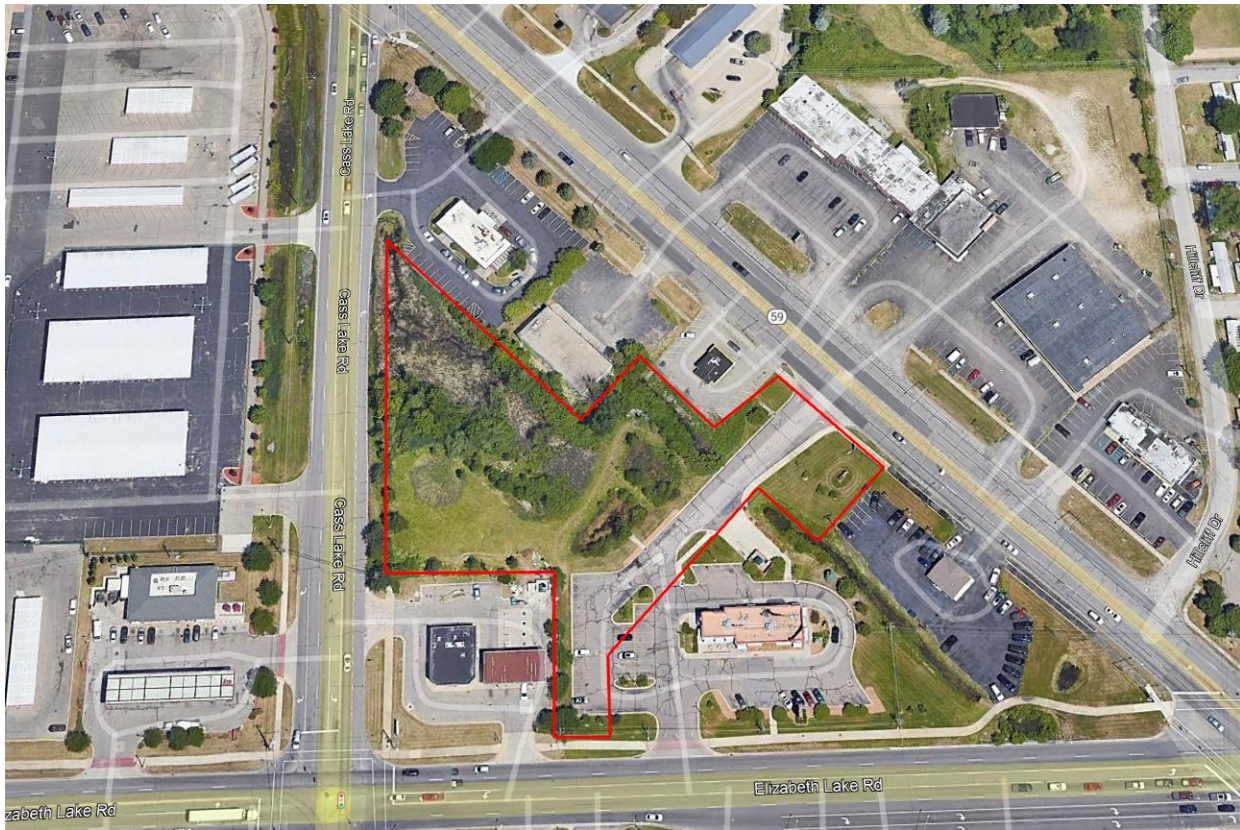


LAND FOR SALE



**NEQ of Elizabeth Lake Road and
Cass 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

LAND FOR SALE

NEQ of Elizabeth Lake Road and Cass 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: NEQ of Elizabeth Lake Road and Cass Lake Road, Waterford, MI

Parcel ID #'s: 13-26-251-014, 13-26-251-017 & 13-26-251-018

Total Land Size: +/-2.74 acres

Sale Price: \$500,000

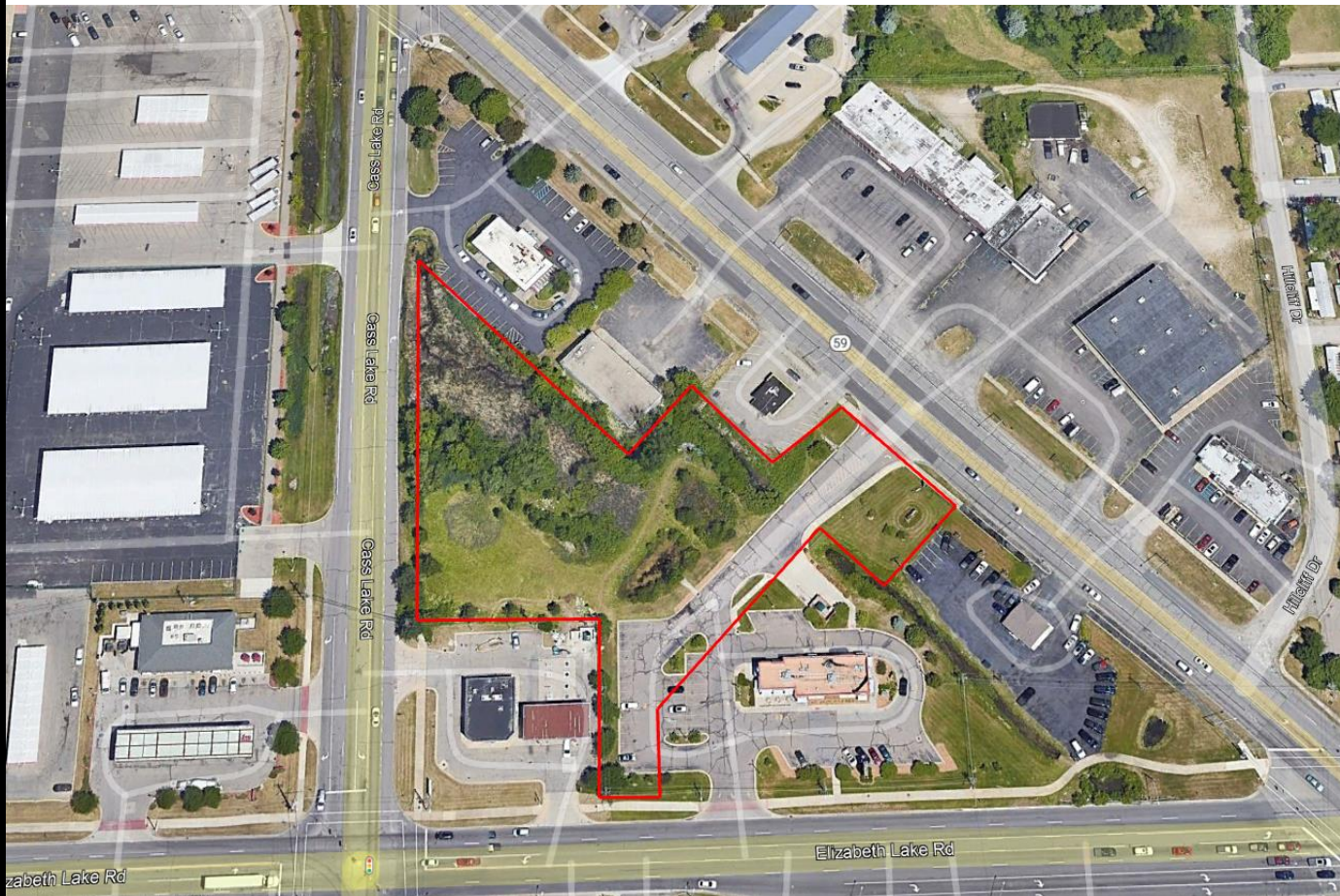
Utilities: All available

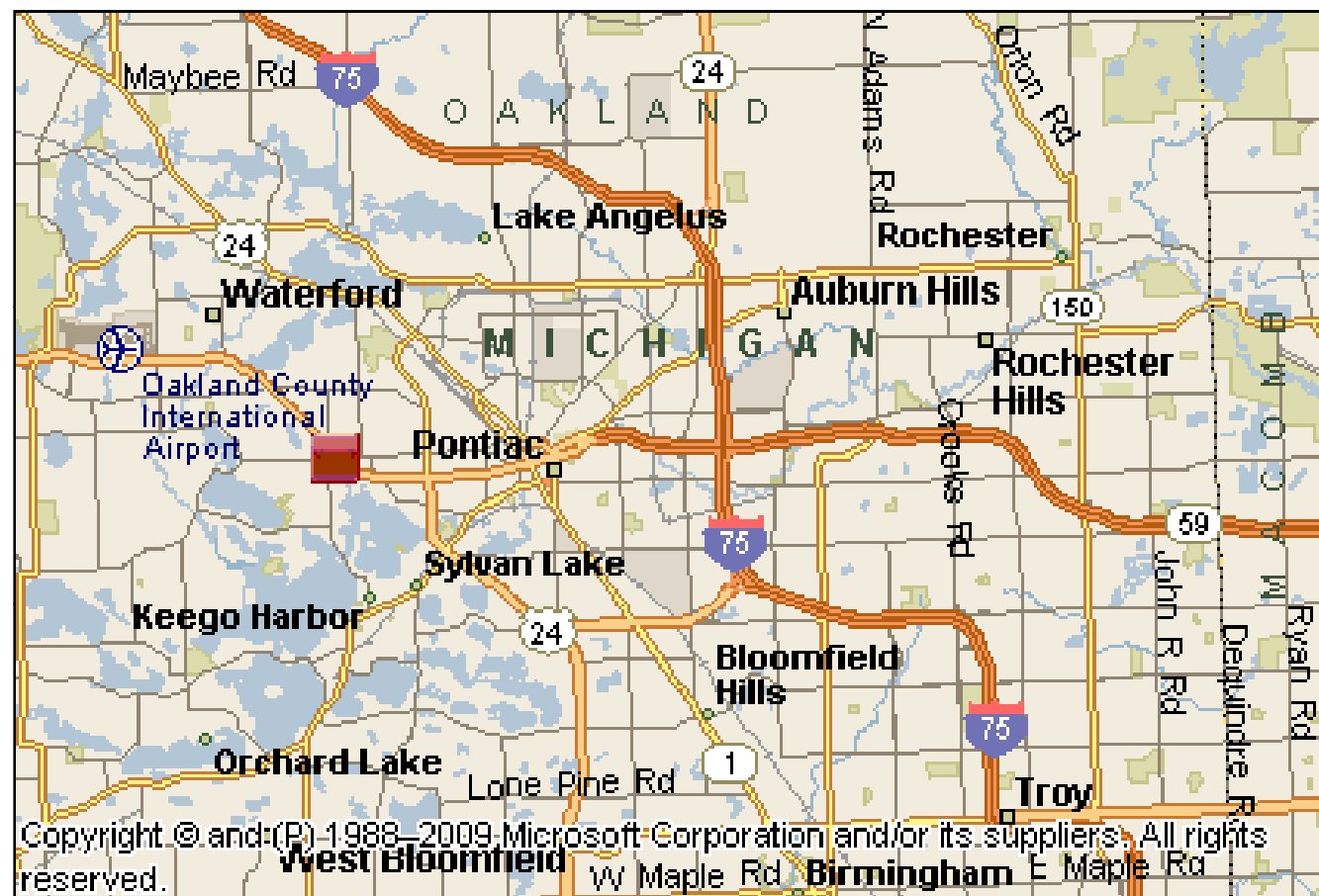
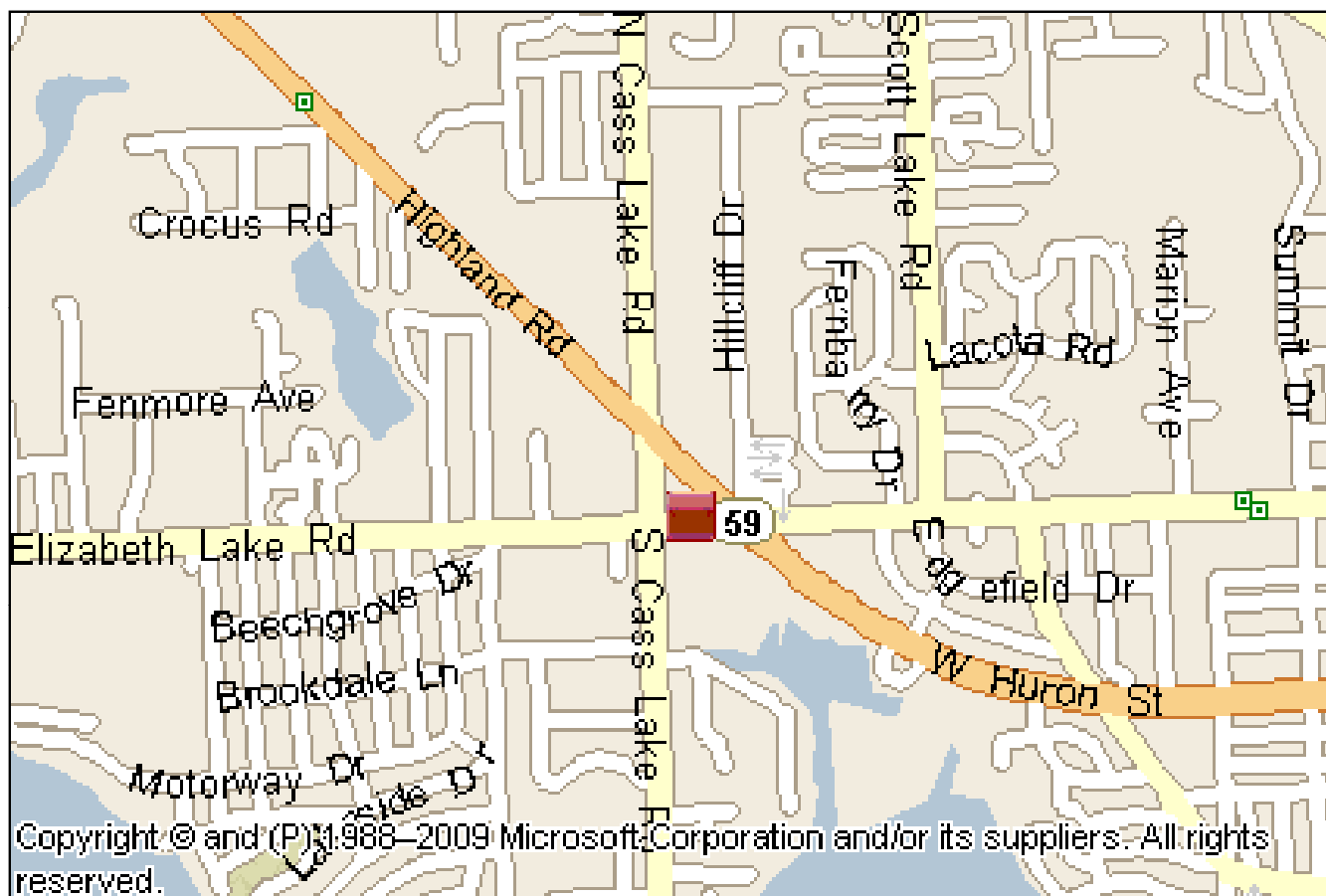
Zoning: C-3: General Business

Comments: Pad site available - excellent location for office or retail development. Great visibility and access to M-59/Elizabeth Lake/ Cass Lake Roads.

For Information Contact:
Randy Thomas
248-359-9000







3455 Highland Rd Waterford Twp, MI 48328	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	10,203	66,377	163,948
2027 Projected Population	10,192	66,770	164,691
2020 Census Population	10,171	66,379	164,092
2010 Census Population	10,300	66,583	161,503
Projected Annual Growth 2022 to 2027	-	0.1%	-
Historical Annual Growth 2010 to 2022	-	-	0.1%
Households			
2022 Estimated Households	4,562	28,082	66,896
2027 Projected Households	4,558	28,251	67,247
2020 Census Households	4,521	27,916	66,594
2010 Census Households	4,459	26,938	63,491
Projected Annual Growth 2022 to 2027	-	0.1%	0.1%
Historical Annual Growth 2010 to 2022	0.2%	0.4%	0.4%
Age			
2022 Est. Population Under 10 Years	12.4%	11.3%	11.5%
2022 Est. Population 10 to 19 Years	11.1%	11.7%	12.3%
2022 Est. Population 20 to 29 Years	15.0%	14.0%	13.1%
2022 Est. Population 30 to 44 Years	21.9%	21.0%	19.5%
2022 Est. Population 45 to 59 Years	18.2%	19.6%	19.8%
2022 Est. Population 60 to 74 Years	14.9%	15.9%	17.3%
2022 Est. Population 75 Years or Over	6.6%	6.5%	6.4%
2022 Est. Median Age	36.4	38.3	39.3
Marital Status & Gender			
2022 Est. Male Population	49.1%	50.2%	49.7%
2022 Est. Female Population	50.9%	49.8%	50.3%
2022 Est. Never Married	37.3%	37.0%	36.7%
2022 Est. Now Married	37.0%	40.4%	41.5%
2022 Est. Separated or Divorced	20.6%	17.3%	16.0%
2022 Est. Widowed	5.1%	5.3%	5.8%
Income			
2022 Est. HH Income \$200,000 or More	2.9%	5.8%	8.5%
2022 Est. HH Income \$150,000 to \$199,999	3.3%	4.5%	5.4%
2022 Est. HH Income \$100,000 to \$149,999	12.5%	13.9%	14.6%
2022 Est. HH Income \$75,000 to \$99,999	14.2%	14.7%	13.4%
2022 Est. HH Income \$50,000 to \$74,999	23.4%	19.2%	17.6%
2022 Est. HH Income \$35,000 to \$49,999	16.0%	11.7%	11.6%
2022 Est. HH Income \$25,000 to \$34,999	12.5%	11.0%	10.7%
2022 Est. HH Income \$15,000 to \$24,999	7.2%	7.5%	7.1%
2022 Est. HH Income Under \$15,000	8.1%	11.6%	11.1%
2022 Est. Average Household Income	\$74,541	\$85,031	\$94,736
2022 Est. Median Household Income	\$56,811	\$62,404	\$70,617
2022 Est. Per Capita Income	\$33,335	\$36,369	\$38,879
2022 Est. Total Businesses	289	2,447	6,420
2022 Est. Total Employees	2,603	23,110	64,065



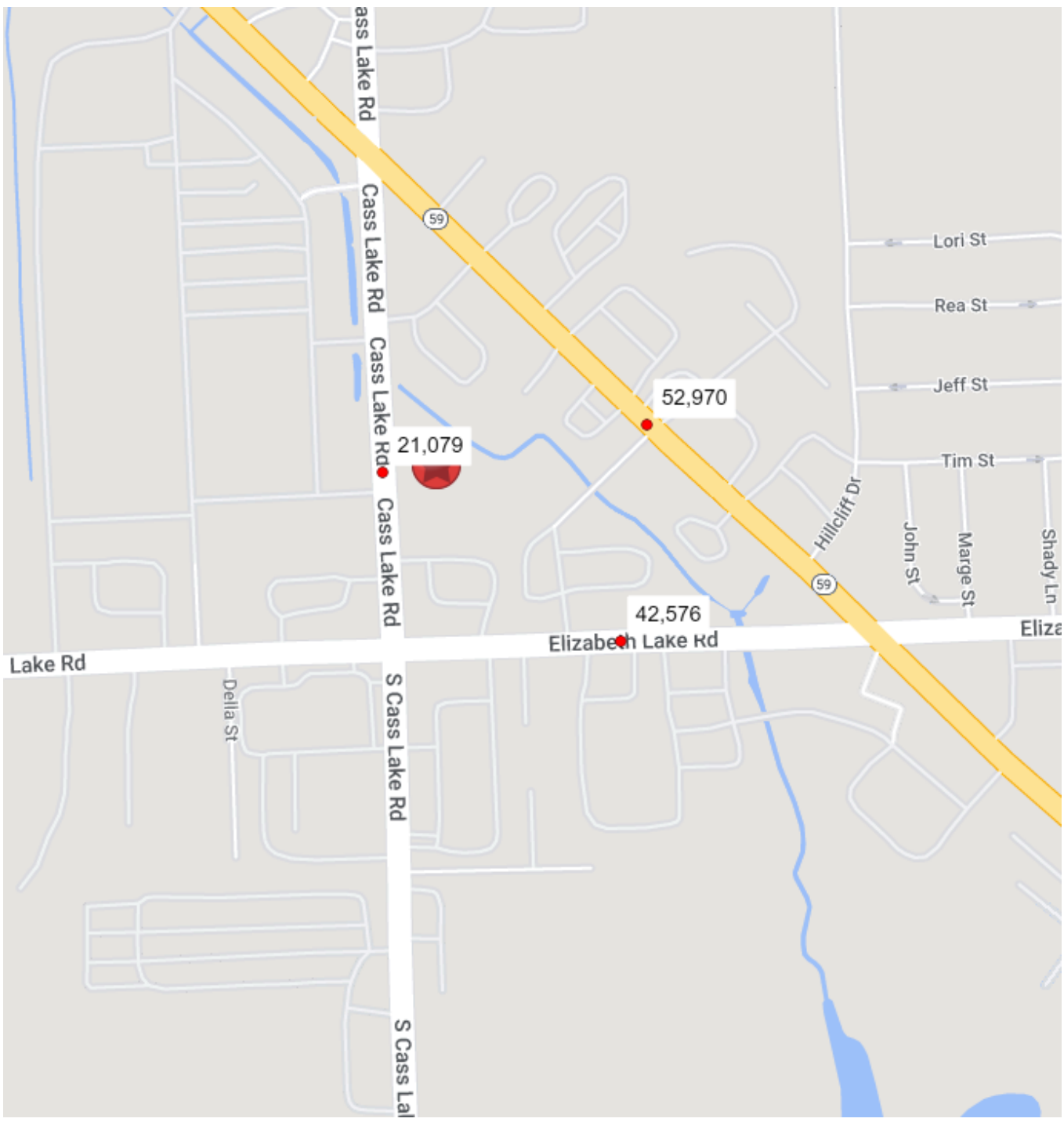
3455 Highland Rd

Waterford Twp, MI 48328

1 mi radius 3 mi radius 5 mi radius

Race	1 mi radius	3 mi radius	5 mi radius
2022 Est. White	78.0%	68.6%	65.1%
2022 Est. Black	8.4%	17.5%	20.3%
2022 Est. Asian or Pacific Islander	2.1%	2.9%	3.6%
2022 Est. American Indian or Alaska Native	0.4%	0.4%	0.4%
2022 Est. Other Races	11.1%	10.7%	10.6%
Hispanic			
2022 Est. Hispanic Population	1,209	7,658	19,081
2022 Est. Hispanic Population	11.8%	11.5%	11.6%
2027 Proj. Hispanic Population	11.8%	11.5%	11.6%
2020 Hispanic Population	12.4%	11.9%	12.1%
Education (Adults 25 & Older)			
2022 Est. Adult Population (25 Years or Over)	7,121	46,720	114,591
2022 Est. Elementary (Grade Level 0 to 8)	1.6%	2.7%	3.4%
2022 Est. Some High School (Grade Level 9 to 11)	6.1%	6.4%	6.4%
2022 Est. High School Graduate	30.7%	28.2%	25.7%
2022 Est. Some College	26.3%	23.4%	21.9%
2022 Est. Associate Degree Only	9.3%	8.7%	8.1%
2022 Est. Bachelor Degree Only	16.4%	19.6%	20.6%
2022 Est. Graduate Degree	9.6%	11.0%	14.0%
Housing			
2022 Est. Total Housing Units	4,881	30,718	72,254
2022 Est. Owner-Occupied	59.8%	60.1%	64.1%
2022 Est. Renter-Occupied	33.7%	31.3%	28.5%
2022 Est. Vacant Housing	6.5%	8.6%	7.4%
Homes Built by Year			
2022 Homes Built 2010 or later	5.9%	5.6%	5.6%
2022 Homes Built 2000 to 2009	5.7%	7.8%	8.4%
2022 Homes Built 1990 to 1999	12.2%	10.9%	11.7%
2022 Homes Built 1980 to 1989	12.2%	11.9%	11.9%
2022 Homes Built 1970 to 1979	18.9%	16.3%	16.5%
2022 Homes Built 1960 to 1969	11.8%	11.1%	11.3%
2022 Homes Built 1950 to 1959	14.2%	15.1%	14.4%
2022 Homes Built Before 1949	12.6%	12.7%	12.8%
Home Values			
2022 Home Value \$1,000,000 or More	1.6%	2.9%	4.0%
2022 Home Value \$500,000 to \$999,999	6.8%	11.5%	13.7%
2022 Home Value \$400,000 to \$499,999	7.1%	9.1%	9.0%
2022 Home Value \$300,000 to \$399,999	10.7%	12.8%	14.7%
2022 Home Value \$200,000 to \$299,999	26.6%	23.6%	22.8%
2022 Home Value \$150,000 to \$199,999	21.1%	16.5%	13.8%
2022 Home Value \$100,000 to \$149,999	14.3%	11.9%	9.2%
2022 Home Value \$50,000 to \$99,999	5.8%	6.2%	5.7%
2022 Home Value \$25,000 to \$49,999	1.6%	2.4%	2.9%
2022 Home Value Under \$25,000	4.4%	3.1%	4.1%
2022 Median Home Value	\$209,801	\$243,463	\$271,232
2022 Median Rent	\$931	\$922	\$945





SECTION 3-705. C-3, GENERAL BUSINESS DISTRICT

The regulations in the subsections below shall apply to properties in the C-3 General Business Zoning District:

- 3-705.1. Purpose and Intent.** The C-3 zoning district is intended to implement the goals of the Community Business land use designation as described in Chapter 8 of the Waterford Township Master Plan-2003-2023 and identified on the Future Land Use Maps as well as implement Master Plan Objective 4.4, *Improve the Physical Appearance and Functional Character of the Commercial Corridors*, by permitting the development of a broad range of general commercial uses on zoning lots properly scaled and designed to serve broad areas of the Township. This zoning district is intended to limit the intensity of commercial development through the height and usable floor area restrictions specified within *Section 3-900* and *3-901*, and ensure that effective setbacks and landscape buffers are established so that the quality of life in adjacent residential areas is not adversely affected. To ensure effective vehicular and pedestrian accessibility, this zoning district shall be primarily located with access along major arterial streets, and may be located with access along minor arterial streets where the zoning lot and use are properly scaled. This zoning district may serve as a transitional zone between light industrial or extensive business zoning districts and existing single-family residential zoning districts.
- 3-705.2. Conformance to Regulatory Standards.** All zoning lots, uses, buildings, and structures within this zoning district shall comply with *Section 3-900* and *3-901* and the *Waterford Code of Ordinances, Buildings and Building Regulations, Fire Prevention and Protection, Flood Control and Environmental Protection, Health and Sanitation, and Water and Sewers*. In addition to all other plan review requirements applicable under this Zoning Ordinance, developments in this zoning district shall require approval through the applicable site plan review procedure in accordance with *Section 4-004*.
- 3-705.3. Permitted Principal Uses.** The following uses shall be permitted as principal permitted uses in the C-3 district:
- A. Convenience stores, department stores, drug stores, limited merchandise stores, merchandise display stores, specialty retail stores, and supermarket establishments (*See Retail Establishments in Section 1-007*) without outdoor sales display areas.
 - B. Shopping centers (*See Retail Establishments in Section 1-007*) without outdoor sales display areas.
 - C. Animal grooming establishments, banquet and food preparation establishments, building systems repair establishments, commercial school establishments, household service repair establishments, laundry establishments, media production establishments, media communications establishments, personal advice establishments, personal grooming establishments, personal improvement service establishments, personal service establishments, and pet shop establishments (*See Commercial Service Establishments in Section 1-007*).
 - D. Drop-off dry cleaning establishments (*See Dry-Cleaning Establishments in Section 1-007*).
 - E. Professional medical care offices and medical clinics (*See Medical Establishments in Section 1-007*).
 - F. Office establishments (*See Office Establishments in Section 1-007*).
 - G. Restaurant establishments (*See Restaurant Establishments in Section 1-007*) without outdoor dining patios.
 - H. Entertainment rental establishments and rent-to-own establishments (*See Rental Establishments in Section 1-007*).
 - I. Entertainment activity centers and theaters (*See Entertainment Establishments in Section 1-007*).
 - J. Hotels and motels (*See Hotel And Motel in Section 1-007*).
 - K. Fitness centers and health/recreation facilities (*See Recreational Facilities in Section 1-007*).
 - L. Antique stores, used book shops, consignment shops, and thrift shops (*See Resale Establishments in Section 1-007*).
 - M. Veterinary clinics (*See Veterinary Establishments in Section 1-007*). A veterinary clinic may include customary pens or cages which are permitted only within the clinic building and limited to overnight observation and shall only be incidental to such clinic use.
 - N. Funeral home establishments (*See Funeral Home Establishments in Section 1-007*).
 - O. Precious metal and gem dealers (*See Section 1-006*) in conformance with *Section 2-602*.
 - P. Public utility facilities and public utility hardware (*See Public Utility in Section 1-007*).
 - Q. Licensed medical marijuana provisioning centers that comply with the applicable regulations in *Section 2-604*. (*See MEDICAL MARIJUANA USES AND DEFINED TERMS in Section 1-007*).
 - R. Electric Vehicle Charging Stations (*See Electric Vehicle Charging Stations in Section 1-007*). (Effective 5/4/2021)
 - S. Outfitters (*See Recreational Facilities in Section 1-007*). (Effective 8/17/2021)
- 3-705.4. Permitted Uses after Wellhead Protection Compliance.** The following uses shall be permitted as principal permitted uses in the C-3 district, subject to receiving a Determination of Compliance with Wellhead Protection from the Public Works Official as defined and regulated by the *Waterford Code of Ordinances* prior to consideration through the applicable site plan review procedure in accordance with *Section 4-004*:
- A. Landscaping maintenance establishments (*See Commercial Service Establishments in Section 1-007*).
 - B. Local dry-cleaning and commercial dry cleaning establishments (*See Dry-Cleaning Establishments in Section 1-007*).
 - C. Minor vehicle service facilities and general vehicle service facilities (*See Vehicle Repair Facilities in Section 1-007*).

Article III, Division 3-7

Section 3-705 - C-3, General Business District

3-705.5. Permitted Uses after Special Approval. The following uses shall be permitted as special approval uses in the C-3 district, subject to the review and approval of the use in accordance with *Section 4-006* and any conditions hereinafter imposed for each such use:

- A. Cultural facilities (*See Cultural Establishments in Section 1-007*).
- B. Institutional facilities (*See Institutional Facilities in Section 1-007*).
- C. Religious facilities (*See Religious Facilities in Section 1-007*).
- D. Hospitals (*See Medical Establishments in Section 1-007*).
- E. Elder care facilities (*See Elder Care Facilities in Section 1-007*). (Effective 3/2/2021)
- F. Vehicle (car) wash establishments (*See Commercial Service Establishments in Section 1-007*).
- G. Veterinary hospitals (*See Veterinary Establishments in Section 1-007*). A veterinary hospital may include customary pens or cages as an accessory use on the zoning lot, provided that they are an identified part of an approved site plan.
- H. Vehicle lease or rental agencies (*See Vehicle Lease Or Rental Agency in Section 1-007*). An approved site plan for a vehicle rental agency office shall incorporate plan details for all zoning lots utilized for outdoor vehicle inventory storage, and provide and maintain current information on all storage locations of its inventory, ensuring that zoning lots shall not exceed Zoning Ordinance requirements for inventory storage.
- I. The uses permitted under *Sections 3-705.3.A* and *3-705.3.B* with outdoor sales display areas (*See Use in Section 1-007*).
- J. Restaurant establishments (*See Restaurant Establishments in Section 1-007*) with outdoor dining patios conducted in areas structurally attached to and/or located directly adjacent to or upon the principal building used for restaurant establishments. The Planning Commission shall review and may stipulate requirements for reasonable restrictions on the hours of operations, additional screening and fencing, service area accessibility, waste material containers and disposal of waste materials, effective pedestrian circulation, seating capacity, additional required parking, and future review to ensure conformance with such stipulations and the performance standards established in this Zoning Ordinance.
- K. Pawnshops and second-hand dealers (*See Section 1-006*) in conformance with *Section 2-602*.
- L. Substance abuse care centers and transitional medical care facilities (*See Medical Establishments in Section 1-007*).
- M. Sport recreation facilities, golf driving ranges, and skateboard parks (*See Recreational Facilities in Section 1-007*).
- N. Competitive commercial adventure game facilities (*See Entertainment Establishments in Section 1-007*).
- O. Massage schools (*See Section 1-006*) in conformance with *Section 2-602*.
- P. Commercial storage establishments (*See Commercial Storage Establishments in Section 1-007*), provided that all outdoor storage areas associated with such a use shall be located to the rear of the principal building. The Planning Commission may stipulate a reasonable increase of setback requirements to that of a more intensive zoning district as well as additional screening and barriers when the subject zoning lot abuts a residential zoning district.
- Q. Light equipment rental establishments (*See Rental Establishments in Section 1-007*) and new vehicle dealer, used vehicle dealer, and vehicle broker dealer establishments (*See Vehicle Dealer Establishments in Section 1-007*) conducted entirely within the principal building with no outdoor display or storage.
- R. Kennel (*See Kennel in Section 1-007*). (Effective 5/4/2021)
- S. The following uses shall be considered for special approval, provided that the proposed use and site plan receives a Determination of Compliance with Wellhead Protection from the Public Works Official as defined and regulated by the **Waterford Code of Ordinances** prior to consideration by the Planning Commission under this Section.
 - (1) On zoning lots with a net lot area exceeding one (1) acre, light equipment rental establishments (*See Rental Establishments in Section 1-007*) and new vehicle dealer, used vehicle dealer, and vehicle broker dealer establishments (*See Vehicle Dealer Establishments in Section 1-007*) with outdoor display or storage.
 - (2) Commercial fueling establishments (*See Commercial Fueling Establishments in Section 1-007*).
 - (3) Propane filling facilities as an ancillary use (*See Use in Section 1-007*) for permitted uses identified in *Sections 3-705.3.A* and *3-705.3.B*.
 - (4) Major vehicle service facilities (*See Vehicle Repair Facilities in Section 1-007*).