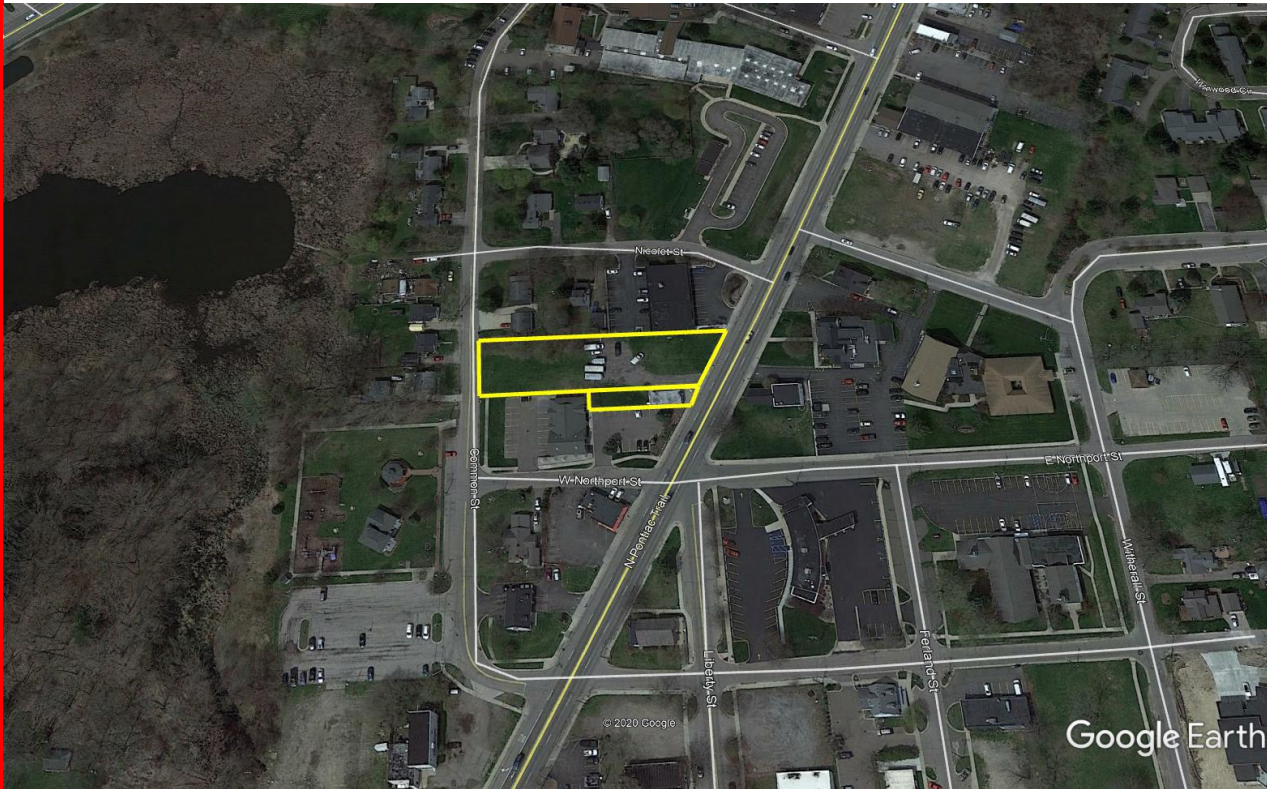


RETAIL & LAND FOR SALE



317 & 325 N. Pontiac Trail
Walled Lake, MI

**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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RETAIL & LAND FOR SALE

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Walled Lake, 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.



PROPERTY SUMMARY

Location: 317 & 325 N. Pontiac Trail
Walled Lake, MI 48390

Parcel ID#: 92-17-34-402-002 & 92-17-34-255-008

Total Building Size: 828 SF

Vacant Parcel Size: 0.53 Acres of vacant land to the East of Building
(total of 0.61 combined with building parcel)

Zoning: C-3 - Central Business District, in the Historic
Downtown/Downtown Overlay District

Utilities: All available

Sale Price for Building: \$135,000

Sale Price for Vacant Land: \$150,000

Property Tax: +/- \$6,300 Annually

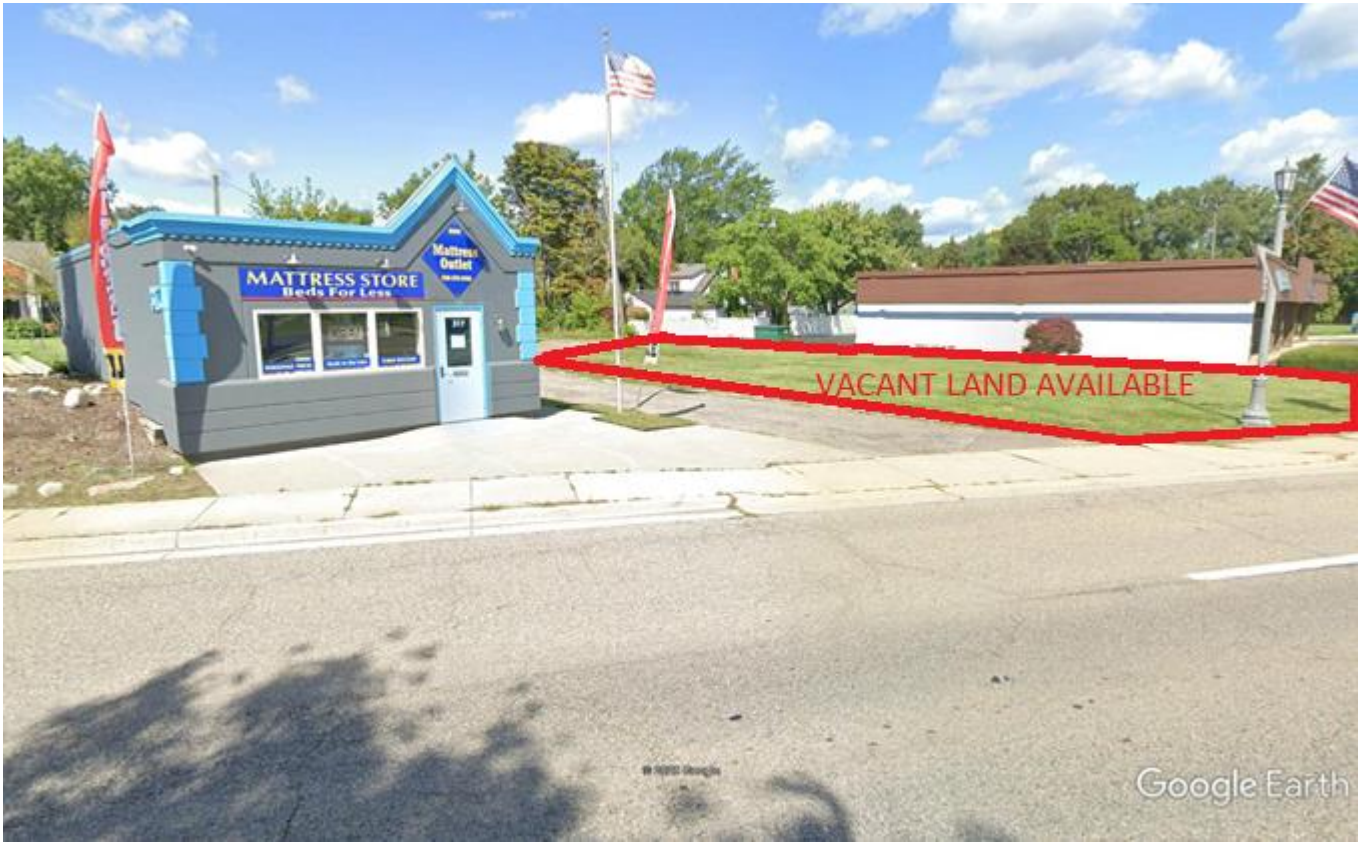
Demographics within 5 Mile Radius:

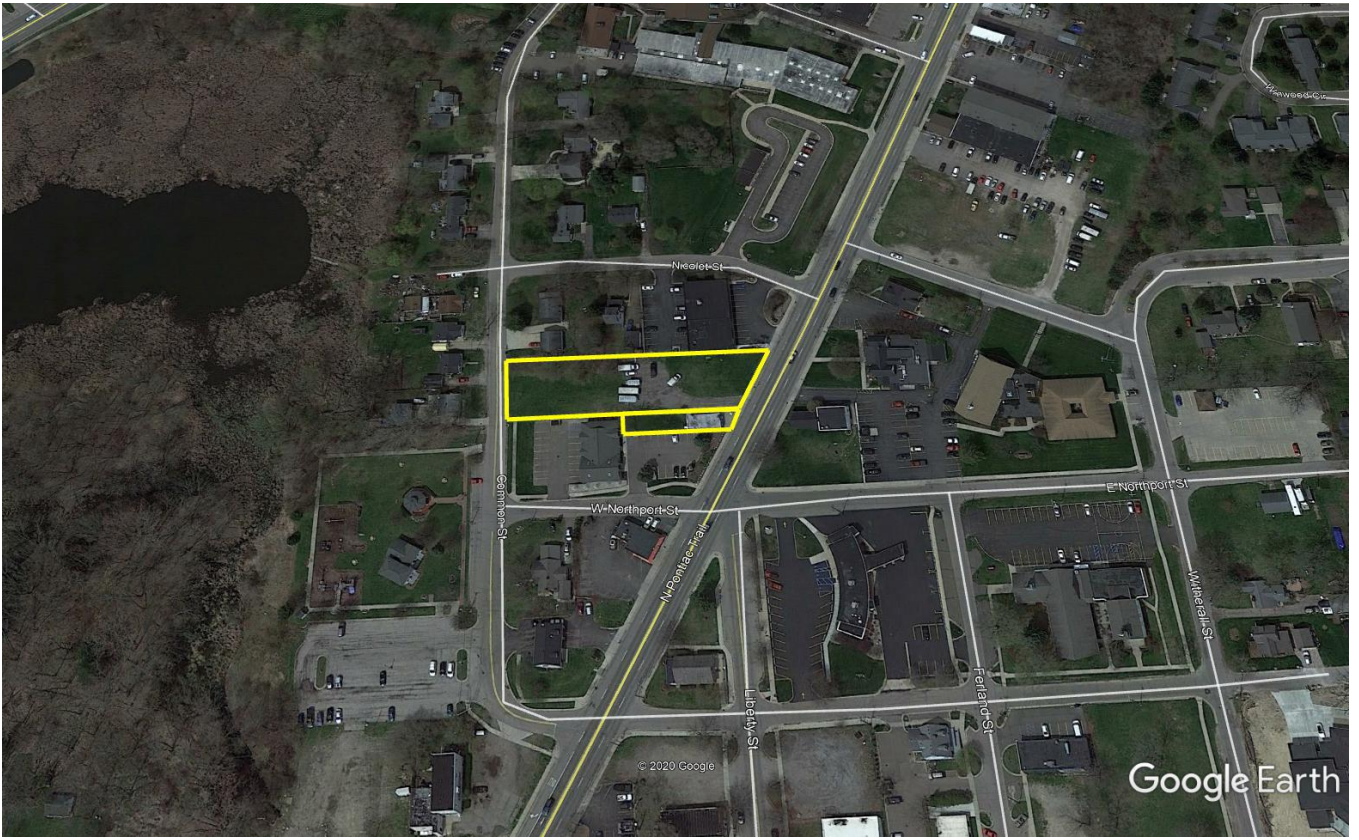
Population:	136,720 people
Households:	56,921 homes
Avg. HH Income:	\$115,886 USD
Traffic Count:	15,382 VPD – N. Pontiac Trail

Comments: 828 SF Retail building on 0.08 acre lot, plus adjacent 0.53 acre vacant lot to the East of the building. Excellent exposure on N. Pontiac Trail with a total of 120ft of frontage. Located in the Historic Downtown District of Walled Lake.

For Information Contact:
Mo Abubars & Randy Thomas
248-359-9000

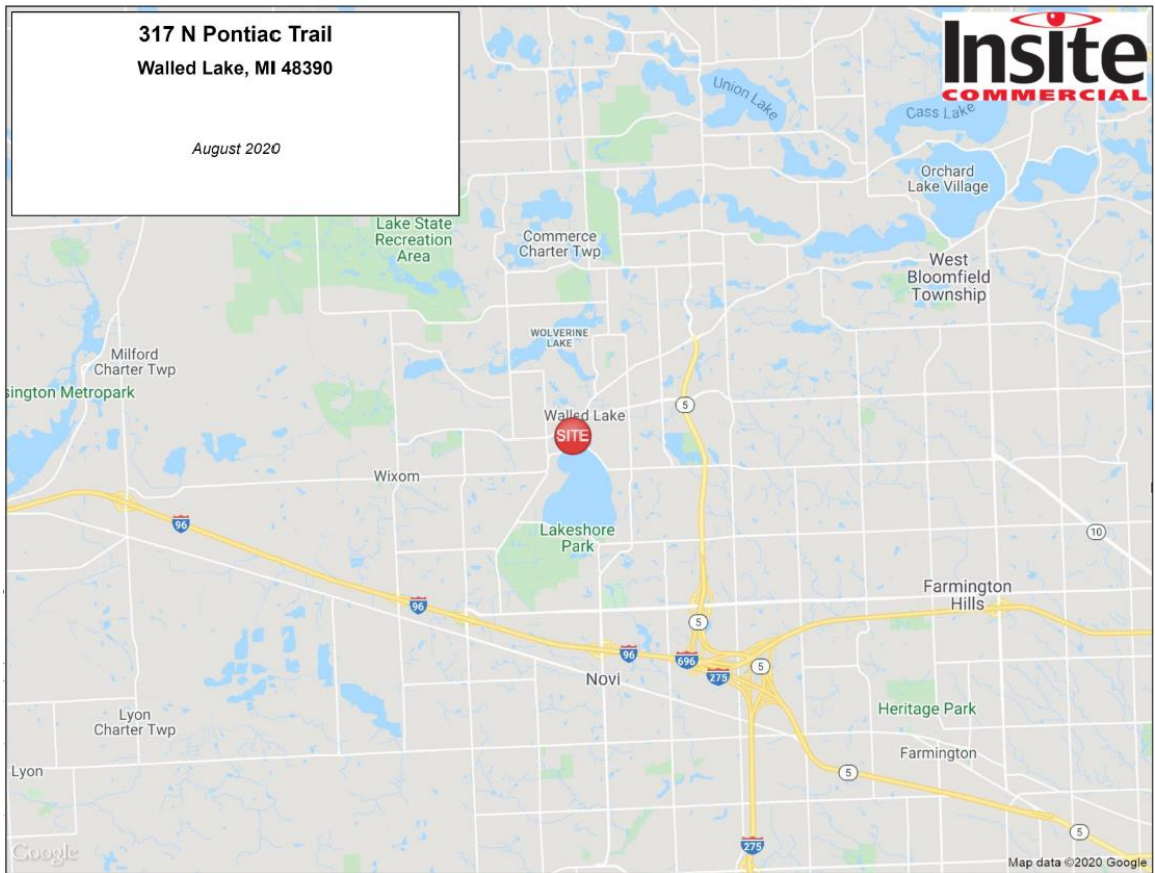
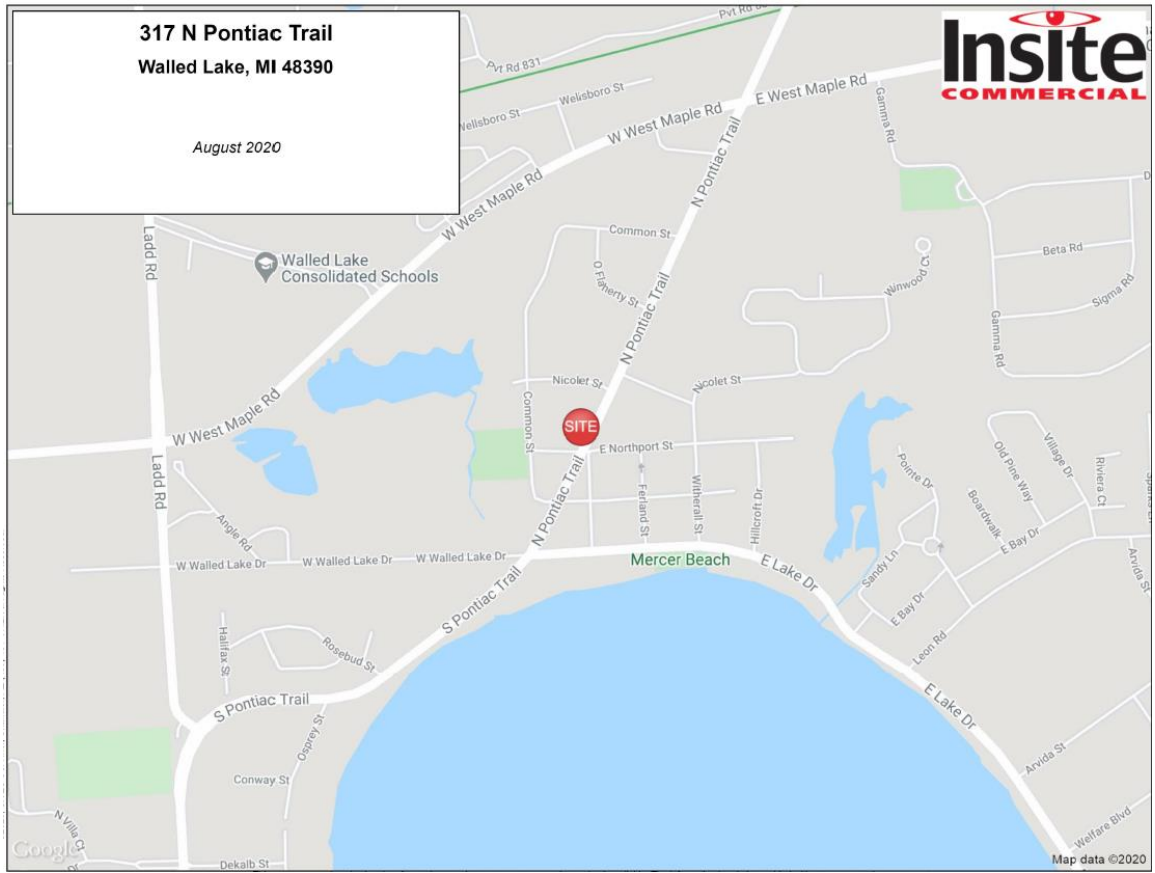






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DEMOGRAPHICS

317 N Pontiac Trail

Walled Lake, MI 48390

1 mi radius 3 mi radius 5 mi radius 10 mi radius

	1 mi radius	3 mi radius	5 mi radius	10 mi radius	
POPULATION	2020 Estimated Population	7,502	60,878	136,720	482,758
	2025 Projected Population	7,488	61,135	137,234	483,918
	2010 Census Population	7,118	54,313	125,645	455,074
	2000 Census Population	6,355	46,434	114,565	431,217
	Projected Annual Growth 2020 to 2025	-	-	-	-
	Historical Annual Growth 2000 to 2020	0.9%	1.6%	1.0%	0.6%
HOUSEHOLDS	2020 Estimated Households	3,651	27,580	56,921	201,657
	2025 Projected Households	3,683	28,021	57,779	203,093
	2010 Census Households	3,346	23,758	50,345	182,862
	2000 Census Households	2,996	20,322	44,908	168,515
	Projected Annual Growth 2020 to 2025	0.2%	0.3%	0.3%	0.1%
	Historical Annual Growth 2000 to 2020	1.1%	1.8%	1.3%	1.0%
AGE	2020 Est. Population Under 10 Years	10.3%	11.0%	11.1%	10.8%
	2020 Est. Population 10 to 19 Years	10.1%	10.5%	11.9%	12.0%
	2020 Est. Population 20 to 29 Years	15.7%	14.7%	12.5%	11.8%
	2020 Est. Population 30 to 44 Years	22.3%	21.6%	19.8%	18.6%
	2020 Est. Population 45 to 59 Years	19.2%	19.2%	21.2%	21.5%
	2020 Est. Population 60 to 74 Years	15.5%	15.2%	16.2%	17.8%
	2020 Est. Population 75 Years or Over	6.9%	7.7%	7.3%	7.6%
	2020 Est. Median Age	37.9	39.4	40.9	42.1
MARITAL STATUS & GENDER	2020 Est. Male Population	47.9%	49.0%	49.2%	48.8%
	2020 Est. Female Population	52.1%	51.0%	50.8%	51.2%
	2020 Est. Never Married	34.7%	31.0%	28.3%	27.4%
	2020 Est. Now Married	35.8%	46.7%	52.2%	53.7%
	2020 Est. Separated or Divorced	22.9%	15.0%	13.0%	12.9%
	2020 Est. Widowed	6.6%	7.4%	6.5%	6.0%
INCOME	2020 Est. HH Income \$200,000 or More	4.8%	9.1%	12.5%	13.7%
	2020 Est. HH Income \$150,000 to \$199,999	4.9%	8.4%	10.5%	10.8%
	2020 Est. HH Income \$100,000 to \$149,999	14.8%	16.9%	19.2%	18.6%
	2020 Est. HH Income \$75,000 to \$99,999	13.5%	12.4%	12.5%	12.7%
	2020 Est. HH Income \$50,000 to \$74,999	18.9%	17.6%	15.4%	15.2%
	2020 Est. HH Income \$35,000 to \$49,999	13.9%	13.7%	11.7%	10.7%
	2020 Est. HH Income \$25,000 to \$34,999	8.0%	6.9%	6.2%	6.1%
	2020 Est. HH Income \$15,000 to \$24,999	11.3%	8.2%	6.4%	6.1%
	2020 Est. HH Income Under \$15,000	9.9%	6.8%	5.7%	6.1%
	2020 Est. Average Household Income	\$77,763	\$95,984	\$115,886	\$123,797
2020 Est. Median Household Income	\$63,297	\$76,482	\$89,999	\$92,887	
2020 Est. Per Capita Income	\$37,842	\$43,503	\$48,292	\$51,767	
2020 Est. Total Businesses	353	2,754	7,296	22,337	
2020 Est. Total Employees	3,099	35,879	92,101	253,599	

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



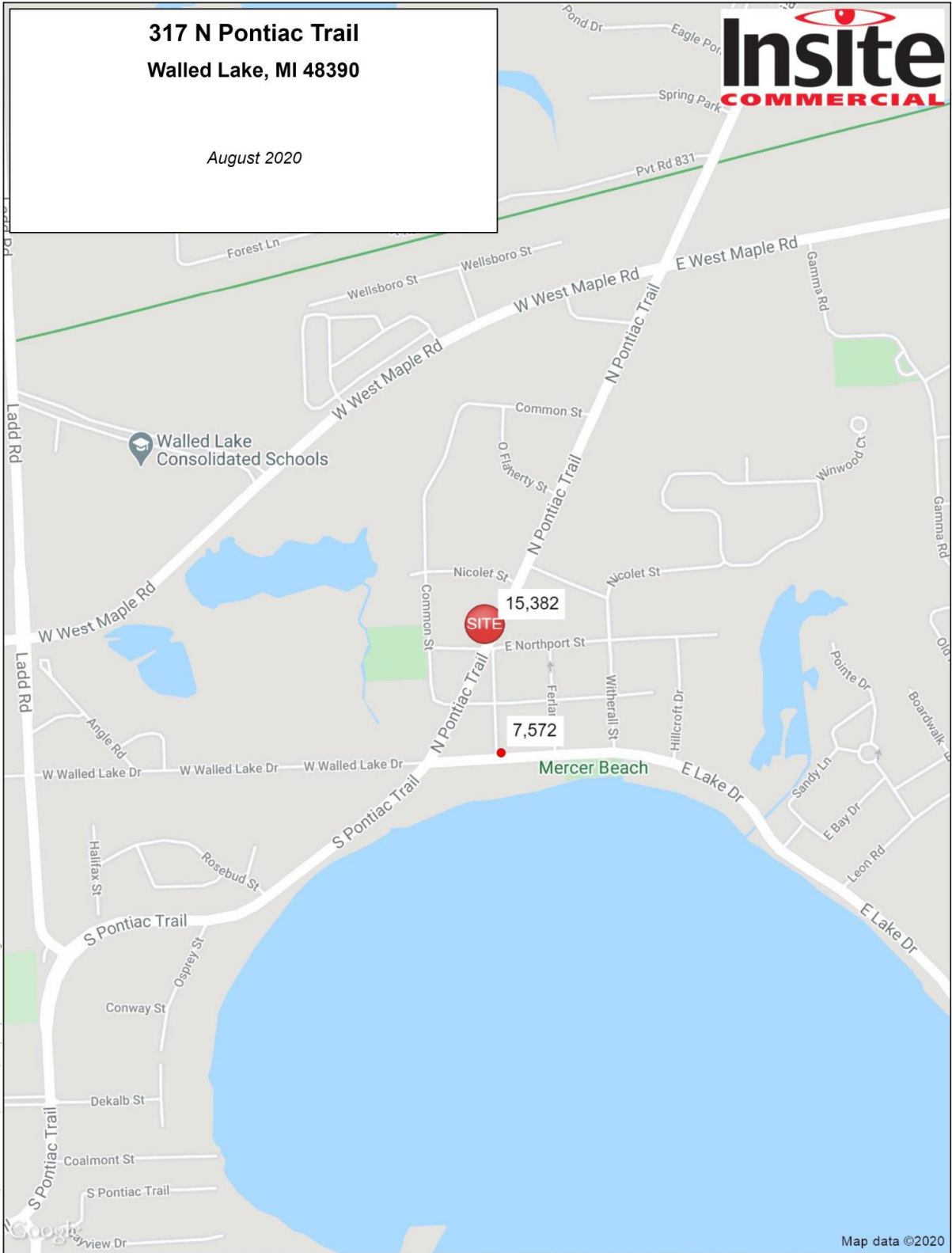
317 N Pontiac Trail

Walled Lake, MI 48390

	1 mi radius	3 mi radius	5 mi radius	10 mi radius	
RACE	2020 Est. White	82.1%	76.5%	75.8%	76.7%
	2020 Est. Black	6.8%	9.6%	8.6%	10.1%
	2020 Est. Asian or Pacific Islander	6.7%	10.0%	12.3%	10.0%
	2020 Est. American Indian or Alaska Native	0.4%	0.3%	0.2%	0.2%
	2020 Est. Other Races	4.0%	3.7%	3.1%	2.9%
HISPANIC	2020 Est. Hispanic Population	351	2,844	4,967	16,826
	2020 Est. Hispanic Population	4.7%	4.7%	3.6%	3.5%
	2025 Proj. Hispanic Population	4.7%	4.7%	3.6%	3.5%
	2010 Hispanic Population	3.7%	3.7%	2.9%	2.6%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	5,477	43,891	97,360	346,193
	2020 Est. Elementary (Grade Level 0 to 8)	1.4%	1.9%	2.0%	1.7%
	2020 Est. Some High School (Grade Level 9 to 11)	6.4%	4.2%	3.3%	3.1%
	2020 Est. High School Graduate	21.3%	18.4%	16.9%	16.5%
	2020 Est. Some College	22.5%	19.7%	18.7%	19.3%
	2020 Est. Associate Degree Only	9.5%	8.1%	7.5%	7.7%
	2020 Est. Bachelor Degree Only	23.5%	28.8%	29.8%	29.1%
	2020 Est. Graduate Degree	15.4%	18.9%	21.7%	22.6%
HOUSING	2020 Est. Total Housing Units	3,776	28,416	58,469	208,030
	2020 Est. Owner-Occupied	57.2%	59.8%	69.0%	71.8%
	2020 Est. Renter-Occupied	39.5%	37.2%	28.3%	25.2%
	2020 Est. Vacant Housing	3.3%	2.9%	2.6%	3.1%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	2.9%	5.5%	5.2%	4.5%
	2020 Homes Built 2000 to 2009	13.6%	17.6%	14.1%	10.7%
	2020 Homes Built 1990 to 1999	19.1%	23.4%	24.1%	18.1%
	2020 Homes Built 1980 to 1989	17.2%	15.5%	19.2%	15.7%
	2020 Homes Built 1970 to 1979	18.1%	14.2%	15.3%	18.6%
	2020 Homes Built 1960 to 1969	8.9%	8.3%	7.7%	12.1%
	2020 Homes Built 1950 to 1959	8.0%	6.7%	6.1%	9.4%
	2020 Homes Built Before 1949	8.9%	5.9%	5.6%	7.9%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.4%	0.8%	0.8%	1.2%
	2020 Home Value \$500,000 to \$999,999	7.8%	7.6%	10.1%	11.4%
	2020 Home Value \$400,000 to \$499,999	6.7%	9.2%	10.9%	10.3%
	2020 Home Value \$300,000 to \$399,999	11.6%	17.6%	22.1%	21.4%
	2020 Home Value \$200,000 to \$299,999	21.7%	30.8%	27.0%	26.7%
	2020 Home Value \$150,000 to \$199,999	17.3%	15.7%	13.2%	13.0%
	2020 Home Value \$100,000 to \$149,999	20.9%	10.1%	7.9%	8.0%
	2020 Home Value \$50,000 to \$99,999	8.7%	3.4%	2.4%	3.5%
	2020 Home Value \$25,000 to \$49,999	1.0%	1.1%	1.2%	1.3%
	2020 Home Value Under \$25,000	3.3%	3.3%	3.8%	2.4%
	2020 Median Home Value	\$201,921	\$253,037	\$284,524	\$296,973
	2020 Median Rent	\$880	\$993	\$1,112	\$1,026



TRAFFIC COUNTS



Jan. 2006

Central Business

ARTICLE 11.00

C-3 CENTRAL BUSINESS DISTRICT

Section 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.

Section 11.02 -- PERMITTED PRINCIPAL USES (amended eff. Aug. 2001)

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

- (a) 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 Section 8.02, 8.03 and 9.02 for these uses.
- (b) All retail business, service establishments, or processing uses as follows:
 - 1. 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.
 - 2. 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 (5) persons shall be employed at any time in the fabrication, repair and other processing of goods.
- (c) Residential uses above the first floor.
 - 1. Individual units must be a minimum of 950 sq. ft.
 - 2. At least fifty (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.
- (d) Uses determined to be similar to the above uses by the Planning Commission.
- (e) Uses or structures accessory to the above, subject to the regulations in Section 21.11.

Section 11.03 -- REQUIRED CONDITIONS IN C-3 DISTRICTS

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

Jan. 2006

Central Business

- (a) 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.
- (b) All business, servicing, or processing, except for off-street parking, loading, and unloading, shall be conducted within completely enclosed buildings.
- (c) Where any mixed use is proposed, pursuant to Section 11.04(h), any residential use shall constitute no more than fifty (50) percent of the gross floor area of any building.
- (d) Off-street parking shall be provided in accordance with Article 19.00, however, any new use and/or re-use of an existing building is allowed up to a fifty (50) percent reduction in the amount of parking on-site. The remaining required parking may be provided within 300 feet of the proposed use. On-street parking spaces may be counted to meet the off-street parking requirement with the approval of the Planning Commission.

Section 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 insure 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 21.29:

- (a) Dry cleaning establishments or pick-up stations, dealing directly with the consumer. Central dry cleaning plants serving other outlets shall be prohibited.
- (b) Veterinary hospitals.
- (c) Mortuary establishments.
- (d) 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.
- (e) Taverns, bars/lounges, or similar establishments serving alcoholic beverages.
- (f) Motels, subject to the following:
 - 1. It can be demonstrated that ingress and egress do not conflict with adjacent business uses.
 - 2. No kitchen or cooking facilities are to be provided, with the exception of units for the use of the manager or caretaker.
 - 3. Each unit shall contain not less than two hundred fifty (250) square feet of floor area.
- (g) Boat launches, docks, waterfront parks, beaches and similar waterfront recreation uses. (See specific minimum requirements in Section 21.29.)
- (h) Bed and Breakfast establishments, subject to the conditions in Section 21.29
- (i) Other uses determined to be similar to the above uses by the Planning Commission.
- (j) Uses or structures accessory to the above, subject to the regulations in Section 21.10.