

LAND FOR SALE OR LEASE



**26026 SOUTHFIELD ROAD
LATHRUP VILLAGE, MI 48076**

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LATHRUP VILLAGE, MI 48076**

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DISCLAIMER/DISCLOSURE

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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.



SUMMARY

Location: 26026 Southfield Road
Lathrup Village, MI 48076

Parcel I.D.: 24-24-153-034

Land Size: 0.597 Acres (26,003 SF)

Sale/Lease Pricing: Contact Broker

Property Taxes: \$4,716.30 (2022)

Zoning: MX: Mixed Use

Area Tenants: AT&T Store, State Farm Insurance, DXL Clothing, Exxon, Zeal Credit Union, CVS, Dollar General, Subway, Discount Tire, Chase Bank

Demographics in 5 Mile Radius:

Population:	324,396 people
Households:	145,521 homes
Avg. HH Income:	\$113,067 USD
Traffic Counts:	74,704 VPD

- Property Highlights:**
- Lathrup Village land for sale or ground lease
 - Site located on heavily-trafficked Southfield Rd, just south of I-696
 - Over 300' of frontage on Southfield Road
 - Zoning allows for a variety of uses
 - Contact broker for additional details

For Information Contact:
KYLE NELSON & SIMON RUBIN
248-359-9000



SURVEY

BOUNDARY SURVEY

PROPERTY DESCRIPTION:

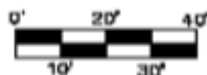
LOTS 3021 TO 3033; LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUB'N. NO. 5, OF THE W. 1/2 OF THE N.W. 1/4 OF SEC. 24, T.1 N., R.10 E., SOUTHFIELD TWP. (NOW CITY OF LATHRUP VILLAGE), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 37 OF PLATS, PAGE 47 OF OAKLAND COUNTY RECORDS.

NOTE:

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

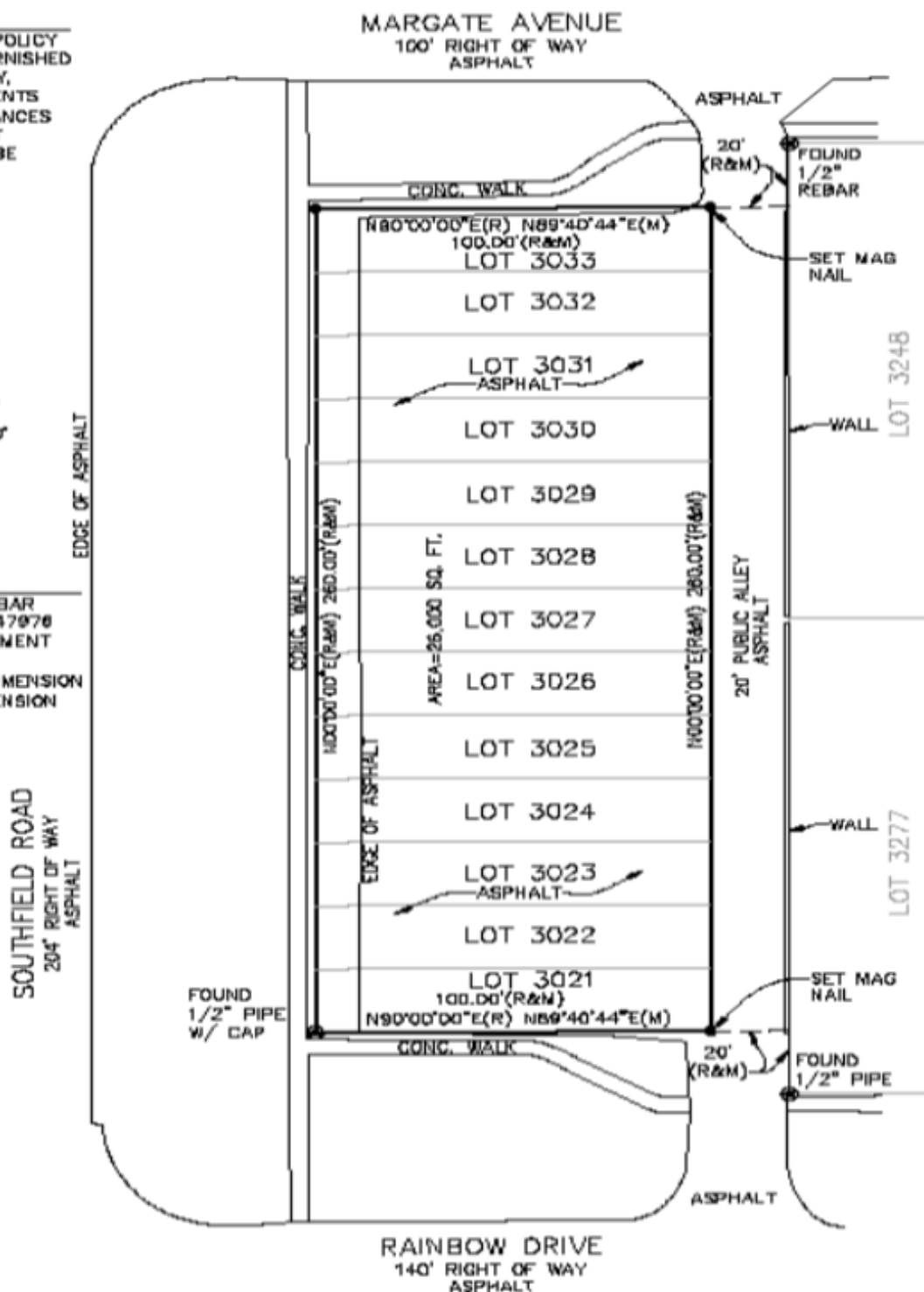


SCALE 1"=40'



LEGEND

- SET 1/2" REBAR WITH CAP, #47978
- ⊙ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION



I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREBY PLATTED AND DESCRIBED AND THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT



KEM-TEC & ASSOCIATES

22558 GRATIOT AVE. EASTPOINTE, MI 48021
 PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS
 (586)772-2222 * FAX (586)772-4048

AERIAL

I-696

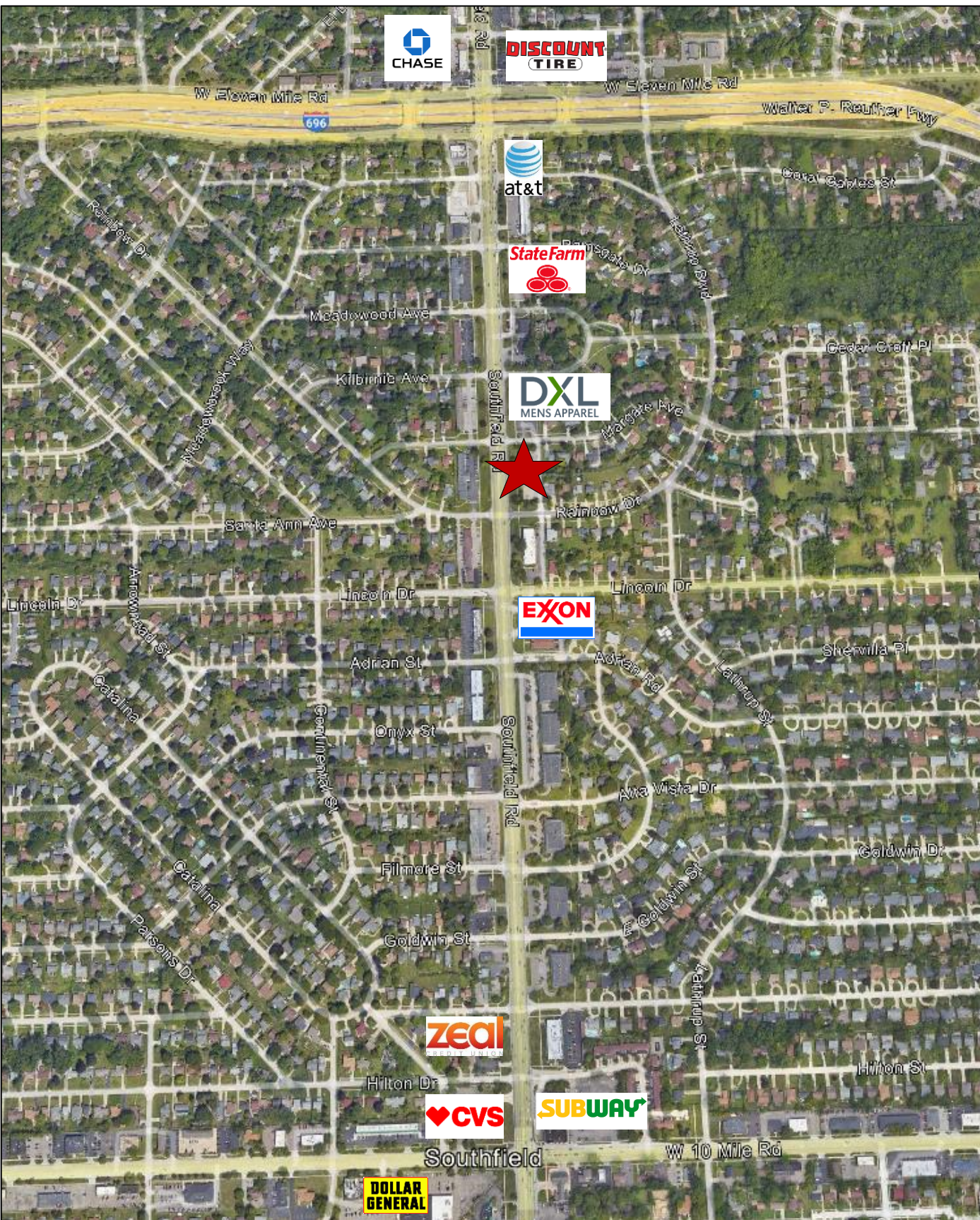
SOUTHFIELD RD.



LINCOLN DR.

AREA MAP

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



DEMOGRAPHICS

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4823/-83.221

26026 Southfield Rd. Lathrup Village, MI 48076	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	11,475	115,343	324,396
2028 Projected Population	11,514	115,903	325,487
2020 Census Population	11,411	116,020	325,295
2010 Census Population	11,125	112,162	319,800
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	0.2%	0.2%	0.1%
Households			
2023 Estimated Households	4,697	49,835	145,521
2028 Projected Households	4,688	50,043	145,886
2020 Census Households	4,640	49,573	144,050
2010 Census Households	4,361	46,700	137,625
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	0.6%	0.5%	0.4%
Age			
2023 Est. Population Under 10 Years	10.2%	10.3%	10.8%
2023 Est. Population 10 to 19 Years	10.7%	11.4%	10.9%
2023 Est. Population 20 to 29 Years	9.9%	12.5%	13.2%
2023 Est. Population 30 to 44 Years	14.7%	17.6%	19.0%
2023 Est. Population 45 to 59 Years	19.5%	19.7%	19.1%
2023 Est. Population 60 to 74 Years	24.0%	19.6%	18.8%
2023 Est. Population 75 Years or Over	11.0%	8.9%	8.2%
2023 Est. Median Age	48.3	42.5	41.0
Marital Status & Gender			
2023 Est. Male Population	46.5%	46.6%	47.2%
2023 Est. Female Population	53.5%	53.4%	52.8%
2023 Est. Never Married	38.6%	38.3%	41.5%
2023 Est. Now Married	41.1%	38.4%	36.2%
2023 Est. Separated or Divorced	15.1%	17.6%	16.6%
2023 Est. Widowed	5.2%	5.7%	5.7%
Income			
2023 Est. HH Income \$200,000 or More	11.1%	11.7%	13.0%
2023 Est. HH Income \$150,000 to \$199,999	9.5%	9.5%	8.9%
2023 Est. HH Income \$100,000 to \$149,999	20.6%	18.2%	15.8%
2023 Est. HH Income \$75,000 to \$99,999	12.5%	13.5%	11.9%
2023 Est. HH Income \$50,000 to \$74,999	17.6%	16.3%	15.5%
2023 Est. HH Income \$35,000 to \$49,999	8.1%	9.9%	10.4%
2023 Est. HH Income \$25,000 to \$34,999	5.1%	7.1%	7.7%
2023 Est. HH Income \$15,000 to \$24,999	5.9%	6.1%	6.4%
2023 Est. HH Income Under \$15,000	9.6%	7.9%	10.4%
2023 Est. Average Household Income	\$104,872	\$103,921	\$113,067
2023 Est. Median Household Income	\$79,247	\$84,321	\$84,694
2023 Est. Per Capita Income	\$43,085	\$45,102	\$50,827
2023 Est. Total Businesses	894	7,977	19,255
2023 Est. Total Employees	5,573	89,401	196,149

DEMOGRAPHICS



Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4823/-83.221

26026 Southfield Rd. Lathrup Village, MI 48076	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	32.6%	42.5%	45.5%
2023 Est. Black	63.2%	51.1%	48.0%
2023 Est. Asian or Pacific Islander	1.2%	2.8%	2.6%
2023 Est. American Indian or Alaska Native	-	0.1%	0.1%
2023 Est. Other Races	2.9%	3.5%	3.7%
Hispanic			
2023 Est. Hispanic Population	205	2,652	8,051
2023 Est. Hispanic Population	1.8%	2.3%	2.5%
2028 Proj. Hispanic Population	1.8%	2.3%	2.5%
2020 Hispanic Population	1.5%	2.4%	2.5%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	8,564	83,622	236,100
2023 Est. Elementary (Grade Level 0 to 8)	2.1%	2.2%	2.0%
2023 Est. Some High School (Grade Level 9 to 11)	3.4%	3.4%	4.4%
2023 Est. High School Graduate	19.8%	17.9%	19.9%
2023 Est. Some College	21.6%	22.2%	21.5%
2023 Est. Associate Degree Only	9.2%	8.8%	8.1%
2023 Est. Bachelor Degree Only	22.0%	25.1%	24.8%
2023 Est. Graduate Degree	21.9%	20.4%	19.4%
Housing			
2023 Est. Total Housing Units	4,813	52,078	156,530
2023 Est. Owner-Occupied	69.2%	61.2%	59.0%
2023 Est. Renter-Occupied	28.4%	34.5%	33.9%
2023 Est. Vacant Housing	2.4%	4.3%	7.0%
Homes Built by Year			
2023 Homes Built 2010 or later	2.5%	3.3%	3.5%
2023 Homes Built 2000 to 2009	2.0%	3.9%	3.9%
2023 Homes Built 1990 to 1999	3.0%	3.9%	3.4%
2023 Homes Built 1980 to 1989	5.4%	6.1%	5.3%
2023 Homes Built 1970 to 1979	15.0%	14.5%	11.8%
2023 Homes Built 1960 to 1969	34.7%	20.4%	13.6%
2023 Homes Built 1950 to 1959	25.0%	27.7%	27.4%
2023 Homes Built Before 1949	9.9%	15.9%	24.1%
Home Values			
2023 Home Value \$1,000,000 or More	0.8%	1.1%	2.4%
2023 Home Value \$500,000 to \$999,999	6.3%	7.7%	11.5%
2023 Home Value \$400,000 to \$499,999	5.9%	8.4%	8.6%
2023 Home Value \$300,000 to \$399,999	16.3%	16.1%	14.1%
2023 Home Value \$200,000 to \$299,999	36.5%	29.3%	23.8%
2023 Home Value \$150,000 to \$199,999	18.9%	17.4%	13.6%
2023 Home Value \$100,000 to \$149,999	8.6%	10.9%	9.4%
2023 Home Value \$50,000 to \$99,999	2.5%	5.3%	9.5%
2023 Home Value \$25,000 to \$49,999	1.7%	1.5%	3.8%
2023 Home Value Under \$25,000	2.6%	2.3%	3.4%
2023 Median Home Value	\$236,461	\$240,015	\$259,512
2023 Median Rent	\$985	\$1,070	\$992

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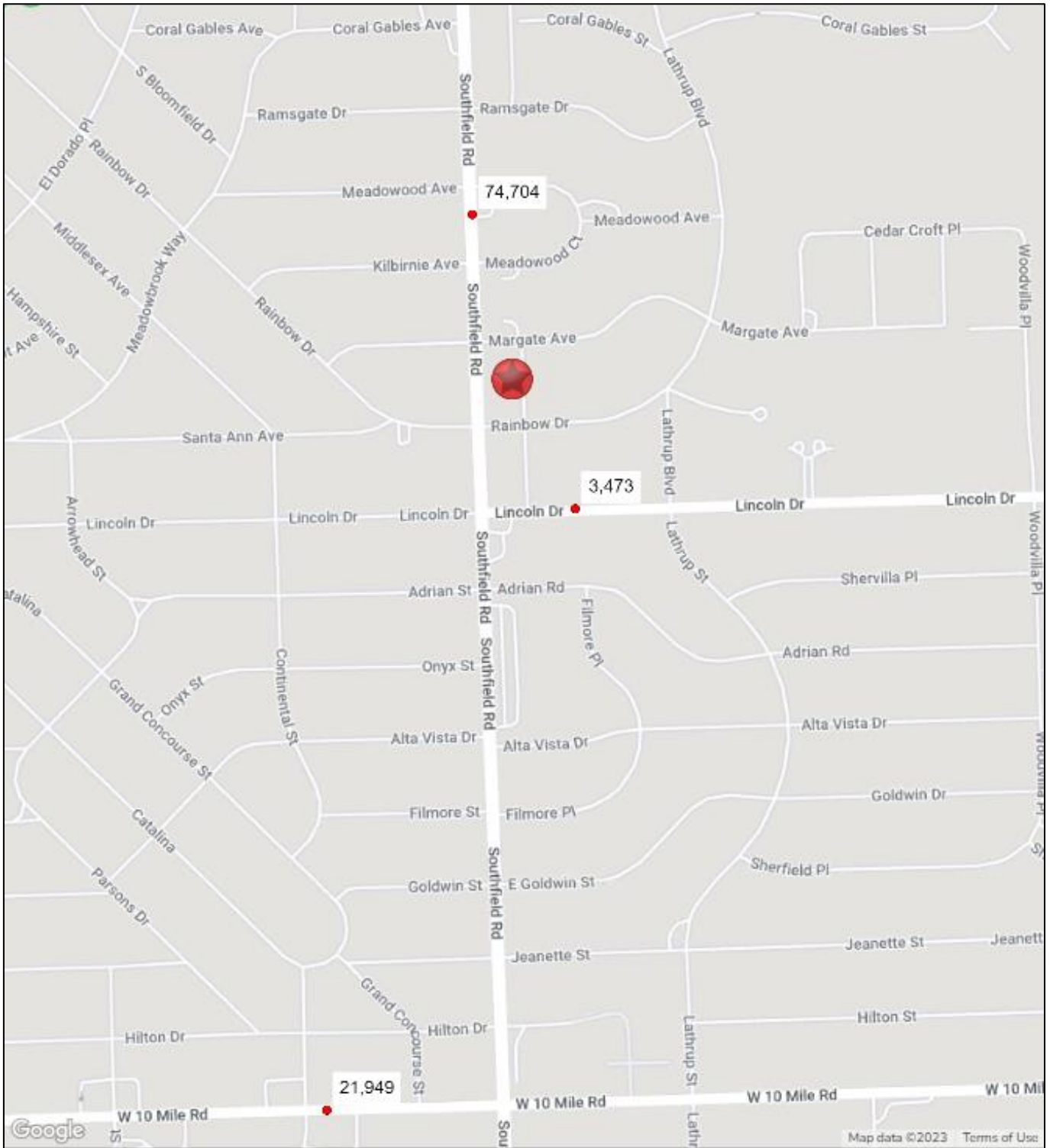
Lat/Lon: 42.4823/-83.221

26026 Southfield Rd. Lathrup Village, MI 48076	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	9,555	95,741	267,931
2023 Est. Civilian Employed	51.7%	59.7%	59.3%
2023 Est. Civilian Unemployed	3.8%	2.6%	2.8%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	44.4%	37.6%	37.9%
2023 Labor Force Males	45.6%	45.8%	46.5%
2023 Labor Force Females	54.4%	54.2%	53.5%
Occupation			
2023 Occupation: Population Age 16 Years or Over	4,943	57,164	158,826
2023 Mgmt, Business, & Financial Operations	20.1%	20.9%	21.1%
2023 Professional, Related	31.2%	31.5%	30.4%
2023 Service	13.2%	12.4%	13.1%
2023 Sales, Office	19.8%	19.7%	19.4%
2023 Farming, Fishing, Forestry	-	-	-
2023 Construction, Extraction, Maintenance	4.7%	4.7%	4.6%
2023 Production, Transport, Material Moving	10.9%	10.6%	11.4%
2023 White Collar Workers	71.2%	72.2%	70.9%
2023 Blue Collar Workers	28.8%	27.8%	29.1%
Transportation to Work			
2023 Drive to Work Alone	63.5%	61.4%	61.8%
2023 Drive to Work in Carpool	4.2%	5.5%	5.4%
2023 Travel to Work by Public Transportation	0.3%	0.3%	0.7%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	0.8%	1.2%	1.3%
2023 Other Means	0.8%	0.8%	1.0%
2023 Work at Home	30.4%	30.8%	29.9%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	23.1%	24.2%	21.3%
2023 Travel to Work in 15 to 29 Minutes	43.5%	43.5%	44.2%
2023 Travel to Work in 30 to 59 Minutes	31.8%	29.7%	31.1%
2023 Travel to Work in 60 Minutes or More	1.7%	2.6%	3.4%
2023 Average Travel Time to Work	22.8	22.0	22.6
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$339.43 M	\$3.59 B	\$11.12 B
2023 Est. Apparel	\$11.99 M	\$127.45 M	\$396.18 M
2023 Est. Contributions, Gifts	\$20.17 M	\$214.72 M	\$678.25 M
2023 Est. Education, Reading	\$11.43 M	\$122.92 M	\$392.1 M
2023 Est. Entertainment	\$19.49 M	\$205.81 M	\$638.81 M
2023 Est. Food, Beverages, Tobacco	\$51.48 M	\$543.85 M	\$1.68 B
2023 Est. Furnishings, Equipment	\$12.1 M	\$127.67 M	\$395.47 M
2023 Est. Health Care, Insurance	\$31.07 M	\$326.01 M	\$1 B
2023 Est. Household Operations, Shelter, Utilities	\$108.95 M	\$1.16 B	\$3.58 B
2023 Est. Miscellaneous Expenses	\$6.48 M	\$68.53 M	\$212.58 M
2023 Est. Personal Care	\$4.57 M	\$48.27 M	\$149.22 M
2023 Est. Transportation	\$61.71 M	\$649.39 M	\$2 B

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TRAFFIC COUNTS



26026 Southfield Rd.

Lathrup Village, MI

May 2023



1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

3.1.9

MX Mixed Use

A. INTENT

The MX Mixed Use district is intended to allow flexibility in the redevelopment of property along Southfield Road, where frontage lots limit the availability of parking and compliance with buildings setbacks. This district will encourage pedestrian-oriented design, and will compliment the Village Center district.

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Single-family attached dwellings
- ii. Duplex dwelling units
- iii. Multiple-family dwellings
- iv. Professional and administrative offices[□]
- v. Personal services[□]
- vi. Restaurants
- vii. Health and fitness facilities
- viii. Business service uses[□]
- ix. Banks and other financial institutions
- x. Outdoor cafes
- xi. Retail commercial uses[□]
- xii. Accessory buildings[□] and uses[□] customarily incident to any of the above permitted uses
- xiii. Publicly owned and operated parks and parkways
- xiv. Uses similar to any principal permitted use, as determined by the Planning Commission

C. SPECIAL LAND USES

- i. **Drive-through or Drive-in service** §38-6.2 only when located in the side or rear of a building
- ii. **Public utility substations** §38-4.9
- iii. **Places of worship** §38-6.2
- iv. **Assembly and meeting halls** §38-6.2
- v. **Child care centers**[□] §38-4.15
- vi. **Instruction centers for academic and fine arts purposes** §38-6.2
- vii. **Adult day care centers**[□] §38-4.15
- viii. Uses similar to any special land use in the district, as determined by the Planning Commission, and subject to reasonable conditions to address impacts of similar special land uses.
- ix. Establishments involving the manufacture or sale of any alcoholic beverages regulated by the Michigan Liquor Control Act, MCL 436.1101 et seq.



ZONING ORDINANCE

MX Mixed Use

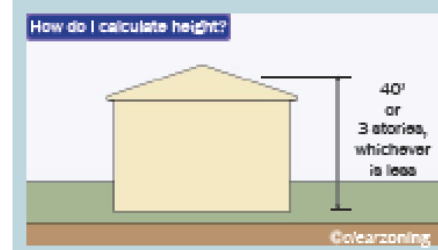
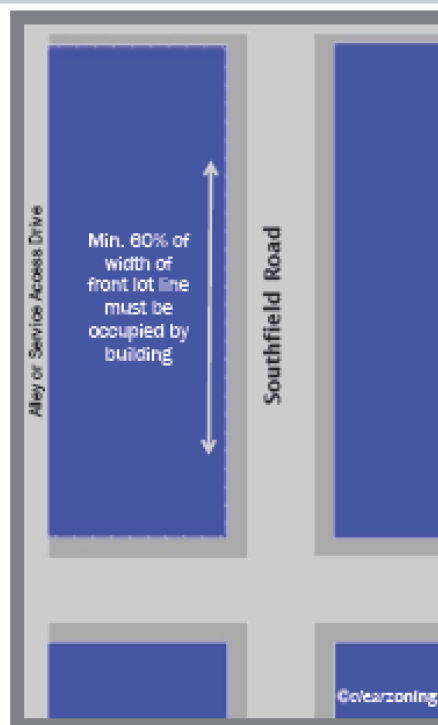
3.1.9

D. DEVELOPMENT STANDARDS

Lot Size	
Minimum lot area ^(a) :	5,000 sq ft
Minimum lot width ^(a) :	Not specified
Lot Coverage^(a)	
Maximum lot coverage:	Governed by setbacks
Setbacks^(a)	
Minimum front yard setback:	0 ft
Maximum front setback:	10 ft
Minimum rear yard setback:	
Adjacent to alley/service drive:	5 ft
No alley/service drive:	25 ft
Minimum side yard setback:	0 ft
Build-to-line coverage:	60%
Building Height^(a)	
Maximum building height:	40 feet or 3 stories, whichever is less
Minimum Floor Height	
First/ground floor:	14 ft
Upper floors:	10 ft
Parking Setbacks	
Minimum setback:	5 ft

NOTES

■



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- **Lots, Use for Yards** §36-3.2

4. Use Standards

- **Hours of operation for businesses** §36-4.7
- **Outdoor dining** §36-4.8
- **Mixed Use Building** §36-4.13

5. Site Standards

- **Off-street parking** §36-5.13
- **Building Materials** §36-5.4
- **Grades and Drainage** §36-5.9
- **Waste & Rubbish** §36-5.3

6. Development Procedures

- **Site Plan Review** §36-6.1
- **Special Land Uses** §36-6.2

1 Purpose and Introduction

2 Definitions

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5 Site Standards

6 Development Procedures

7 Admin and Enforcement

Amended through 5/24/2012



Lathrup Village Zoning Ordinance
clearzoning®

3-25