



PROPERTY HIGHLIGHTS

- 9.08 Acres on NWC of 8 Mile & Whitmore Lake Roads
- Located at the Southbound 8 Mile Road Exit of US-23
- Situated in Front of Lakeview Shopping Center
- Zoned Highway Commercial/General Business
- Well and Septic Needed
- Gas and Electric Located at Whitmore Lake & Lemen Roads
- Traffic Counts on US-23, South of 8 Mile Road: 76,045 CPD

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	561	11,988	68,914
Total Population	1,454	31,418	176,370
Average HH Income	\$72,503	\$83,686	\$88,651



BRUCE GOODWIN

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DARRYL GOODWIN

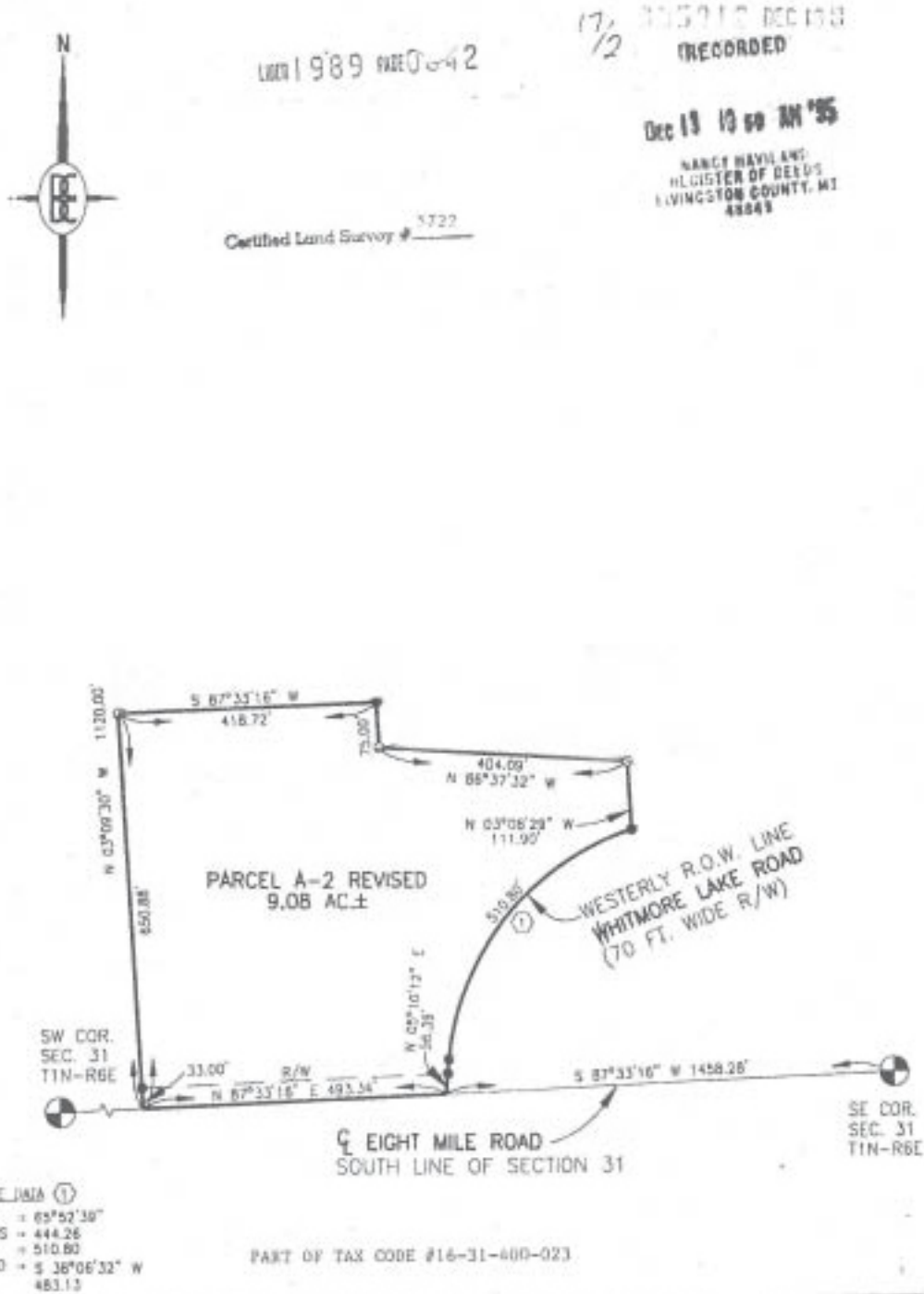
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I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE RATIO OF THE RADIUS TO THE CHORD IS 1.11313 AND

BRUCE GOODWIN

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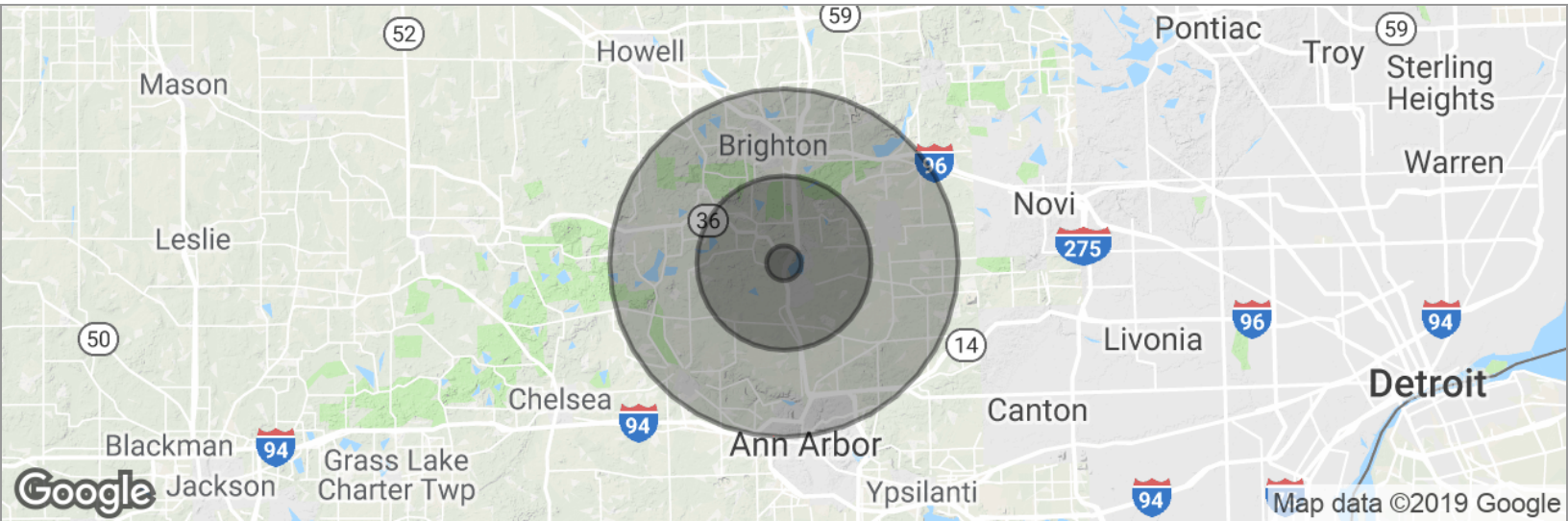
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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,454	31,418	176,370
Median age	37.1	40.6	39.5
Median age (male)	34.7	39.8	38.9
Median age (Female)	39.1	41.3	40.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	561	11,988	68,914
# of persons per HH	2.6	2.6	2.6
Average HH income	\$72,503	\$83,686	\$88,651
Average house value	\$178,794	\$224,708	\$276,437

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GENERAL BUSINESS ZONING INFO

4.5.8 GB General Business.

Permitted Uses	Special Uses
1) All uses permitted in the LB district.	1) All special uses permitted in the LB district
2) Private clubs and lodges provided sales and services are to members and guests only.	2) Assembly or dance halls subject to Section 5.27.8.
3) Supermarkets.	3) Open air businesses when developed in conjunction with a permitted use and subject to 5.27.9.
4) Public or private business schools or colleges.	4) Plant nurseries subject to 5.27.23.
5) Health and fitness clubs.	5) Vehicle wash establishment subject to 5.27.24.
6) Theaters excluding drive-in theaters.	6) Mortuaries subject to Section 5.27.7.
7) Eating and drinking establishments subject to Section 5.27.2	7) Bowling alleys, indoor skating rinks, and similar recreational uses subject to Section 5.27.8.
	8) Veterinary offices including animal hospitals and clinics subject to Section 5.27.10.
	9) Warehouse/indoor storage associated with retail sales business.
	10) Public garages, automobile service stations, filling stations, and associated convenience stores subject to Section 5.27.16. (eff. date 2/28/03)

4.5.9 HC Highway Commercial.

Permitted Uses	Special Uses
1) All uses permitted in the GB district.	1) All special uses permitted in the GB district.
2) New and used car sales and showrooms.	2) Drive-in restaurants subject to 5.27.2.
3) Hotels and motels subject to Section 5.27.5.	3) Body shops.
4) Public and commercial storage garages.	4) Lumber yards.
5) Bus passenger stations.	5) Recreational vehicle storage yards.
	6) New and used bus, truck (one (1) ton and over), and heavy equipment sales and storage.
	7) Adult Regulated Uses subject to Section 5.28.
	8) Vehicle storage garages. (eff date 2/28/03)
	9) Truck stops or truck plazas. (eff date 2/28/03)

4.5.7 LB Local Business.

Permitted Uses	Special Uses
1) Retail businesses, which supply commodities such as groceries, meats, dairy products, baked goods, drugs, gifts and notions, or hardware.	1) Eating and drinking establishments, excluding drive-in restaurants subject to Section 5.27.2.
2) Personal service establishments such as repair shops for watches, small appliances, shoes, and televisions, beauty and barbershops.	2) Indoor and outdoor commercial recreation subject to 5-27.8 or 5.27.11.
3) Laundry and dry cleaning operations, subject to Section 5.27.28.	3) Shops providing merchandise to be sold on the premises, provided that not more than five (5) persons are employed on the premises in such production
4) Professional offices of doctors, dentists, lawyers, architects, engineers, and other similar professions.	4) Planned shopping centers subject to Section 5.27.20.
5) Financial and business service establishments, banks, credit unions, and insurance offices.	5) Mini-storage, subject to Section 5.27.21.
6) Post-offices and other similar governmental offices serving nearby residential areas	6) Child day care facility subject to Section 5.27.6.

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