

LAND

FOR SALE



Lotz & Van Born

Canton, 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

Lotz & Van Born Canton, Michigan

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Location: Lotz & Van Born
West side of Lotz, South side of Michigan Ave
Canton, Michigan

Total Land Area: 71-143-99-0009-000 – 8.61 Acres
71-142-99-0013-000 – 3.94 Acres
12.55 Total Acres

Sale Price: Contact Broker

Property Taxes: Approx. \$3,200 annually

Utilities: Municipal

Zoning: L12: Light Industrial

**Demographics Within
5 Mile Radius:**

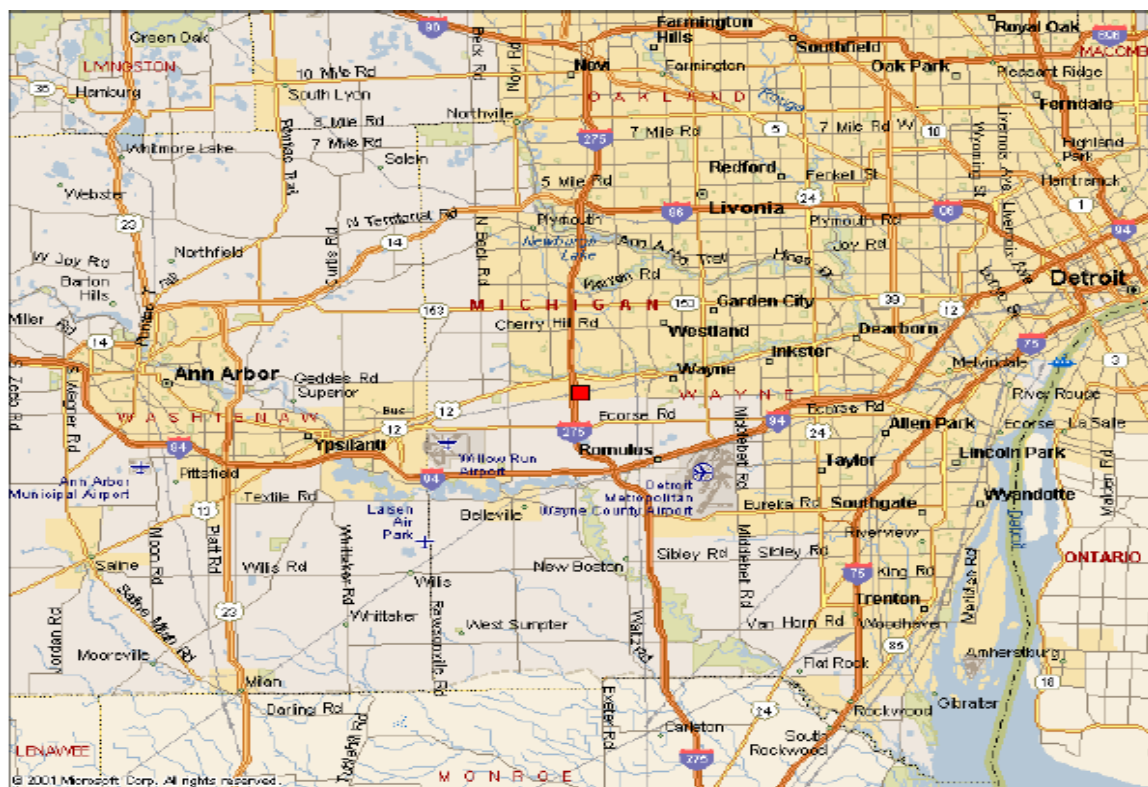
Population:	155,407 people
Avg. HH Income:	\$72,627 Annually
Employment:	64,978 employees
Households:	59,325 homes

Comments: There are two parcels for sale located on the West side of Lotz Road in Canton. The land is zoned Light industrial and would work well for a variety of uses. I-275 frontage.

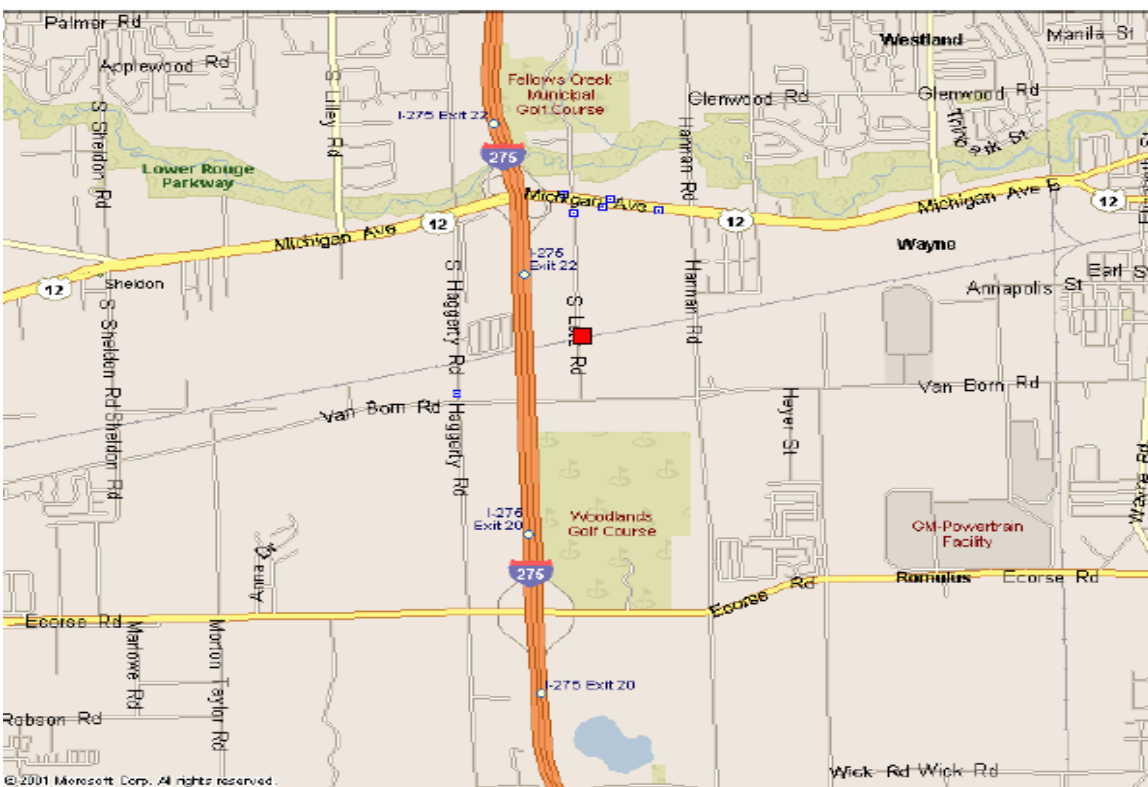
For Information Contact:
Randy Thomas
248-359-9000







Regional Map



Local Map





Executive Summary

Prepared by Randall Thomas

Lotz and Van Born

Latitude: 42.269537

Longitude: -83.436564

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	2,665	52,973	155,407
Male Population	49.6%	48.8%	48.8%
Female Population	50.4%	51.2%	51.2%
Median Age	33.4	34.0	35.6
2010 Income			
Median HH Income	\$50,375	\$66,232	\$62,492
Per Capita Income	\$23,058	\$28,073	\$27,795
Average HH Income	\$56,982	\$76,714	\$72,627
2010 Households			
Total Households	1,054	19,666	59,325
Average Household Size	2.52	2.69	2.60
2010 Housing			
Owner Occupied Housing Units	74.2%	68.5%	63.9%
Renter Occupied Housing Units	12.7%	23.6%	26.9%
Vacant Housing Units	13.1%	7.8%	9.2%
Population			
1990 Population	2,696	40,320	133,030
2000 Population	2,795	50,784	150,279
2010 Population	2,665	52,973	155,407
2015 Population	2,574	52,683	154,038
1990-2000 Annual Rate	0.36%	2.33%	1.23%
2000-2010 Annual Rate	-0.46%	0.41%	0.33%
2010-2015 Annual Rate	-0.69%	-0.11%	-0.18%

In the identified market area, the current year population is 155,407. In 2000, the Census count in the market area was 150,279. The rate of change since 2000 was 0.33 percent annually. The five-year projection for the population in the market area is 154,038, representing a change of -0.18 percent annually from 2010 to 2015. Currently, the population is 48.8 percent male and 51.2 percent female.

Households

1990 Households	1,067	14,180	47,543
2000 Households	1,111	18,909	58,071
2010 Households	1,054	19,666	59,325
2015 Households	1,017	19,534	58,569
1990-2000 Annual Rate	0.4%	2.92%	2.02%
2000-2010 Annual Rate	-0.51%	0.38%	0.21%
2010-2015 Annual Rate	-0.71%	-0.13%	-0.26%

The household count in this market area has changed from 58,071 in 2000 to 59,325 in the current year, a change of 0.21 percent annually. The five-year projection of households is 58,569, a change of -0.26 percent annually from the current year total. Average household size is currently 2.60, compared to 2.57 in the year 2000. The number of families in the current year is 39,926 in the market area.

Housing

Currently, 63.9 percent of the 65,320 housing units in the market area are owner occupied; 26.9 percent, renter occupied; and 9.2 percent are vacant. In 2000, there were 60,559 housing units - 68.7 percent owner occupied, 27.2 percent renter occupied and 4.1 percent vacant. The rate of change in housing units since 2000 is 0.74 percent. Median home value in the market area is \$107,332, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 0.66 percent annually to \$110,910. From 2000 to the current year, median home value changed by -1.48 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.





Executive Summary

Prepared by Randall Thomas

Lotz and Van Born

Latitude: 42.269537

Longitude: -83.436564

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$30,717	\$38,504	\$36,946
2000 Median HH Income	\$38,011	\$60,511	\$53,979
2010 Median HH Income	\$50,375	\$66,232	\$62,492
2015 Median HH Income	\$56,096	\$73,598	\$68,320
1990-2000 Annual Rate	2.15%	4.62%	3.86%
2000-2010 Annual Rate	2.79%	0.89%	1.44%
2010-2015 Annual Rate	2.17%	2.13%	1.8%
Per Capita Income			
1990 Per Capita Income	\$13,340	\$14,580	\$14,612
2000 Per Capita Income	\$19,692	\$24,840	\$24,120
2010 Per Capita Income	\$23,058	\$28,073	\$27,795
2015 Per Capita Income	\$25,830	\$31,025	\$30,846
1990-2000 Annual Rate	3.97%	5.47%	5.14%
2000-2010 Annual Rate	1.55%	1.2%	1.39%
2010-2015 Annual Rate	2.3%	2.02%	2.1%
Average Household Income			
1990 Average Household Income	\$34,633	\$41,129	\$40,452
2000 Average Household Income	\$46,860	\$67,194	\$62,050
2010 Average HH Income	\$56,982	\$76,714	\$72,627
2015 Average HH Income	\$63,708	\$85,078	\$80,918
1990-2000 Annual Rate	3.07%	5.03%	4.37%
2000-2010 Annual Rate	1.93%	1.3%	1.55%
2010-2015 Annual Rate	2.26%	2.09%	2.19%

Households by Income

Current median household income is \$62,492 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$68,320 in five years. In 2000, median household income was \$53,979, compared to \$36,946 in 1990.

Current average household income is \$72,627 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$80,918 in five years. In 2000, average household income was \$62,050, compared to \$40,452 in 1990.

Current per capita income is \$27,795 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$30,846 in five years. In 2000, the per capita income was \$24,120, compared to \$14,612 in 1990.

Population by Employment

Total Businesses	82	1,297	4,451
Total Employees	2,295	23,506	64,978

Currently, 86.1 percent of the civilian labor force in the identified market area is employed and 13.9 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 88.6 percent of the civilian labor force, and unemployment will be 11.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 70.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 59.1 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 17.1 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 23.9 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 87.8 percent of the market area population drove alone to work, and 1.8 percent worked at home. The average travel time to work in 2000 was 24.6 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 11.7 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 32.6 percent were high school graduates only (29.6 percent in the U.S.)
- 7.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 16.1 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.5 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

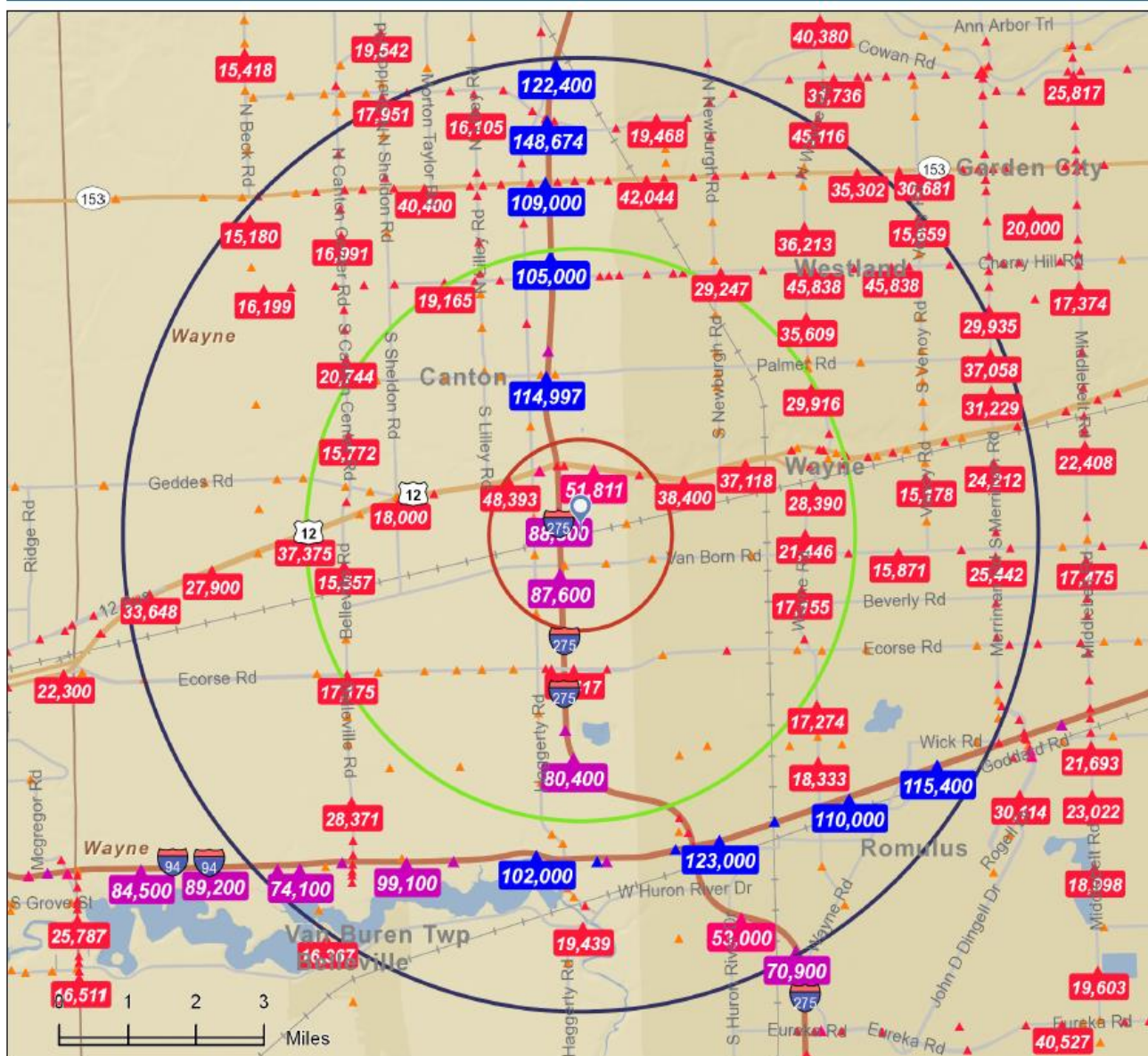




Traffic Count Map

Lotz and Van Born
Ring: 1, 3, 5 Miles

Prepared by Randall Thomas
Latitude: 42.269537
Longitude: -83.436564



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

