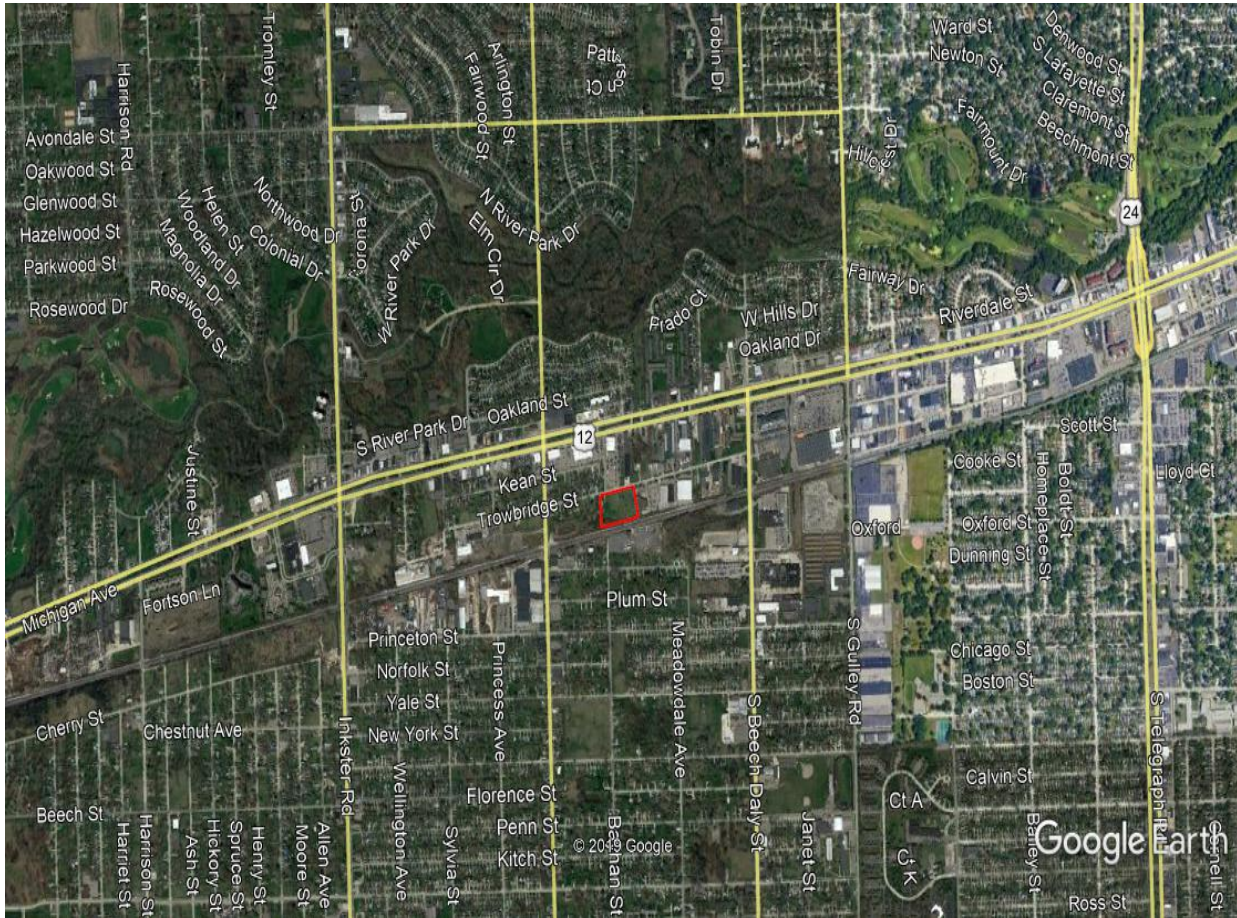


APPROVED MMFLA LAND FOR SALE



26215 & 26307 TROWBRIDGE STREET

INKSTER, 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

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APPROVED MMFLA

LAND FOR SALE

26215& 26307 TROWBRIDGE STREET

INKSTER, MICHIGAN

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DISCLAIMER/DISCLOSURE

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: 26215 & 26307 Trowbridge Street
Inkster, Michigan 48141

Total Land Size: 2.83 acres

Proposed Building Size: 17,000 SF (12,000 SF – Grow / 5,100 SF – Processing)

Sale Price: \$799,000

Parcel IDs: 44-020-02-0153-000; 44-020-01-0006-007; 44-020-03-0008-002;
44-020-03-0007-002

Utilities: All available

Zoning: M-1, Light Industrial: Special Use Permit approved for medical marijuana grow and processing facility

Demographics within a

5-mile radius: Population: 278,158 persons
Households: 118,149 HH
Avg. HH Income: \$65,014 USD

Comments: Special Use Permit approved for medical marijuana grow and processing facility. Municipality approved plans for buyer. Land is located immediately west of City Hall, and just south of police station. Conveniently located near many main thoroughfares. Contact Broker for additional details.

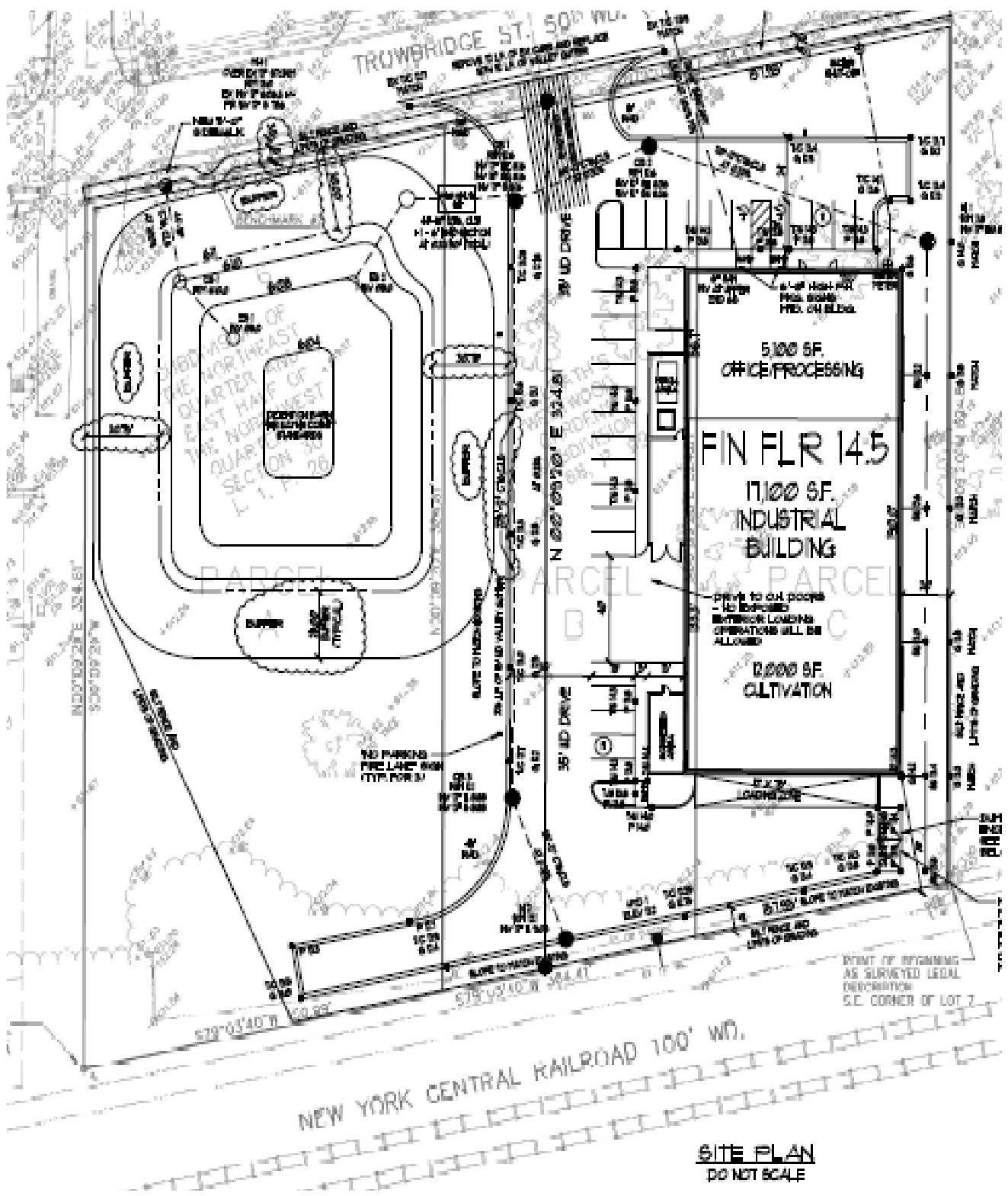
For Information Contact:

KYLE NELSON

248-359-9000



APPROVED SITE PLAN

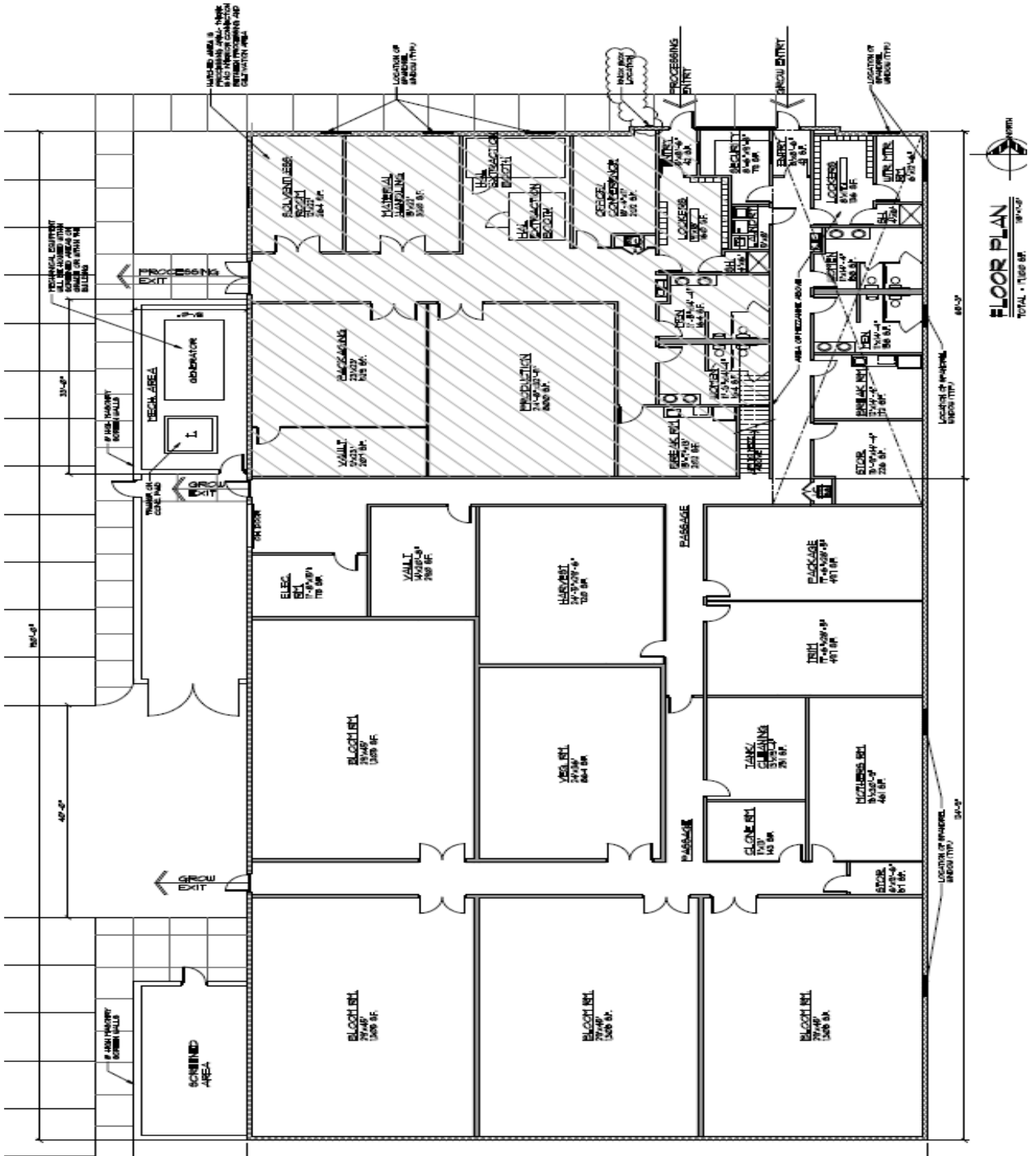


SITE PLAN
DO NOT SCALE

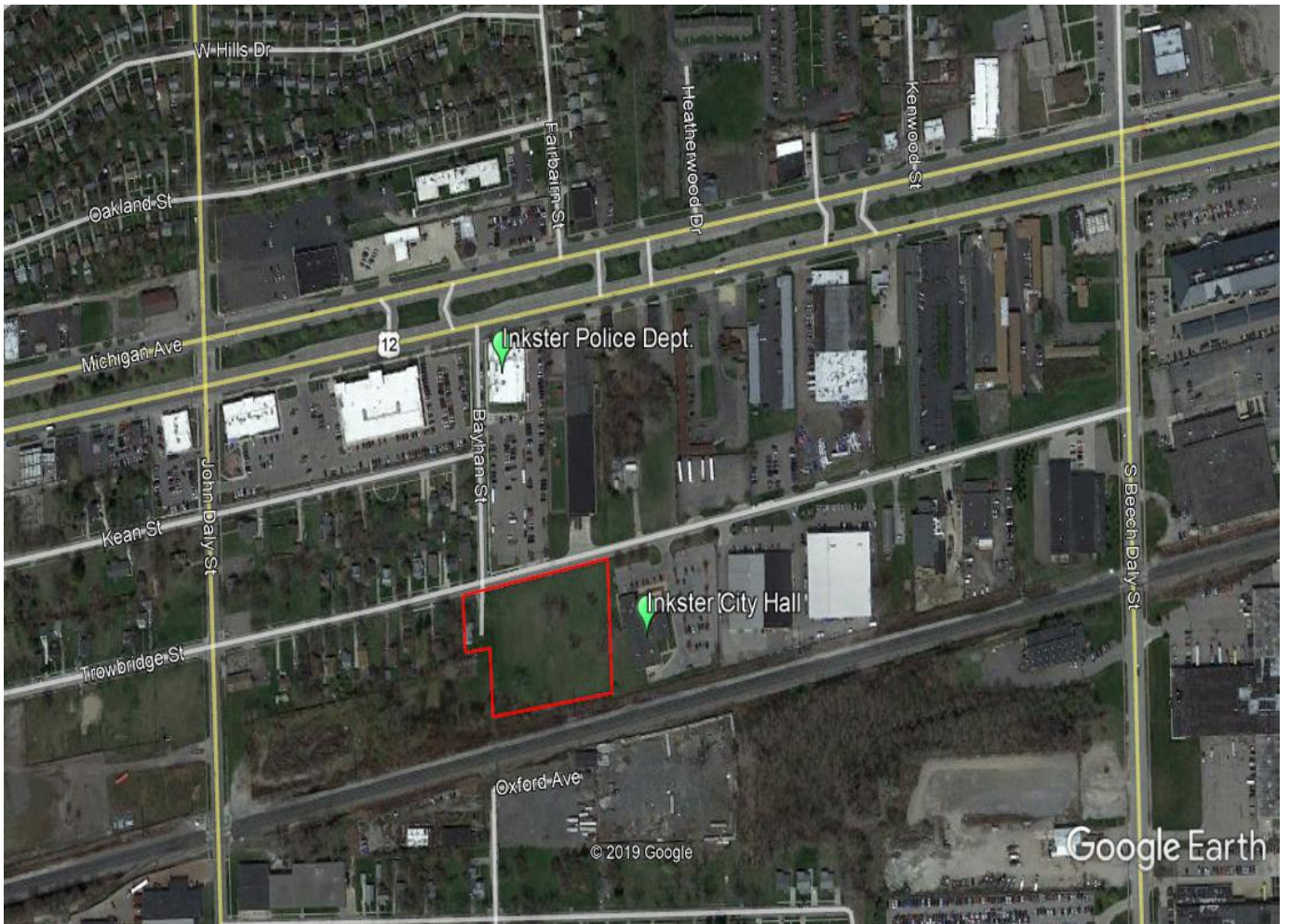
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APPROVED FLOOR PLAN

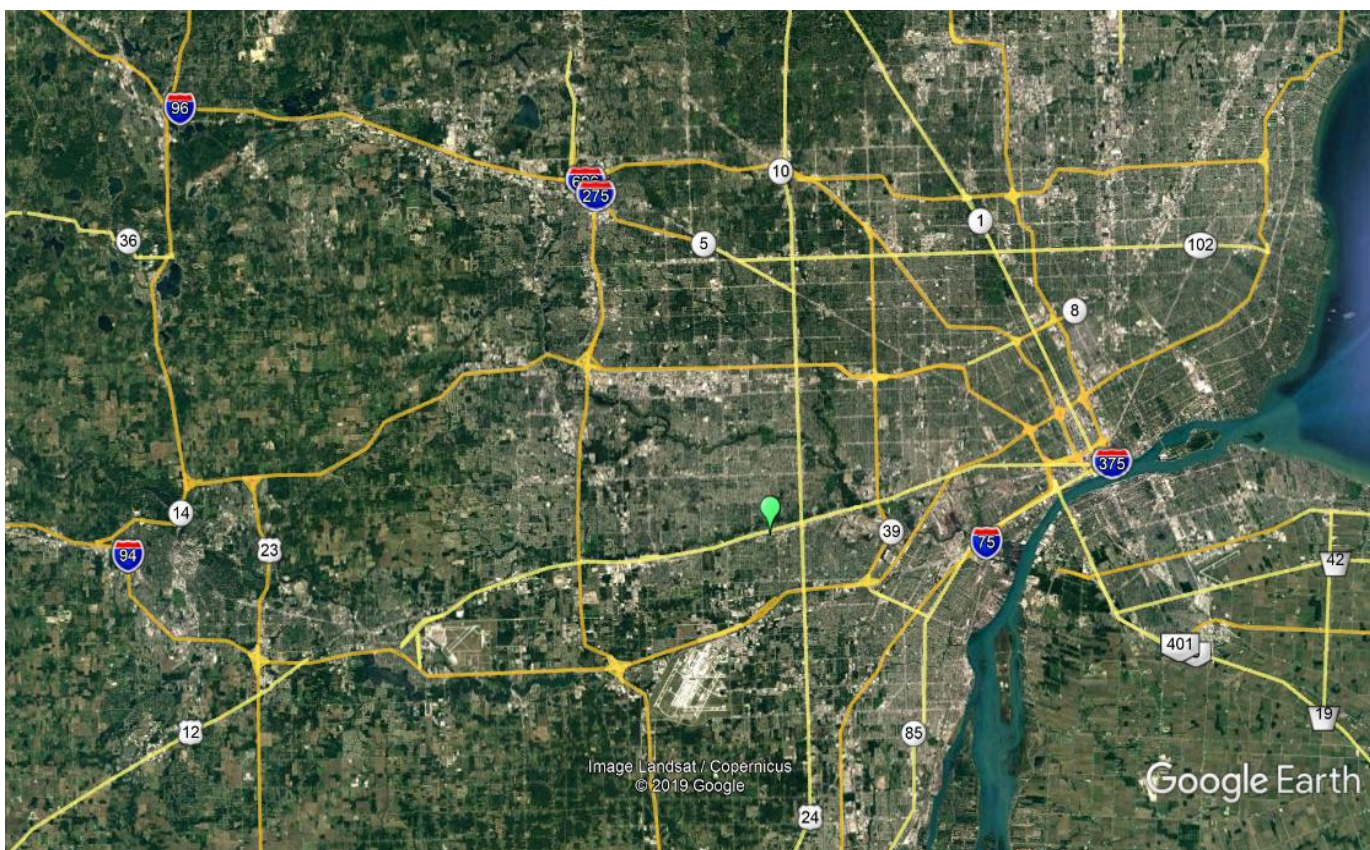
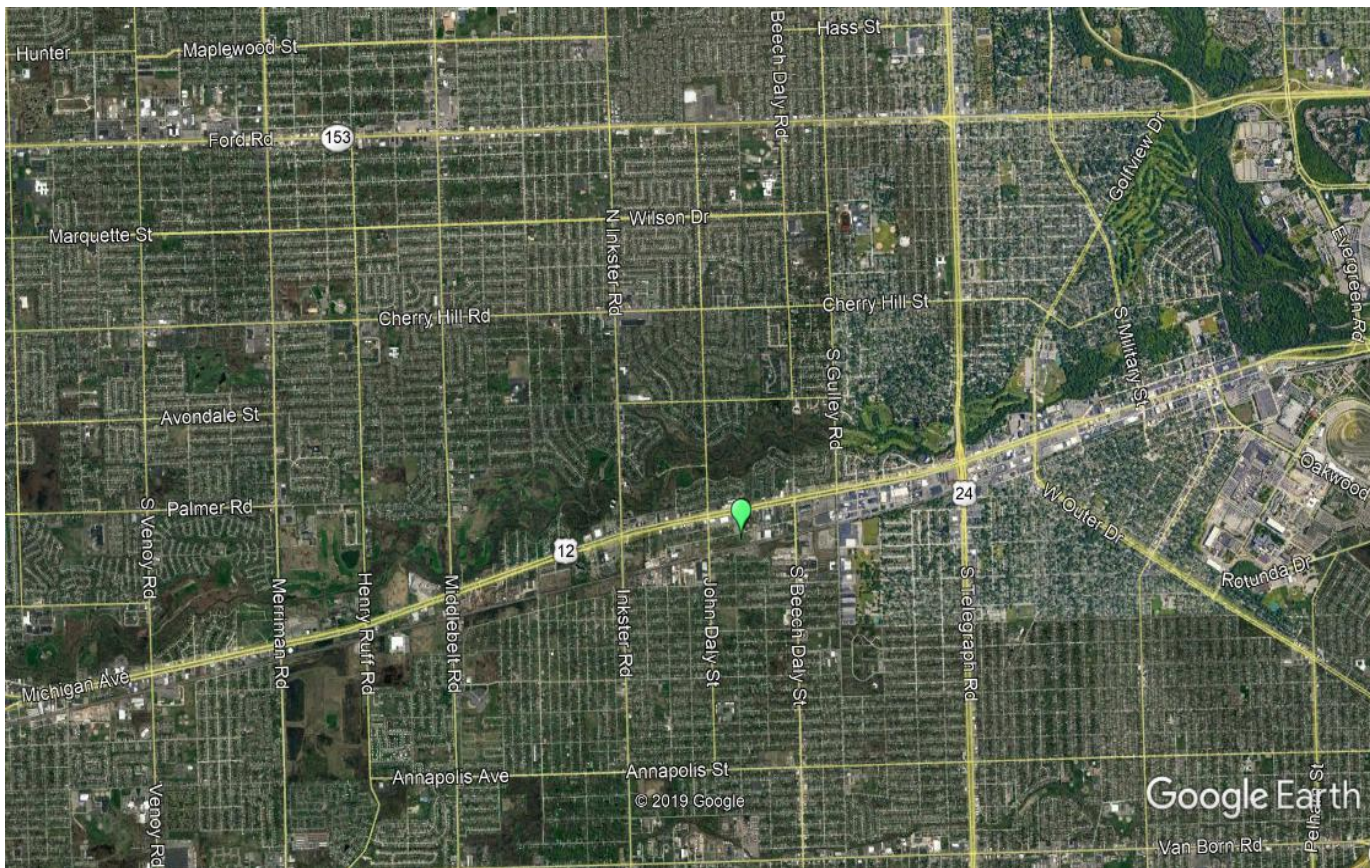
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AERIAL



AREA MAPS



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

DEMOGRAPHICS

FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2938/-83.2956

RF1

26215 Trowbridge St

Inkster, MI 48141

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2019 Estimated Population	10,310	116,663	278,158
	2024 Projected Population	9,898	110,807	266,297
	2010 Census Population	10,951	122,303	290,077
	2000 Census Population	12,613	130,660	305,607
	Projected Annual Growth 2019 to 2024	-0.8%	-1.0%	-0.9%
	Historical Annual Growth 2000 to 2019	-1.0%	-0.6%	-0.5%
HOUSEHOLDS	2019 Estimated Households	4,525	48,936	118,149
	2024 Projected Households	4,313	46,141	112,242
	2010 Census Households	4,482	47,841	114,641
	2000 Census Households	4,966	50,833	120,308
	Projected Annual Growth 2019 to 2024	-0.9%	-1.1%	-1.0%
	Historical Annual Growth 2000 to 2019	-0.5%	-0.2%	-
AGE	2019 Est. Population Under 10 Years	13.2%	12.9%	12.8%
	2019 Est. Population 10 to 19 Years	12.1%	12.8%	12.7%
	2019 Est. Population 20 to 29 Years	14.9%	13.8%	13.9%
	2019 Est. Population 30 to 44 Years	19.1%	19.1%	19.4%
	2019 Est. Population 45 to 59 Years	18.6%	19.2%	19.2%
	2019 Est. Population 60 to 74 Years	15.2%	15.5%	15.3%
	2019 Est. Population 75 Years or Over	6.8%	6.7%	6.7%
	2019 Est. Median Age	36.6	37.0	37.0
MARITAL STATUS & GENDER	2019 Est. Male Population	47.3%	48.6%	48.5%
	2019 Est. Female Population	52.7%	51.4%	51.5%
	2019 Est. Never Married	43.8%	36.5%	36.5%
	2019 Est. Now Married	29.5%	40.9%	40.1%
	2019 Est. Separated or Divorced	18.7%	16.3%	16.9%
	2019 Est. Widowed	7.9%	6.4%	6.5%
INCOME	2019 Est. HH Income \$200,000 or More	1.6%	2.9%	2.3%
	2019 Est. HH Income \$150,000 to \$199,999	2.7%	5.7%	4.9%
	2019 Est. HH Income \$100,000 to \$149,999	8.7%	13.3%	12.5%
	2019 Est. HH Income \$75,000 to \$99,999	10.7%	13.7%	14.2%
	2019 Est. HH Income \$50,000 to \$74,999	20.2%	19.9%	19.7%
	2019 Est. HH Income \$35,000 to \$49,999	16.1%	13.0%	14.1%
	2019 Est. HH Income \$25,000 to \$34,999	10.6%	9.1%	9.8%
	2019 Est. HH Income \$15,000 to \$24,999	12.3%	10.1%	10.5%
	2019 Est. HH Income Under \$15,000	17.1%	12.3%	12.1%
	2019 Est. Average Household Income	\$51,995	\$66,997	\$65,014
	2019 Est. Median Household Income	\$44,144	\$59,503	\$56,180
	2019 Est. Per Capita Income	\$22,937	\$28,174	\$27,678
	2019 Est. Total Businesses	392	3,506	8,962
2019 Est. Total Employees	3,968	29,214	109,816	

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DEMOGRAPHICS

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Lat/Lon: 42.2938/-83.2956

RF1

26215 Trowbridge St

Inkster, MI 48141

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2019 Est. White	41.0%	69.6%	71.4%
	2019 Est. Black	51.0%	23.4%	21.4%
	2019 Est. Asian or Pacific Islander	2.8%	2.4%	2.4%
	2019 Est. American Indian or Alaska Native	0.4%	0.4%	0.4%
	2019 Est. Other Races	4.8%	4.2%	4.3%
HISPANIC	2019 Est. Hispanic Population	441	6,037	15,219
	2019 Est. Hispanic Population	4.3%	5.2%	5.5%
	2024 Proj. Hispanic Population	4.6%	5.5%	5.8%
	2010 Hispanic Population	3.3%	4.1%	4.4%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	7,052	79,560	190,125
	2019 Est. Elementary (Grade Level 0 to 8)	2.8%	3.3%	3.7%
	2019 Est. Some High School (Grade Level 9 to 11)	10.0%	8.3%	8.1%
	2019 Est. High School Graduate	29.6%	30.8%	33.0%
	2019 Est. Some College	27.1%	24.7%	25.3%
	2019 Est. Associate Degree Only	9.6%	9.2%	9.1%
	2019 Est. Bachelor Degree Only	14.6%	14.5%	13.4%
	2019 Est. Graduate Degree	6.2%	9.3%	7.5%
HOUSING	2019 Est. Total Housing Units	5,066	52,913	126,991
	2019 Est. Owner-Occupied	54.5%	69.2%	68.1%
	2019 Est. Renter-Occupied	34.8%	23.3%	24.9%
	2019 Est. Vacant Housing	10.7%	7.5%	7.0%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	0.8%	0.6%	0.8%
	2019 Homes Built 2000 to 2009	2.1%	3.1%	3.1%
	2019 Homes Built 1990 to 1999	2.7%	2.9%	3.3%
	2019 Homes Built 1980 to 1989	3.6%	3.0%	3.4%
	2019 Homes Built 1970 to 1979	8.7%	8.1%	8.9%
	2019 Homes Built 1960 to 1969	15.0%	16.0%	15.6%
	2019 Homes Built 1950 to 1959	34.0%	34.4%	38.2%
	2019 Homes Built Before 1949	22.4%	24.4%	19.7%
HOME VALUES	2019 Home Value \$1,000,000 or More	0.2%	0.2%	0.2%
	2019 Home Value \$500,000 to \$999,999	1.7%	2.1%	1.7%
	2019 Home Value \$400,000 to \$499,999	2.4%	1.9%	1.6%
	2019 Home Value \$300,000 to \$399,999	2.4%	4.1%	3.1%
	2019 Home Value \$200,000 to \$299,999	7.9%	12.7%	10.1%
	2019 Home Value \$150,000 to \$199,999	12.1%	14.1%	13.2%
	2019 Home Value \$100,000 to \$149,999	15.1%	20.0%	23.9%
	2019 Home Value \$50,000 to \$99,999	28.8%	29.7%	31.8%
	2019 Home Value \$25,000 to \$49,999	17.1%	10.5%	10.0%
	2019 Home Value Under \$25,000	13.1%	7.1%	6.6%
	2019 Median Home Value	\$85,127	\$115,694	\$108,509
	2019 Median Rent	\$673	\$693	\$695

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1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	8,181	92,437	220,826
	2019 Est. Civilian Employed	56.6%	60.3%	60.3%
	2019 Est. Civilian Unemployed	1.9%	1.4%	1.6%
	2019 Est. in Armed Forces	-	-	-
	2019 Est. not in Labor Force	41.5%	38.3%	38.1%
	2019 Labor Force Males	46.2%	47.7%	47.8%
	2019 Labor Force Females	53.8%	52.3%	52.2%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	4,628	55,735	133,150
	2019 Mgmt, Business, & Financial Operations	11.1%	11.6%	11.4%
	2019 Professional, Related	20.4%	21.3%	19.7%
	2019 Service	19.9%	18.5%	18.6%
	2019 Sales, Office	23.7%	22.9%	23.4%
	2019 Farming, Fishing, Forestry	0.1%	0.2%	0.2%
	2019 Construction, Extraction, Maintenance	5.7%	7.2%	7.7%
	2019 Production, Transport, Material Moving	19.0%	18.2%	19.0%
	2019 White Collar Workers	55.3%	55.8%	54.4%
	2019 Blue Collar Workers	44.7%	44.2%	45.6%
TRANSPORTATION TO WORK	2019 Drive to Work Alone	82.1%	82.9%	83.1%
	2019 Drive to Work in Carpool	10.4%	9.2%	8.9%
	2019 Travel to Work by Public Transportation	2.2%	2.3%	2.3%
	2019 Drive to Work on Motorcycle	-	-	-
	2019 Walk or Bicycle to Work	2.7%	2.2%	2.2%
	2019 Other Means	0.7%	0.7%	0.7%
	2019 Work at Home	1.9%	2.6%	2.8%
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	18.3%	27.1%	26.9%
	2019 Travel to Work in 15 to 29 Minutes	47.7%	45.2%	45.1%
	2019 Travel to Work in 30 to 59 Minutes	30.5%	30.0%	30.0%
	2019 Travel to Work in 60 Minutes or More	4.1%	4.3%	4.5%
	2019 Average Travel Time to Work	22.3	21.3	21.6
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	\$202.58 M	\$2.59 B	\$6.14 B
	2019 Est. Apparel	\$7 M	\$90.22 M	\$213.39 M
	2019 Est. Contributions, Gifts	\$10.9 M	\$143.15 M	\$336.56 M
	2019 Est. Education, Reading	\$5.93 M	\$78.74 M	\$183.18 M
	2019 Est. Entertainment	\$11.1 M	\$145.05 M	\$342.46 M
	2019 Est. Food, Beverages, Tobacco	\$31.7 M	\$400.61 M	\$953.39 M
	2019 Est. Furnishings, Equipment	\$6.92 M	\$90.28 M	\$213.3 M
	2019 Est. Health Care, Insurance	\$18.98 M	\$241.46 M	\$575.1 M
	2019 Est. Household Operations, Shelter, Utilities	\$66.8 M	\$842.76 M	\$2 B
	2019 Est. Miscellaneous Expenses	\$3.82 M	\$49.02 M	\$116.16 M
	2019 Est. Personal Care	\$2.71 M	\$34.78 M	\$82.51 M
2019 Est. Transportation	\$36.71 M	\$472.92 M	\$1.12 B	

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