

LAND FOR SALE



E Walled Lake Dr. & Pontiac Trail **Walled Lake, Michigan**

**Insite**
COMMERCIAL

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Suite 220
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(248) 359-9000 – Detroit Office
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LAND FOR SALE

E Walled Lake Dr & Pontiac Trail Walled Lake, Michigan

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Location: E Walled Lake Dr. & Pontiac Trail
Walled Lake, Michigan 48390

Parcel ID#'s: 17-34-410-002, 17-34-410-003 & 17-34-410-004

Size: 0.83 Acres

Price: \$395,000

Zoning: C-3 Central Business District, located within the Downtown Overlay District and the Historic Downtown District

Demographics within

5 Mile Radius:

Population: 143,403 people
Households: 59,065 households
Avg. Household
Income: \$111,514 annually
Traffic Counts: 7,077 VPD Walled Lake Drive

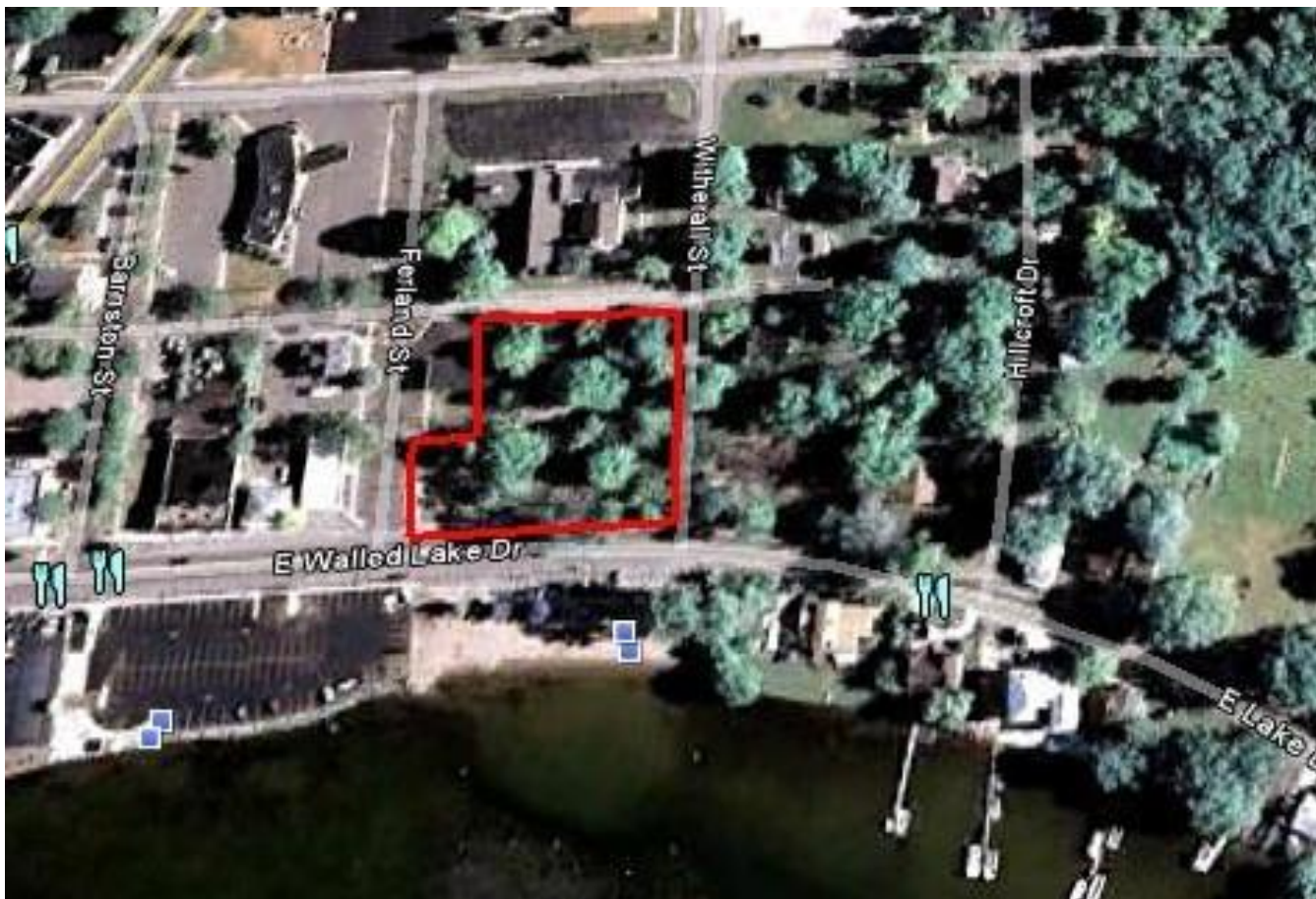
Comments: Beautiful lake front in the Historic Downtown Walled Lake. This 0.83 acre property is located directly across from the Beach, on the north side of East Lake Drive, just east of Pontiac Trail. Zoned C-3 Central Business District.

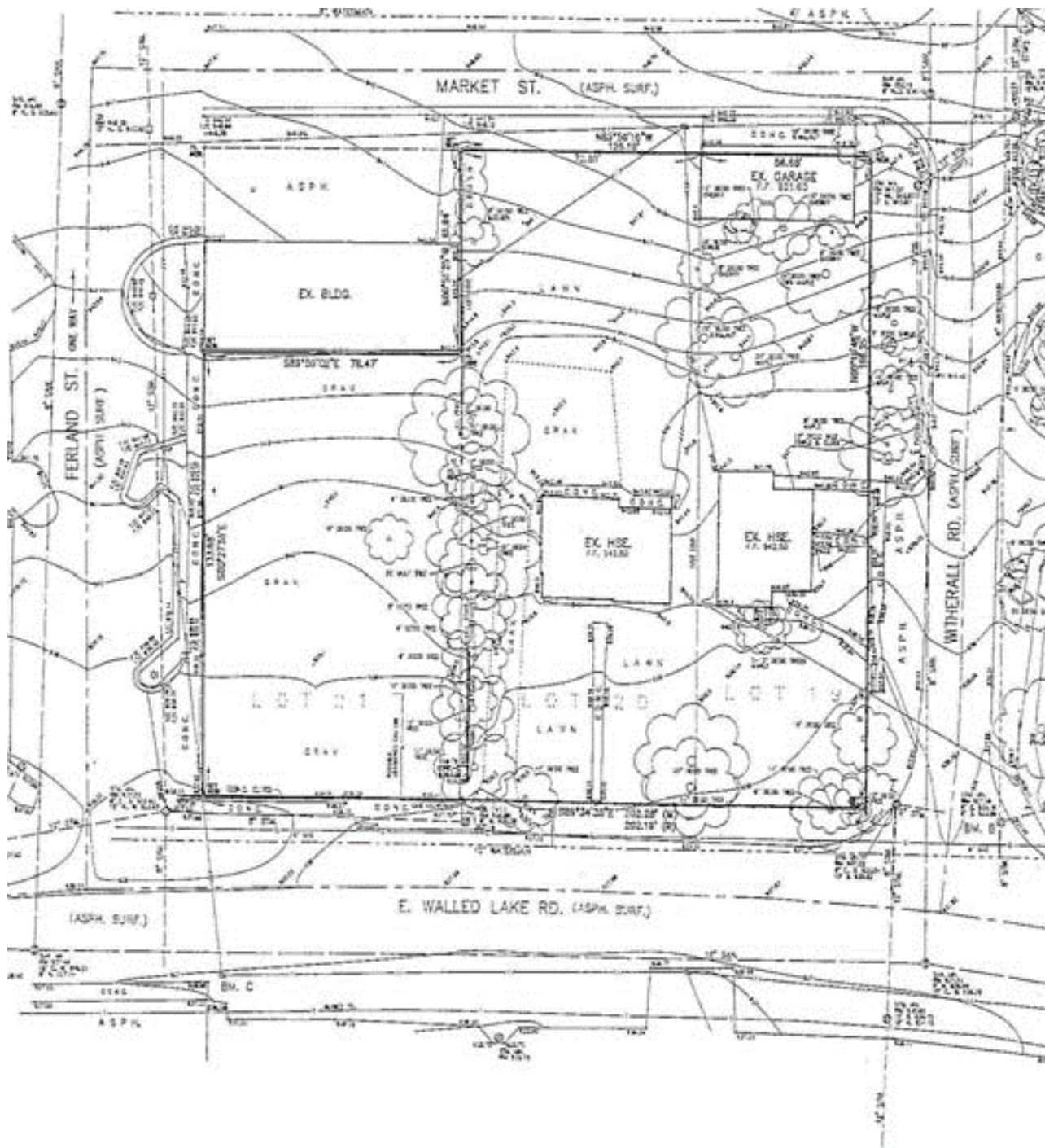
For Information Contact:

Randy Thomas

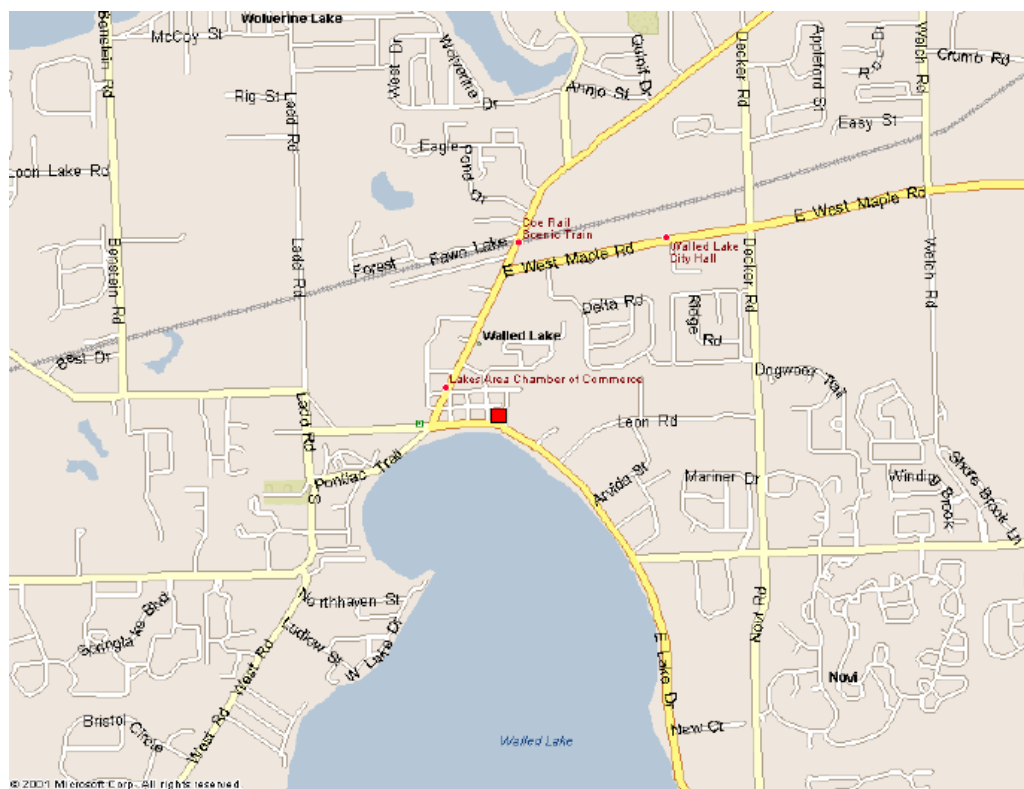
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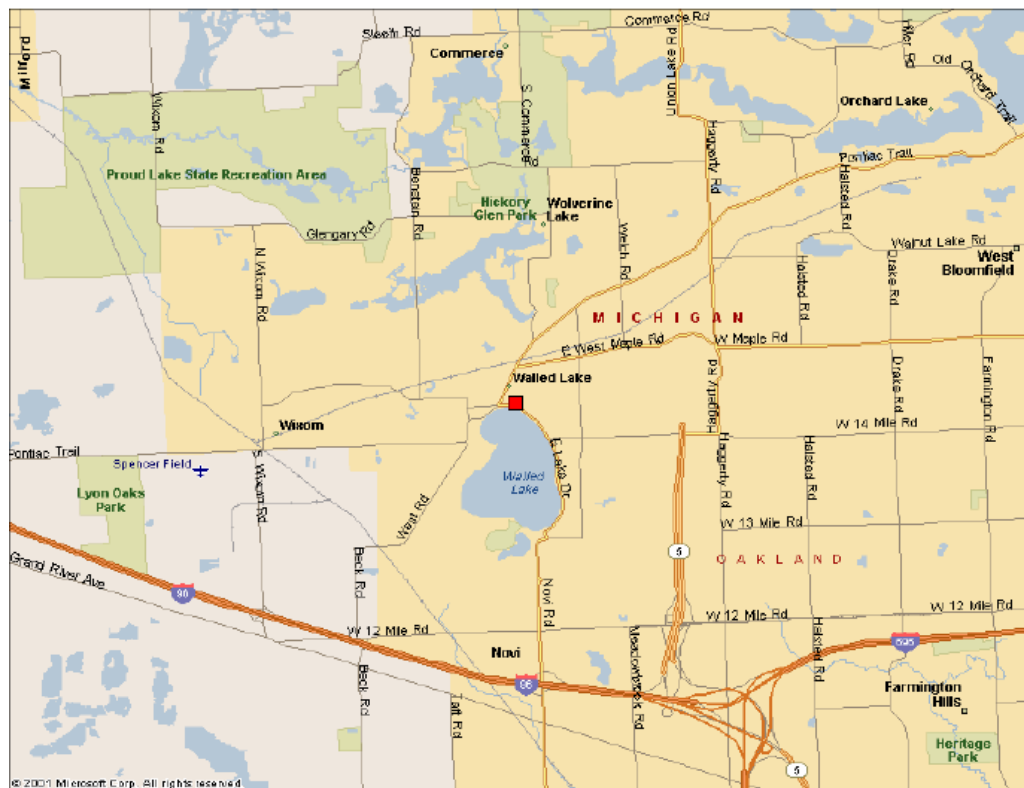




Local Map



Regional Map





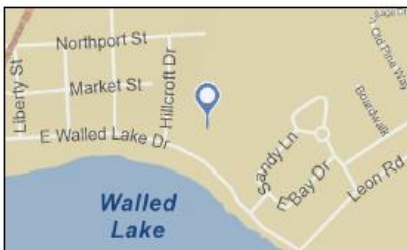
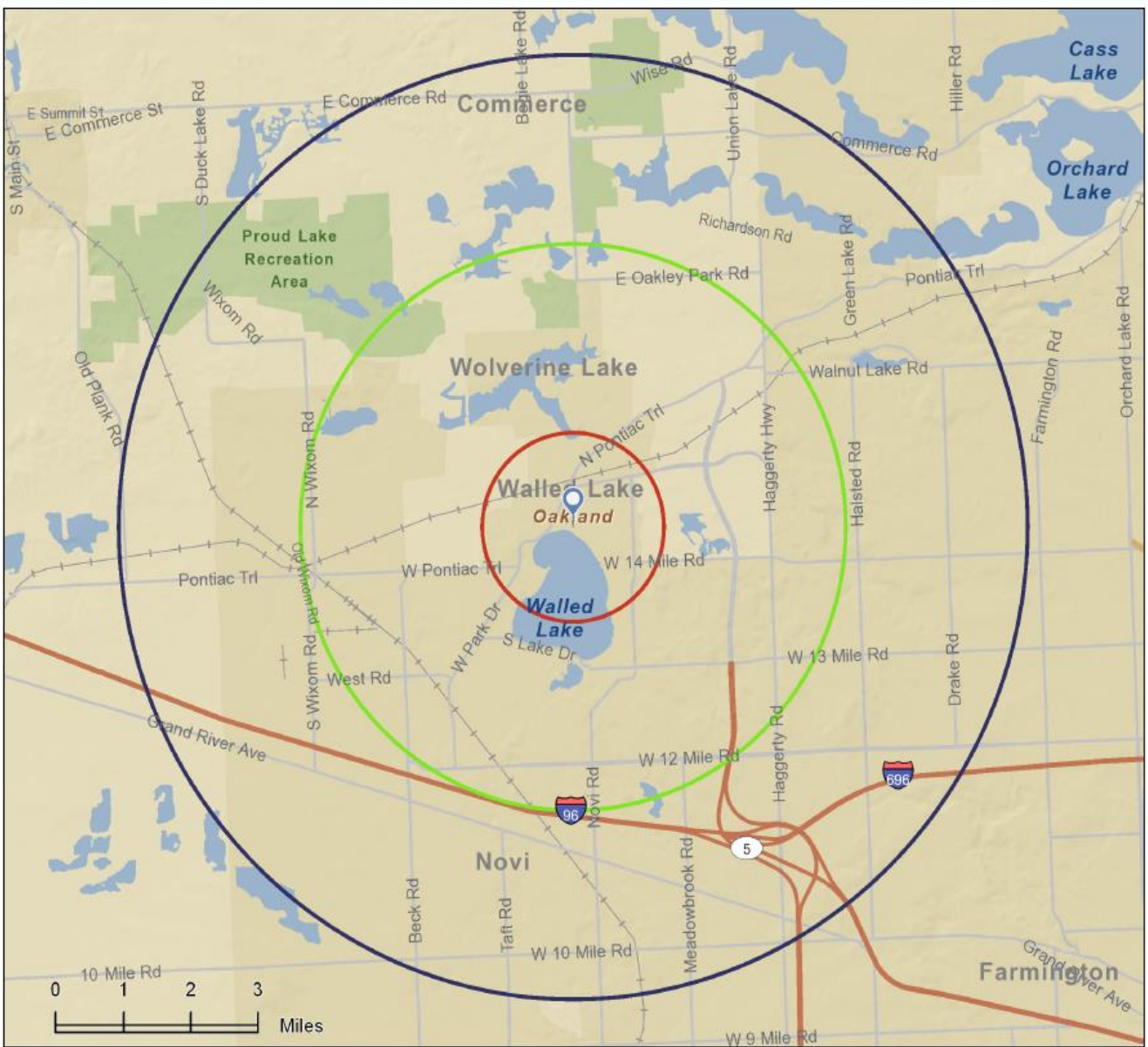
Site Map

E Walled Lake Dr and Pontiac Trail, Walled Lake
Ring: 1, 3, 5 Miles

Prepared by Randall Thomas

Latitude: 42.531699

Longitude: -83.480325



Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5317/-83.483

307 W Walled Lake Dr Walled Lake, MI 48390	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	7,284	63,942	143,403
2026 Projected Population	7,346	65,157	145,388
2020 Census Population	7,212	64,007	143,656
2010 Census Population	7,442	54,467	126,879
Projected Annual Growth 2021 to 2026	0.2%	0.4%	0.3%
Historical Annual Growth 2010 to 2021	-0.2%	1.6%	1.2%
Households			
2021 Estimated Households	3,537	28,927	59,065
2026 Projected Households	3,576	29,607	60,143
2020 Census Households	3,498	29,035	59,182
2010 Census Households	3,526	23,969	50,825
Projected Annual Growth 2021 to 2026	0.2%	0.5%	0.4%
Historical Annual Growth 2010 to 2021	0.1%	-	-
Age			
2021 Est. Population Under 10 Years	10.1%	11.1%	11.1%
2021 Est. Population 10 to 19 Years	9.8%	10.2%	11.9%
2021 Est. Population 20 to 29 Years	15.2%	15.1%	12.8%
2021 Est. Population 30 to 44 Years	22.3%	22.0%	20.3%
2021 Est. Population 45 to 59 Years	18.3%	18.4%	20.6%
2021 Est. Population 60 to 74 Years	16.4%	15.1%	16.0%
2021 Est. Population 75 Years or Over	8.0%	8.1%	7.4%
2021 Est. Median Age	38.9	39.2	40.5
Marital Status & Gender			
2021 Est. Male Population	47.6%	48.9%	49.3%
2021 Est. Female Population	52.4%	51.1%	50.7%
2021 Est. Never Married	33.2%	30.5%	28.1%
2021 Est. Now Married	37.4%	46.9%	52.3%
2021 Est. Separated or Divorced	22.5%	15.2%	13.3%
2021 Est. Widowed	6.9%	7.4%	6.4%
Income			
2021 Est. HH Income \$200,000 or More	5.4%	9.4%	13.6%
2021 Est. HH Income \$150,000 to \$199,999	5.6%	7.7%	9.7%
2021 Est. HH Income \$100,000 to \$149,999	14.5%	16.2%	18.9%
2021 Est. HH Income \$75,000 to \$99,999	15.7%	13.9%	13.8%
2021 Est. HH Income \$50,000 to \$74,999	20.7%	19.2%	15.9%
2021 Est. HH Income \$35,000 to \$49,999	11.8%	12.4%	10.6%
2021 Est. HH Income \$25,000 to \$34,999	8.3%	8.3%	6.9%
2021 Est. HH Income \$15,000 to \$24,999	9.0%	7.0%	5.2%
2021 Est. HH Income Under \$15,000	8.9%	5.9%	5.4%
2021 Est. Average Household Income	\$85,133	\$88,901	\$111,514
2021 Est. Median Household Income	\$66,710	\$77,749	\$92,257
2021 Est. Per Capita Income	\$41,343	\$40,244	\$45,988
2021 Est. Total Businesses	341	3,064	7,310
2021 Est. Total Employees	3,312	54,114	115,094

Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

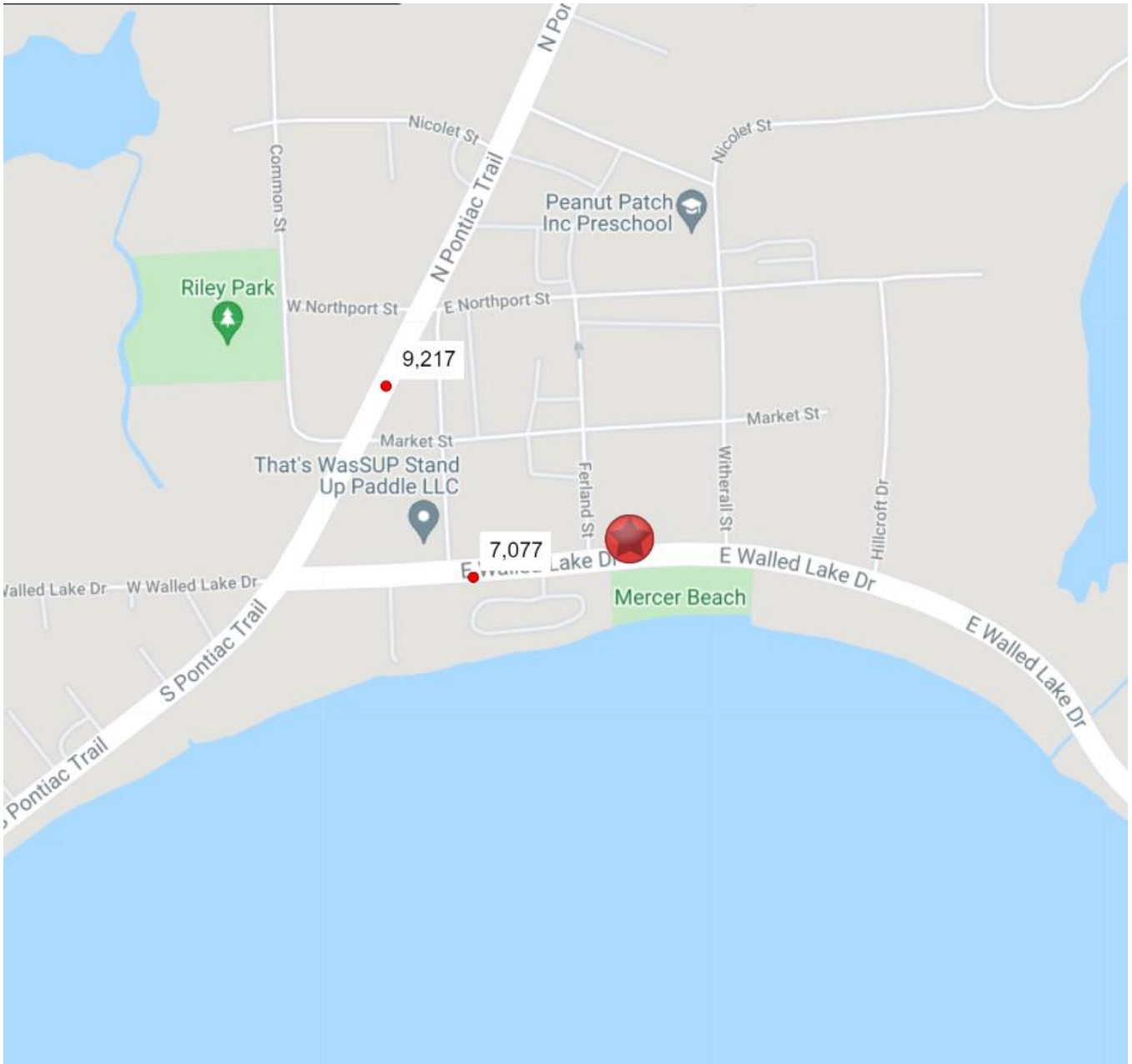


Lat/Lon: 42.5317/-83.483

307 W Walled Lake Dr
Walled Lake, MI 48390

1 mi radius 3 mi radius 5 mi radius

Race	1 mi radius	3 mi radius	5 mi radius
2021 Est. White	77.8%	70.6%	70.6%
2021 Est. Black	6.2%	10.0%	8.5%
2021 Est. Asian or Pacific Islander	6.9%	11.0%	13.4%
2021 Est. American Indian or Alaska Native	0.3%	0.2%	0.2%
2021 Est. Other Races	8.8%	8.3%	7.3%
Hispanic			
2021 Est. Hispanic Population	375	3,464	6,130
2021 Est. Hispanic Population	5.1%	5.4%	4.3%
2026 Proj. Hispanic Population	5.2%	5.5%	4.3%
2020 Hispanic Population	4.7%	5.3%	4.5%
Education (Adults 25 & Older)			
2021 Est. Adult Population (25 Years or Over)	5,376	46,113	101,927
2021 Est. Elementary (Grade Level 0 to 8)	1.2%	1.9%	2.1%
2021 Est. Some High School (Grade Level 9 to 11)	5.4%	3.8%	3.3%
2021 Est. High School Graduate	21.1%	18.1%	16.8%
2021 Est. Some College	22.8%	18.6%	17.7%
2021 Est. Associate Degree Only	9.4%	8.1%	7.8%
2021 Est. Bachelor Degree Only	24.2%	28.9%	29.5%
2021 Est. Graduate Degree	15.9%	20.5%	22.9%
Housing			
2021 Est. Total Housing Units	3,781	31,424	62,663
2021 Est. Owner-Occupied	56.2%	54.6%	66.1%
2021 Est. Renter-Occupied	37.3%	37.4%	28.2%
2021 Est. Vacant Housing	6.5%	7.9%	5.7%
Homes Built by Year			
2021 Homes Built 2010 or later	3.1%	6.0%	6.1%
2021 Homes Built 2000 to 2009	13.5%	15.7%	13.0%
2021 Homes Built 1990 to 1999	20.4%	20.2%	21.1%
2021 Homes Built 1980 to 1989	14.2%	14.6%	17.9%
2021 Homes Built 1970 to 1979	19.4%	15.3%	16.4%
2021 Homes Built 1960 to 1969	8.0%	7.5%	7.1%
2021 Homes Built 1950 to 1959	7.3%	7.6%	7.4%
2021 Homes Built Before 1949	7.7%	5.3%	5.3%
Home Values			
2021 Home Value \$1,000,000 or More	1.7%	1.2%	1.3%
2021 Home Value \$500,000 to \$999,999	7.5%	8.3%	11.2%
2021 Home Value \$400,000 to \$499,999	6.4%	10.8%	12.5%
2021 Home Value \$300,000 to \$399,999	10.7%	17.9%	21.4%
2021 Home Value \$200,000 to \$299,999	26.6%	31.8%	27.9%
2021 Home Value \$150,000 to \$199,999	18.2%	14.9%	12.1%
2021 Home Value \$100,000 to \$149,999	17.6%	7.8%	6.0%
2021 Home Value \$50,000 to \$99,999	6.7%	3.1%	2.3%
2021 Home Value \$25,000 to \$49,999	1.2%	1.3%	1.6%
2021 Home Value Under \$25,000	3.4%	3.0%	3.8%
2021 Median Home Value	\$210,321	\$264,993	\$292,445
2021 Median Rent	\$929	\$1,042	\$1,146



ARTICLE 11.00. - C-3 CENTRAL BUSINESS DISTRICT

Sec. 51-11.01. - Statement of purpose.

The C-3 Central Business District is designed for the convenience shopping of persons residing in and around the city and to permit such uses as are necessary to satisfy those basic shopping and/or service needs. The orientation of uses in the C-3 District is to a compact and closely integrated group of commercial uses that relate to each other and share parking and loading spaces. Pedestrian oriented uses constitute many of the uses included in this district.

(Code 1994, § 11.01)

Sec. 51-11.02. - Permitted principal uses.

In a C-3 Central Business District, no uses shall be permitted except the following:

- (1) All principal uses permitted in the O-1 Office District and the C-1 Local Commercial District, subject to the same restrictions set forth in sections 51-8.02, 51-8.03 and 51-9.02 for these uses.
- (2) All retail business, service establishments, or processing uses as follows:
 - a. 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, any notions, or floral shops and not more than one marijuana provisioning center.
 - b. Any service establishment of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, barber, beauty shop, printer, upholsterer; or an establishment doing radio or home appliance repair, photographic reproduction, and similar establishments subject to the condition that no more than five persons shall be employed at any time in the fabrication, repair and other processing of goods.
- (3) Residential uses above the first floor.
 - a. Individual units must be a minimum of 950 square feet.
 - b. At least 50 percent of the required off-street parking shall be provided upon the site. Off-street parking may be provided in an approved location within 300 feet of the residential use. On-street parking places may be counted for the on and off site requirement with the approval of the planning commission. Planning commission may reduce the on-site parking requirement if an acceptable alternative is approved.
- (4) Uses determined to be similar to the above uses by the planning commission.
- (5) Uses or structures accessory to the above, subject to the regulations in section 51-21.10.

(Code 1994, § 11.02; Ord. No. C-334-17, § 4, 1-16-2018)

Sec. 51-11.03. - Required conditions in C-3 Districts.

All permitted principal uses and special approval uses shall be subject to the following conditions:

- (1) All business establishments shall be retail or service establishments dealing directly with consumers. All goods provided and services performed on the premises shall be sold at retail on the premises.
- (2) All business, servicing, or processing, except for off-street parking, loading, and unloading, shall be conducted within completely enclosed buildings.
- (3) Where any mixed use is proposed, pursuant to section 51-11.04(8), any residential use shall constitute no more than 50 percent of the gross floor area of any building.

- (4) Off-street parking shall be provided in accordance with article 19.00; however, any new use and/or re-use of an existing allowed up to a 50 percent reduction in the amount of parking on-site. The remaining required parking may be provided 300 feet of the proposed use. On-street parking spaces may be counted to meet the off-street parking requirement with approval of the planning commission.

(Code 1994, § 11.03)

Sec. 51-11.04. - Permitted uses after special approval.

The following uses may be permitted by the planning commission subject to the conditions herein imposed for each use, including the review and approval of the site plan by the planning commission, and the imposition of special conditions which, in the opinion of the commission, are necessary to ensure that the land use activity authorized shall be compatible with adjacent uses of land, the natural environment and the capabilities of public services and facilities affected by the land use, and subject further to the provisions and public hearing requirements set forth in section 51-21.29:

- (1) Dry cleaning establishments or pick-up stations, dealing directly with the consumer. Central dry cleaning plants serving other outlets shall be prohibited.
- (2) Veterinary hospitals.
- (3) Mortuary establishments.
- (4) Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations and switchboards but excluding outside storage yards.
- (5) Taverns, bars/lounges, or similar establishments serving alcoholic beverages.
- (6) Motels, subject to the following:
 - a. It can be demonstrated that ingress and egress do not conflict with adjacent business uses.
 - b. No kitchen or cooking facilities are to be provided, with the exception of units for the use of the manager or caretaker.
 - c. Each unit shall contain not less than 250 square feet of floor area.
- (7) Boat launches, docks, waterfront parks, beaches and similar waterfront recreation uses. (See specific minimum requirements in section 51-21.29.)
- (8) Bed and breakfast establishments, subject to the conditions in section 51-21.29
- (9) Other uses determined to be similar to the above uses by the planning commission.
- (10) Uses or structures accessory to the above, subject to the regulations in section 51-21.10.

(Code 1994, § 11.04)

Sec. 51-11.05. - Area, height, bulk and placement requirements.

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in article 17.00 of this chapter, schedule of regulations.

(Code 1994, § 11.05)

Sec. 51-11.06. - Site plan review.

Site plan review requirements are as provided in section 51-21.28.

(Code 1994, § 11.06)