$88,347	\$118,720	\$136,073
	2018 Median Rent	\$820	\$769	\$797

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FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections
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Lat/Lon: 42.439/-83.3145

RF1

Grand River Ave & Poinciana St.

Redford Charter Twp, MI 48240

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius		
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	10,117	70,409	193,991	
	2018 Est. Civilian Employed	61.2%	60.8%	60.1%	
	2018 Est. Civilian Unemployed	2.3%	2.2%	2.3%	
	2018 Est. in Armed Forces	-	-	-	
	2018 Est. not in Labor Force	36.4%	36.9%	37.6%	
	2018 Labor Force Males	49.1%	47.2%	46.3%	
	2018 Labor Force Females	50.9%	52.8%	53.7%	
OCCUPATION	2018 Occupation: Population Age 16 Years or Over	6,193	42,809	116,540	
	2018 Mgmt, Business, & Financial Operations	13.7%	13.3%	14.3%	
	2018 Professional, Related	18.0%	22.2%	24.2%	
	2018 Service	22.6%	19.6%	17.9%	
	2018 Sales, Office	23.1%	24.3%	24.0%	
	2018 Farming, Fishing, Forestry	-	0.1%	0.1%	
	2018 Construction, Extraction, Maintenance	7.3%	6.2%	5.4%	
	2018 Production, Transport, Material Moving	15.3%	14.3%	14.1%	
	2018 White Collar Workers	54.7%	59.8%	62.5%	
	2018 Blue Collar Workers	45.3%	40.2%	37.5%	
TRANSPORTATION TO WORK	2018 Drive to Work Alone	83.7%	83.6%	83.0%	
	2018 Drive to Work in Carpool	8.8%	9.3%	8.7%	
	2018 Travel to Work by Public Transportation	1.9%	2.0%	2.4%	
	2018 Drive to Work on Motorcycle	0.2%	-	-	
	2018 Walk or Bicycle to Work	1.5%	1.6%	1.6%	
	2018 Other Means	0.6%	0.6%	0.5%	
	2018 Work at Home	3.4%	2.8%	3.6%	
	2018 Average Travel Time to Work	22.4	22.7	23.0	
TRAVEL TIME	2018 Travel to Work in 14 Minutes or Less	20.1%	20.0%	19.9%	
	2018 Travel to Work in 15 to 29 Minutes	47.2%	47.8%	46.8%	
	2018 Travel to Work in 30 to 59 Minutes	33.1%	32.9%	31.9%	
	2018 Travel to Work in 60 Minutes or More	3.7%	4.0%	4.5%	
	2018 Average Travel Time to Work	22.4	22.7	23.0	
	CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$265.1 M	\$2.14 B	\$6.14 B
		2018 Est. Apparel	\$9.17 M	\$74.17 M	\$213.99 M
		2018 Est. Contributions, Gifts	\$16.74 M	\$143.26 M	\$424.2 M
		2018 Est. Education, Reading	\$9.43 M	\$81.68 M	\$243.04 M
		2018 Est. Entertainment	\$14.72 M	\$119.28 M	\$343.86 M
2018 Est. Food, Beverages, Tobacco		\$41.43 M	\$328.43 M	\$936.67 M	
2018 Est. Furnishings, Equipment		\$8.86 M	\$72.76 M	\$211.3 M	
2018 Est. Health Care, Insurance		\$23.87 M	\$188.91 M	\$537.86 M	
2018 Est. Household Operations, Shelter, Utilities		\$82.28 M	\$663.54 M	\$1.91 B	
2018 Est. Miscellaneous Expenses		\$3.99 M	\$31.84 M	\$90.9 M	
2018 Est. Personal Care		\$3.45 M	\$27.72 M	\$79.64 M	
2018 Est. Transportation		\$51.16 M	\$405.38 M	\$1.16 B	

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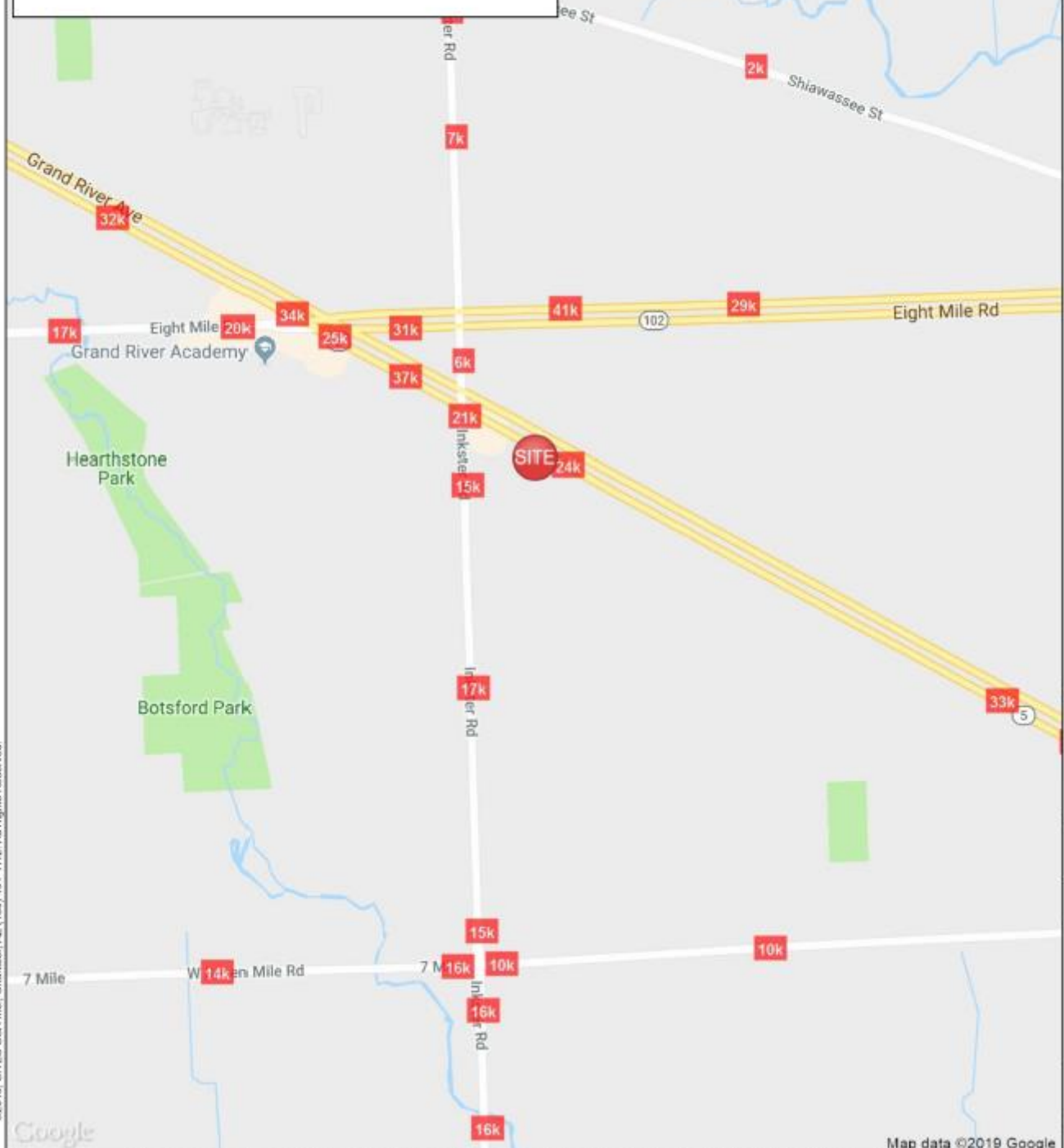
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Grand River Ave & Poinciana St.
Redford Charter Twp, MI 48240

April 2019



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4/23/2019

Redford Charter Township, (Wayne Co.), MI Zoning

ARTICLE IX - C-1, LOCAL BUSINESS DISTRICT

SECTION 9.00 - PURPOSE

The C-1, Local Business District is designed to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas and to encourage the planned concentration of such locations where analyses of the residential population demonstrates a need for such a facility.

SECTION 9.01 - PRINCIPAL USES PERMITTED

In all C-1 Districts, no building or land, except as otherwise provided in this Ordinance, shall be erected or used except for one or more of the following specified uses:

- A. Any office or professional use listed as a permitted use in the PS Professional Service District.
- B. Generally recognized retail business which supplies commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions or hardware.
- C. Personal service establishments which perform services, on the premises, such as but not limited to: repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors or barber shops, day spas, health salons, photographic studios, self-service laundries and dry cleaners.
- D. Business establishments which perform services on the premises, such as but not limited to: banks, credit unions, savings and loan associations, and similar uses (including drive-in facilities as an accessory use), loan companies, insurance offices, and real estate offices.
- E. Carry-out restaurants.
- F. Other uses similar to the above uses, as determined by the Site Committee.
- G. Accessory buildings and uses customarily incidental to any of the above permitted uses when located on the same zoning lot and subject further to the provisions of Article III, Section 3.11.

SECTION 9.02 - AREA AND BULK REQUIREMENTS

See ARTICLE XVI, "SCHEDULE OF REGULATIONS" limiting the height and bulk of buildings, the minimum size of lot permitted by land use and the minimum yard setback requirements.

4/23/2019

Redford Charter Township, (Wayne Co.), MI Zoning

ARTICLE XV - P-1, VEHICULAR PARKING DISTRICT

SECTION 15.01 - PURPOSE

The P-1 Vehicular Parking Districts are intended to permit the establishment of areas to be used solely for off-street parking of private passenger vehicles as a use incidental to a principal use. This district will generally be provided by petition or request to serve a use district, which has developed without adequate off-street parking facilities. The following regulations shall apply to all P-1 Districts.

SECTION 15.02 - USES PERMITTED

Premises in such districts shall be used only for an off-street vehicular parking area and shall be developed and maintained subject to such regulations as are hereinafter provided.

SECTION 15.03 - REQUIRED CONDITIONS

- A. The parking area shall be accessory to, and for use in connection with one or more businesses, or industrial establishments, located in adjoining business or industrial districts, or in connection with one or more existing professional or institutional office buildings or institutions.
- B. Such parking lots shall be contiguous to an R-3, PS, C-1, C-2, C-3, M-1, M-1-A, or M-2 District. Parking areas may be approved when adjacent to said districts, or on the end of a block where such areas front on a street which is perpendicular to that street servicing the district. There may be a private driveway or public street or public alley between such P-1 District and above listed districts.
- C. Parking areas shall be used solely for parking of private passenger vehicles, for periods of less than one (1) day and shall not be used as an off-street loading area.
- D. No commercial repair work or service of any kind, or sale or display thereof, shall be conducted in such parking area.
- E. No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be maintained on such parking area.
- F. No building other than those for shelter of attendants shall be erected upon premises and they shall not exceed fifteen (15) feet in height.
- G. Applications for P-1 District rezoning shall be made to the Planning Commission by submitting a dimension layout of the area requested showing the intended parking plan.

SECTION 15.04 - MINIMUM DISTANCES AND SETBACKS

- A. **SIDE AND REAR YARDS.** Where the P-1 District is contiguous to the side and/or rear lot lines

4/23/2019

Redford Charter Township, (Wayne Co.), MI Zoning

of premises within a residentially zoned district, the wall, berm or greenbelt shall be located along said lot line.

- B. FRONT YARDS. Where the P-1 District is contiguous to a residentially zoned district which has a common frontage on the same block with residential structures, or wherein no residential structures have been yet erected, there shall be a setback equal to the required residential setback for said residential district. A required wall, berm or greenbelt shall be located on this minimum setback line. (Effective December 28, 1989)

SECTION 15.05 - PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE

P-1 Vehicular Parking Districts shall be developed and maintained in accordance with the requirements of ARTICLE III, "GENERAL PROVISIONS," SEC. 3.13.