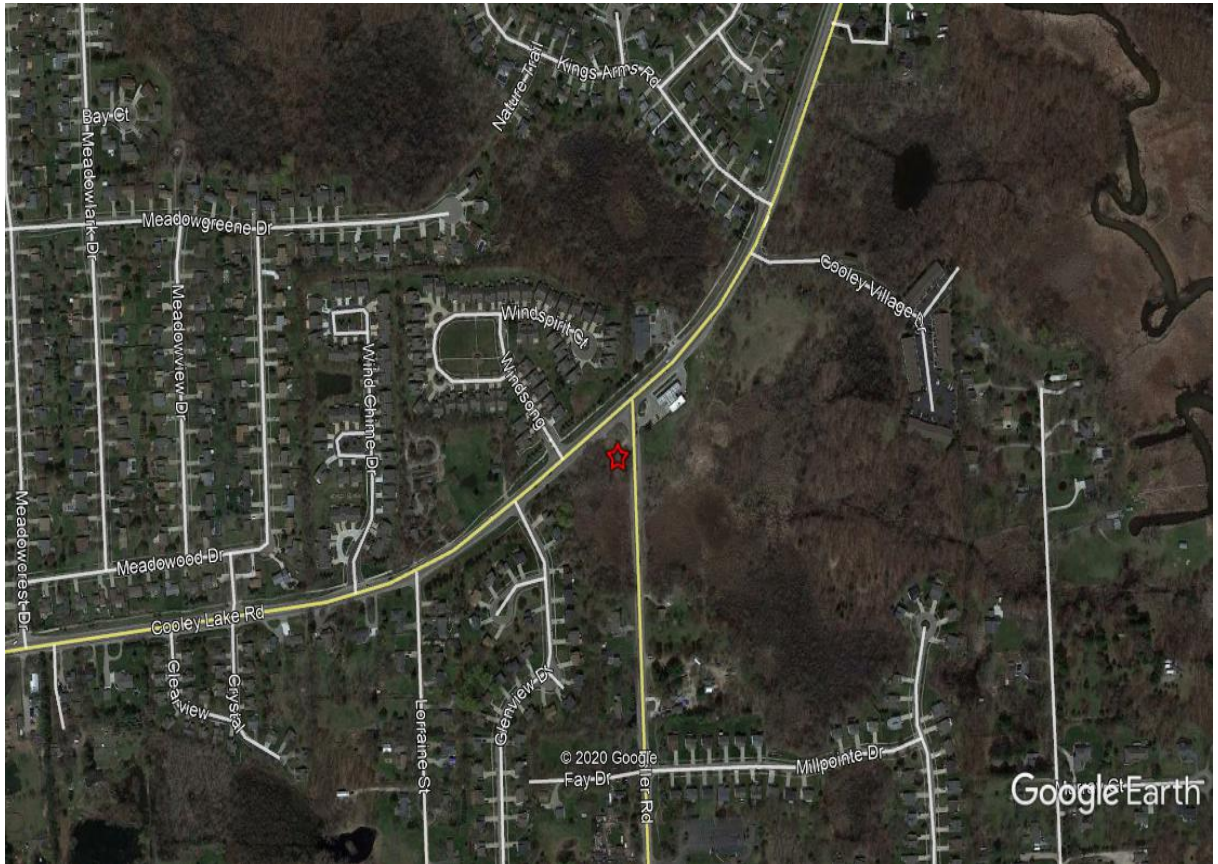


# LAND FOR SALE



**5803 COOLEY LAKE ROAD**

**WATERFORD, MICHIGAN**

**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](http://www.insitecommercial.com)

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# LAND FOR SALE

**5803 COOLEY LAKE ROAD  
WATERFORD, MICHIGAN**

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Information contained herein was obtained from sources deemed to be reliable, but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third party independent professionals selected by such prospective purchaser/investor/tenant.

All financial data should be verified by the prospective purchaser/investor/tenant including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Insite Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Insite Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



**Location:** 5803 Cooley Lake Road  
Waterford, Michigan

**Parcel ID:** W -13-33-352-006

**Total Land Size:** ~.60 acre

**Sale Price:** \$125,000

**Utilities:** Yes- Water & Sewer

**Zoning:** R-1E: Single Family Attached Residential

**School District:** Waterford School District

**Property Taxes:** \$1,487.36 (2019)

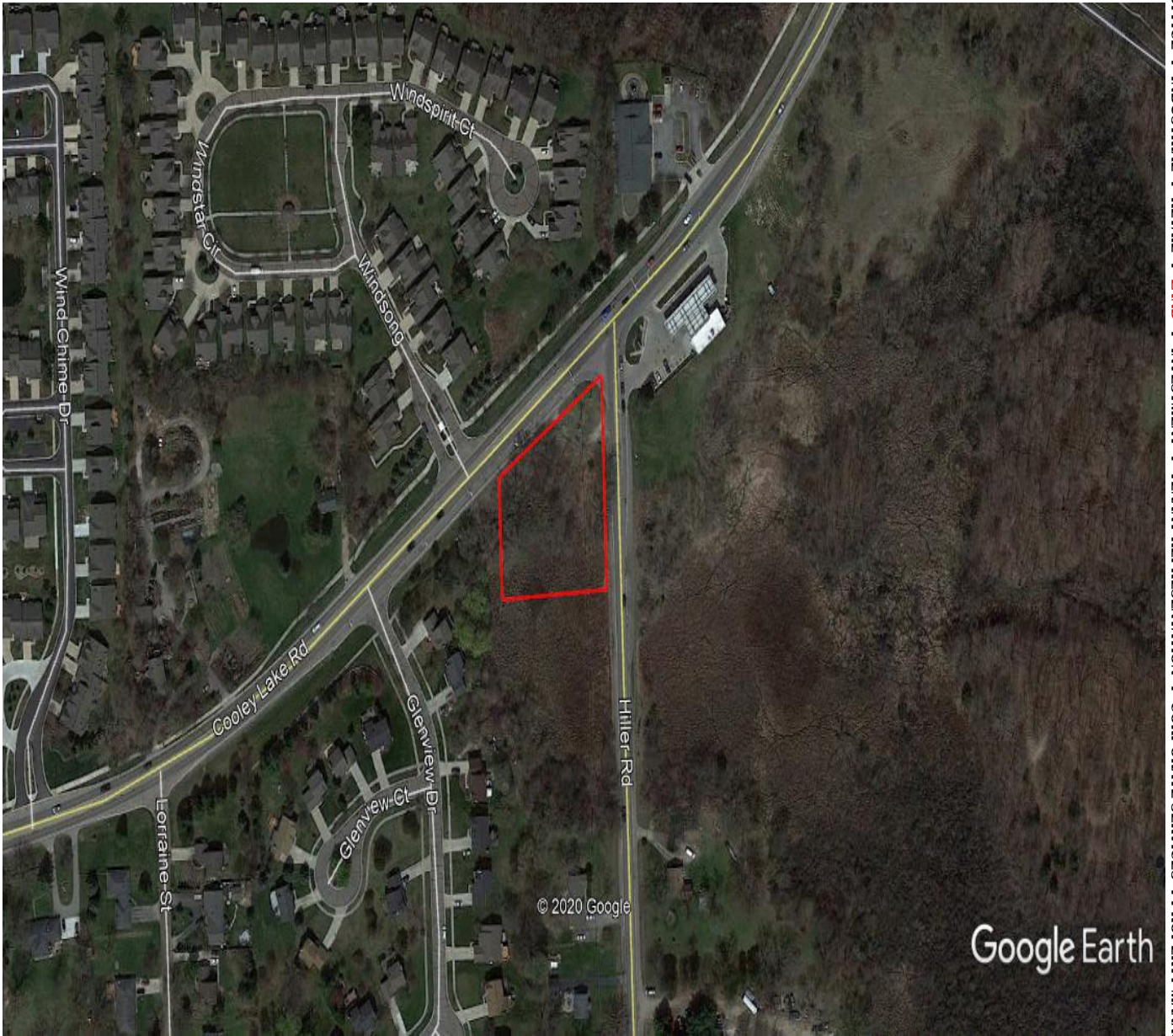
**Demographics within  
a 5-mile radius (2020):**

Population:	146,460 Persons
Households:	59,668 HH
Avg. HH Income:	\$109,495 USD
Traffic Count:	14,541 VPD (Cooley Lake Road) 10,802 VPD (Hiller Road)

**Comments:** Corner parcel located at the Southwest Corner of Cooley Lake and Hiller Road. This strong neighborhood site could be rezoned for multiple commercial uses including Retail, Office, or Medical. Seller is motivated to move the property and will entertain all reasonable offers.

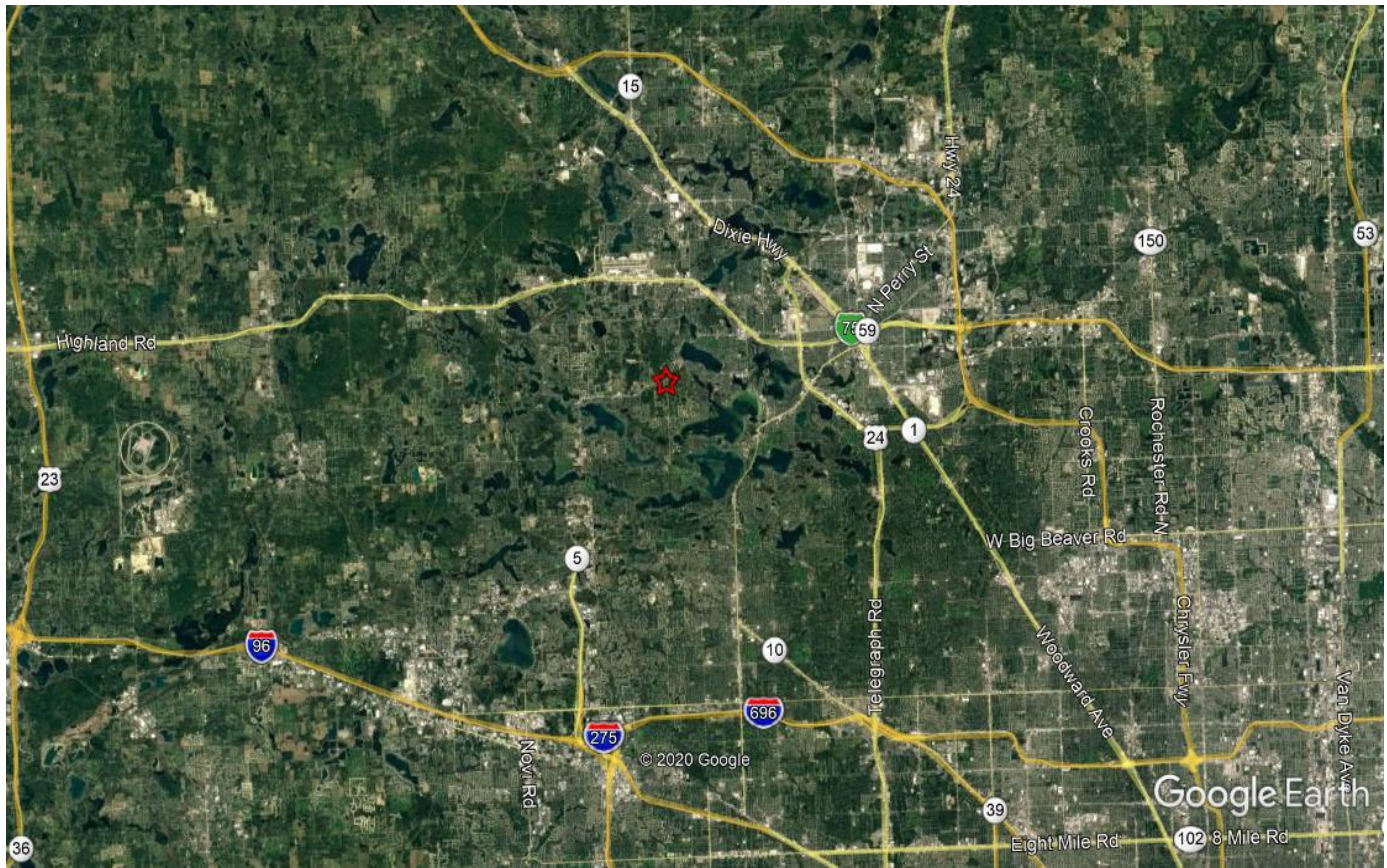
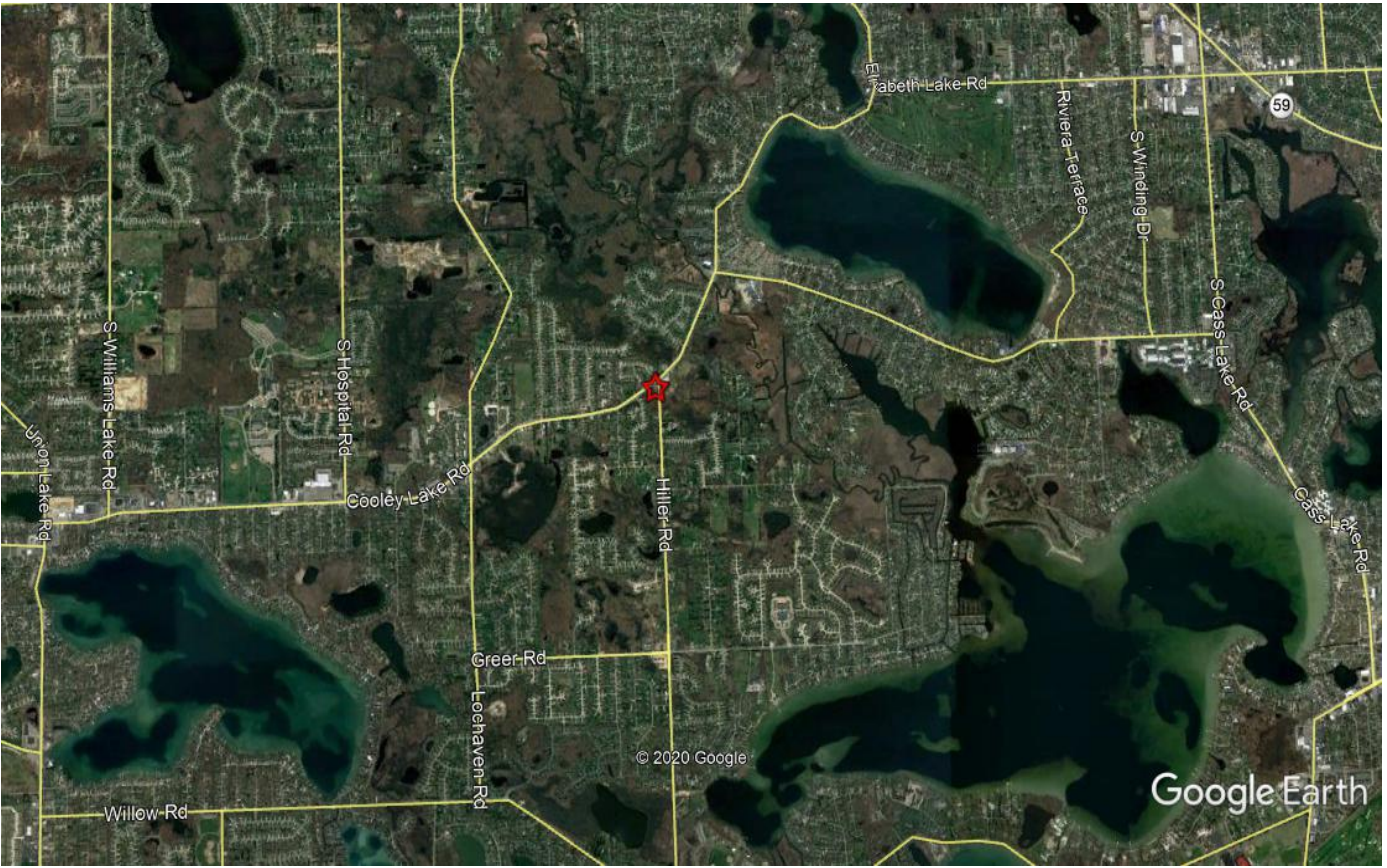
**For Information Contact:**  
**KYLE NELSON**  
**248-359-9000**





OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES





# DEMOGRAPHICS

## 5803 Cooley Lake Rd

## Waterford Twp, MI 48327

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2020 Estimated Population	6,769	55,207	146,460
	2025 Projected Population	6,787	55,394	147,696
	2010 Census Population	6,673	53,418	141,929
	2000 Census Population	6,600	52,503	142,021
	Projected Annual Growth 2020 to 2025	-	-	0.2%
	Historical Annual Growth 2000 to 2020	0.1%	0.3%	0.2%
<b>HOUSEHOLDS</b>	2020 Estimated Households	2,627	22,859	59,668
	2025 Projected Households	2,664	23,209	60,849
	2010 Census Households	2,492	21,280	55,691
	2000 Census Households	2,419	20,640	54,512
	Projected Annual Growth 2020 to 2025	0.3%	0.3%	0.4%
	Historical Annual Growth 2000 to 2020	0.4%	0.5%	0.5%
<b>AGE</b>	2020 Est. Population Under 10 Years	12.7%	11.7%	10.9%
	2020 Est. Population 10 to 19 Years	12.9%	12.1%	12.1%
	2020 Est. Population 20 to 29 Years	11.9%	13.5%	12.5%
	2020 Est. Population 30 to 44 Years	20.8%	20.1%	19.1%
	2020 Est. Population 45 to 59 Years	22.0%	21.1%	21.2%
	2020 Est. Population 60 to 74 Years	15.3%	15.8%	17.5%
	2020 Est. Population 75 Years or Over	4.4%	5.6%	6.8%
	2020 Est. Median Age	38.1	38.6	40.8
<b>MARITAL STATUS &amp; GENDER</b>	2020 Est. Male Population	50.2%	49.9%	49.9%
	2020 Est. Female Population	49.8%	50.1%	50.1%
	2020 Est. Never Married	30.8%	31.2%	30.1%
	2020 Est. Now Married	53.6%	48.9%	49.0%
	2020 Est. Separated or Divorced	10.7%	14.7%	14.9%
	2020 Est. Widowed	4.9%	5.3%	6.0%
<b>INCOME</b>	2020 Est. HH Income \$200,000 or More	10.1%	9.4%	10.1%
	2020 Est. HH Income \$150,000 to \$199,999	9.5%	7.9%	8.4%
	2020 Est. HH Income \$100,000 to \$149,999	19.7%	16.7%	17.4%
	2020 Est. HH Income \$75,000 to \$99,999	13.4%	12.9%	13.2%
	2020 Est. HH Income \$50,000 to \$74,999	18.7%	17.9%	16.8%
	2020 Est. HH Income \$35,000 to \$49,999	12.0%	13.5%	12.5%
	2020 Est. HH Income \$25,000 to \$34,999	6.9%	7.7%	7.5%
	2020 Est. HH Income \$15,000 to \$24,999	4.0%	7.3%	6.9%
	2020 Est. HH Income Under \$15,000	5.8%	6.7%	7.2%
	2020 Est. Average Household Income	\$106,900	\$103,265	\$109,495
	2020 Est. Median Household Income	\$81,892	\$78,064	\$80,360
	2020 Est. Per Capita Income	\$41,513	\$42,842	\$44,889
	2020 Est. Total Businesses	89	1,728	5,226
2020 Est. Total Employees	574	12,766	46,621	

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

# DEMOGRAPHICS

## 5803 Cooley Lake Rd

### Waterford Twp, MI 48327

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>RACE</b>	2020 Est. White	81.1%	84.4%	80.3%
	2020 Est. Black	8.0%	6.5%	9.8%
	2020 Est. Asian or Pacific Islander	6.8%	4.8%	5.3%
	2020 Est. American Indian or Alaska Native	0.4%	0.3%	0.3%
	2020 Est. Other Races	3.7%	4.0%	4.2%
<b>HISPANIC</b>	2020 Est. Hispanic Population	308	3,389	9,089
	2020 Est. Hispanic Population	4.6%	6.1%	6.2%
	2025 Proj. Hispanic Population	4.6%	6.2%	6.3%
	2010 Hispanic Population	3.3%	4.7%	4.9%
<b>EDUCATION (Adults 25 or Older)</b>	2020 Est. Adult Population (25 Years or Over)	4,654	38,480	103,867
	2020 Est. Elementary (Grade Level 0 to 8)	1.3%	2.2%	2.4%
	2020 Est. Some High School (Grade Level 9 to 11)	2.5%	4.0%	4.8%
	2020 Est. High School Graduate	23.0%	22.4%	21.8%
	2020 Est. Some College	23.1%	24.4%	23.1%
	2020 Est. Associate Degree Only	9.0%	8.7%	8.1%
	2020 Est. Bachelor Degree Only	26.4%	24.4%	24.3%
	2020 Est. Graduate Degree	14.7%	13.8%	15.5%
<b>HOUSING</b>	2020 Est. Total Housing Units	2,718	23,710	62,263
	2020 Est. Owner-Occupied	78.2%	71.8%	73.4%
	2020 Est. Renter-Occupied	18.4%	24.6%	22.5%
	2020 Est. Vacant Housing	3.4%	3.6%	4.2%
<b>HOMES BUILT BY YEAR</b>	2020 Homes Built 2010 or later	2.5%	2.2%	2.3%
	2020 Homes Built 2000 to 2009	9.0%	8.5%	8.3%
	2020 Homes Built 1990 to 1999	22.1%	18.7%	14.8%
	2020 Homes Built 1980 to 1989	21.4%	12.0%	11.5%
	2020 Homes Built 1970 to 1979	15.7%	18.8%	17.9%
	2020 Homes Built 1960 to 1969	8.2%	10.1%	12.1%
	2020 Homes Built 1950 to 1959	8.5%	12.6%	13.8%
	2020 Homes Built Before 1949	9.2%	13.4%	15.2%
<b>HOME VALUES</b>	2020 Home Value \$1,000,000 or More	0.9%	1.3%	1.3%
	2020 Home Value \$500,000 to \$999,999	6.5%	8.6%	9.9%
	2020 Home Value \$400,000 to \$499,999	7.3%	6.9%	7.7%
	2020 Home Value \$300,000 to \$399,999	17.7%	17.7%	17.8%
	2020 Home Value \$200,000 to \$299,999	28.7%	25.7%	25.1%
	2020 Home Value \$150,000 to \$199,999	26.3%	20.5%	18.8%
	2020 Home Value \$100,000 to \$149,999	10.4%	15.4%	13.9%
	2020 Home Value \$50,000 to \$99,999	3.9%	6.2%	6.7%
	2020 Home Value \$25,000 to \$49,999	1.5%	1.1%	1.4%
	2020 Home Value Under \$25,000	0.9%	1.6%	2.1%
	2020 Median Home Value	\$237,499	\$246,313	\$252,448
	2020 Median Rent	\$879	\$826	\$892



# DEMOGRAPHICS

## 5803 Cooley Lake Rd

### Waterford Twp, MI 48327

1 mi radius    3 mi radius    5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>LABOR FORCE</b>	2020 Est. Labor Population Age 16 Years or Over	5,355	44,687	120,024
	2020 Est. Civilian Employed	67.5%	66.4%	63.8%
	2020 Est. Civilian Unemployed	1.9%	1.8%	1.8%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	30.6%	31.7%	34.4%
	2020 Labor Force Males	49.4%	49.4%	49.4%
	2020 Labor Force Females	50.6%	50.6%	50.6%
<b>OCCUPATION</b>	2020 Occupation: Population Age 16 Years or Over	3,616	29,679	76,612
	2020 Mgmt, Business, & Financial Operations	16.4%	16.7%	17.9%
	2020 Professional, Related	22.1%	23.0%	24.2%
	2020 Service	13.3%	16.3%	16.3%
	2020 Sales, Office	28.8%	24.5%	23.1%
	2020 Farming, Fishing, Forestry	-	-	-
	2020 Construction, Extraction, Maintenance	8.9%	7.9%	7.3%
	2020 Production, Transport, Material Moving	10.5%	11.5%	11.2%
	2020 White Collar Workers	67.3%	64.2%	65.2%
	2020 Blue Collar Workers	32.7%	35.8%	34.8%
<b>TRANSPORTATION TO WORK</b>	2020 Drive to Work Alone	82.9%	85.4%	85.1%
	2020 Drive to Work in Carpool	7.9%	7.0%	7.3%
	2020 Travel to Work by Public Transportation	-	-	0.2%
	2020 Drive to Work on Motorcycle	-	-	-
	2020 Walk or Bicycle to Work	0.6%	0.8%	0.8%
	2020 Other Means	0.8%	0.4%	0.5%
	2020 Work at Home	7.8%	6.4%	6.1%
<b>TRAVEL TIME</b>	2020 Travel to Work in 14 Minutes or Less	12.3%	14.6%	16.6%
	2020 Travel to Work in 15 to 29 Minutes	35.8%	34.7%	34.5%
	2020 Travel to Work in 30 to 59 Minutes	43.7%	44.2%	40.2%
	2020 Travel to Work in 60 Minutes or More	8.3%	8.1%	7.6%
	2020 Average Travel Time to Work	29.0	28.5	27.3
<b>CONSUMER EXPENDITURE</b>	2020 Est. Total Household Expenditure	\$193.96 M	\$1.64 B	\$4.46 B
	2020 Est. Apparel	\$6.89 M	\$57.87 M	\$157.9 M
	2020 Est. Contributions, Gifts	\$11.36 M	\$95.96 M	\$263.91 M
	2020 Est. Education, Reading	\$6.48 M	\$54.25 M	\$149.57 M
	2020 Est. Entertainment	\$11.14 M	\$93.53 M	\$255.72 M
	2020 Est. Food, Beverages, Tobacco	\$29.48 M	\$248.95 M	\$677.14 M
	2020 Est. Furnishings, Equipment	\$6.9 M	\$57.97 M	\$158.52 M
	2020 Est. Health Care, Insurance	\$17.65 M	\$149.4 M	\$407.53 M
	2020 Est. Household Operations, Shelter, Utilities	\$62.26 M	\$527.14 M	\$1.43 B
	2020 Est. Miscellaneous Expenses	\$3.69 M	\$31.12 M	\$84.98 M
	2020 Est. Personal Care	\$2.6 M	\$21.93 M	\$59.84 M
	2020 Est. Transportation	\$35.5 M	\$298.08 M	\$811.16 M

