

For Sale

# Lewis & Smith NE Corner 3.16 Ac

\$295,000 | 3.16 Acres | \$93,300 / AC



## Lewis & Smith NE Corner 3.16 Acres

Temperance, MI

### Property Highlights

- Prime commercial corner at one of Bedford's busiest intersections.
- Conveniently located near state line which allows merchants to draw from Toledo
- Possibility for C-3 zoning
- Perfect for drug store, dollar store, bank, restaurant, general retail, medical, and more



Call Now  
For More Information

**Steven R. Lennex, CCIM**

O: (419) 960-4410 x331 | C: (419) 356-8745  
slennex@naiharmon.com

#### OFFERING SUMMARY

Sale Price	\$295,000
Lot Size	3.16 Acres
Price/Ac	\$93,300/Ac.

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,089	\$63,326
3 Miles	28,345	\$62,821
5 Miles	95,852	\$59,030

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## GENERAL INFORMATION

<b>Property:</b>	Lewis & Smith NE Corner 3.16 Acres
<b>Location:</b>	Northeast corner of Lewis & Smith
<b>Closest Intersection:</b>	At corner of Lewis & Smith
<b>City, State:</b>	Temperance, MI
<b>County:</b>	Monroe
<b>Zip:</b>	48182
<b>Parcel No:</b>	02-035-058-08

## PROPERTY INFORMATION

<b>Land Size:</b>	3.16 Acres
<b>Land Dimensions:</b>	414' (Lewis) x 333' (Smith) Exhibits A & B
<b>Frontage:</b>	414 Lewis & 333' Smith
<b>Zoning:</b>	C-2*
<b>Traffic Counts:</b>	Lewis 14,292 cars/day Smith 11,400 Cars/day

\*Possible upgrade to C-3 zoning

## REAL ESTATE TAX INFORMATION

<b>Real Estate Tax Year:</b>	2020
<b>Summer Taxes:</b>	\$ 501.90
<b>Winter Taxes:</b>	\$1515.81
<b>Total Annual Taxes:</b>	\$2017.17

## UTILITIES

<b>Gas:</b>	Michigan Gas Utilities
<b>Water:</b>	South County Water
<b>Sanitary Sewer:</b>	Bedford Township
<b>Electric:</b>	Consumer Energy
<b>Storm Sewer:</b>	Bedford Township
<b>Internet/Cable:</b>	Buckeye Telesystem & Frontier



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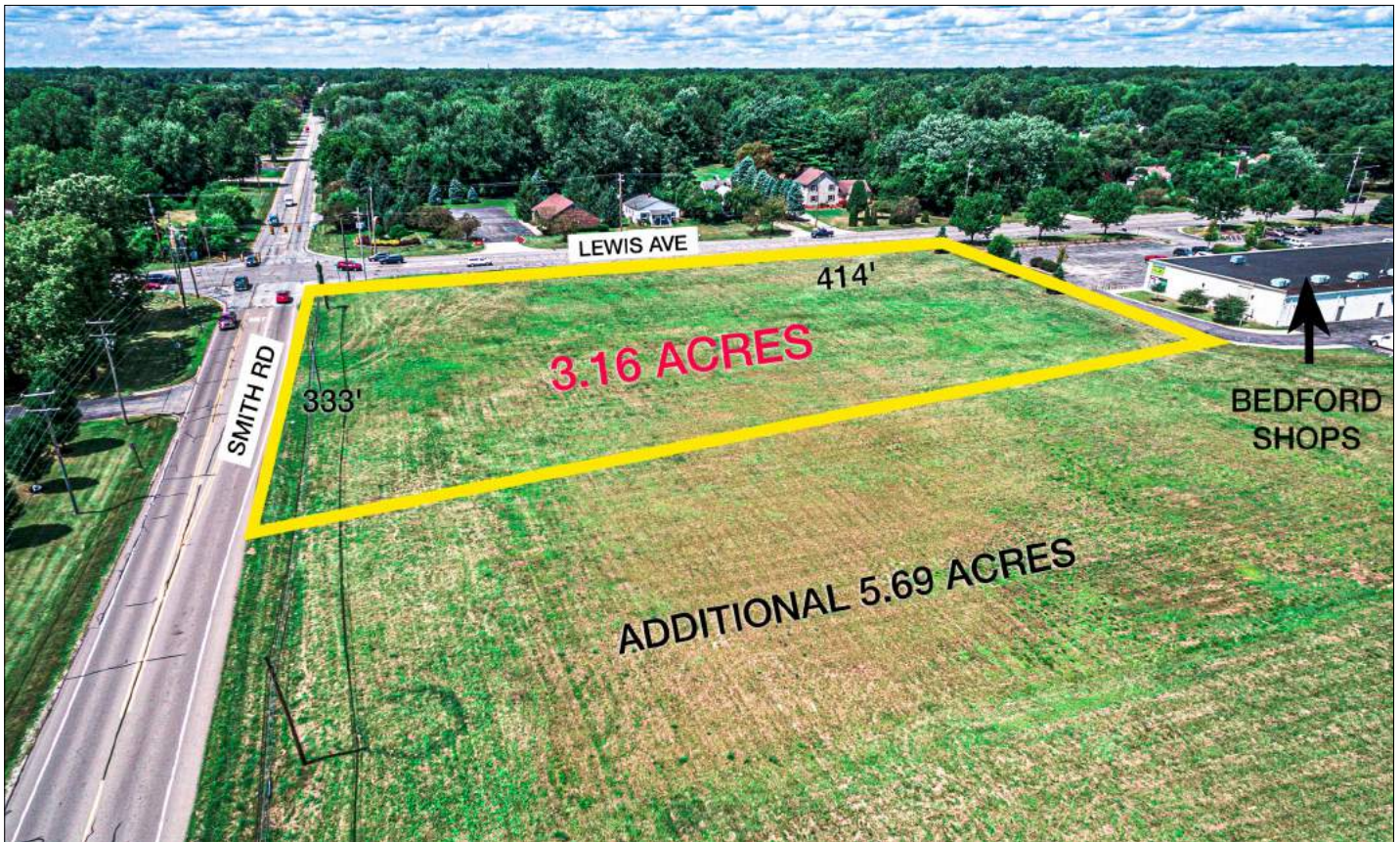
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View of additional property, site, and intersection from the east looking west

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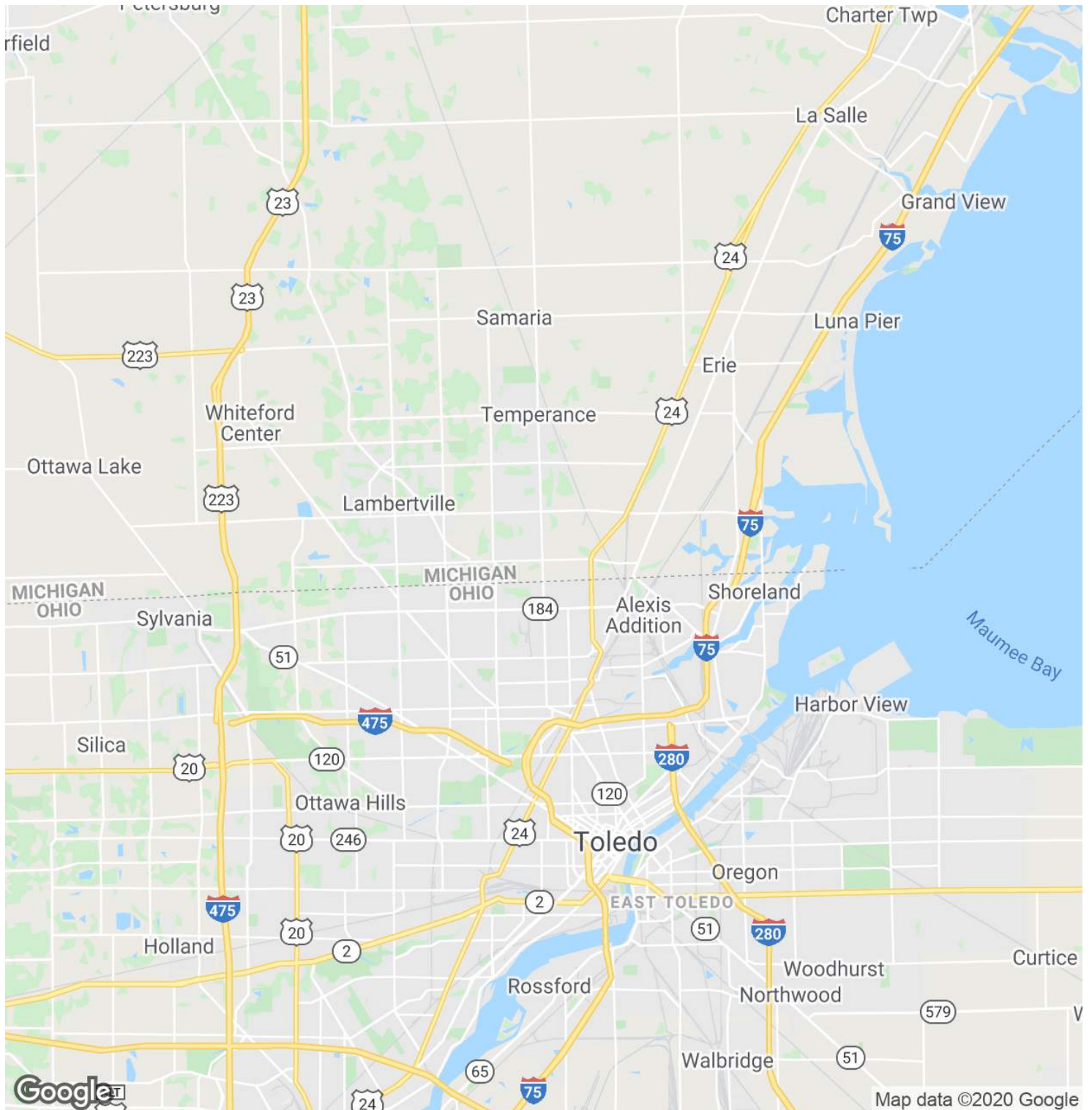
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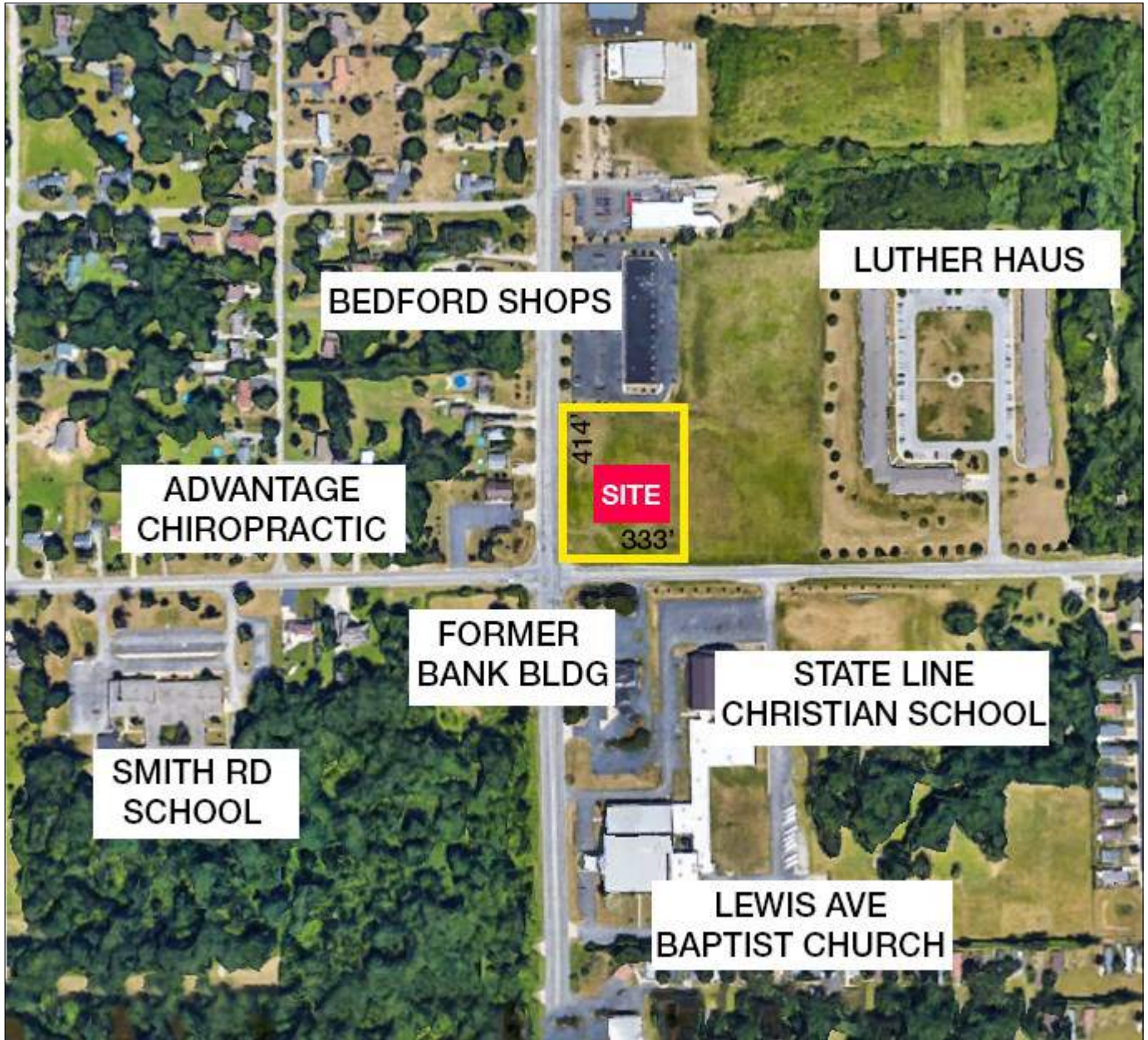
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,089	28,345	95,852
Average age	41.8	39.4	37.7
Average age (Male)	39.4	37.3	36.5
Average age (Female)	44.5	41.6	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,234	10,968	37,805
# of persons per HH	2.5	2.6	2.5
Average HH income	\$63,326	\$62,821	\$59,030
Average house value	\$187,009	\$187,211	\$138,713

\* Demographic data derived from 2010 US Census

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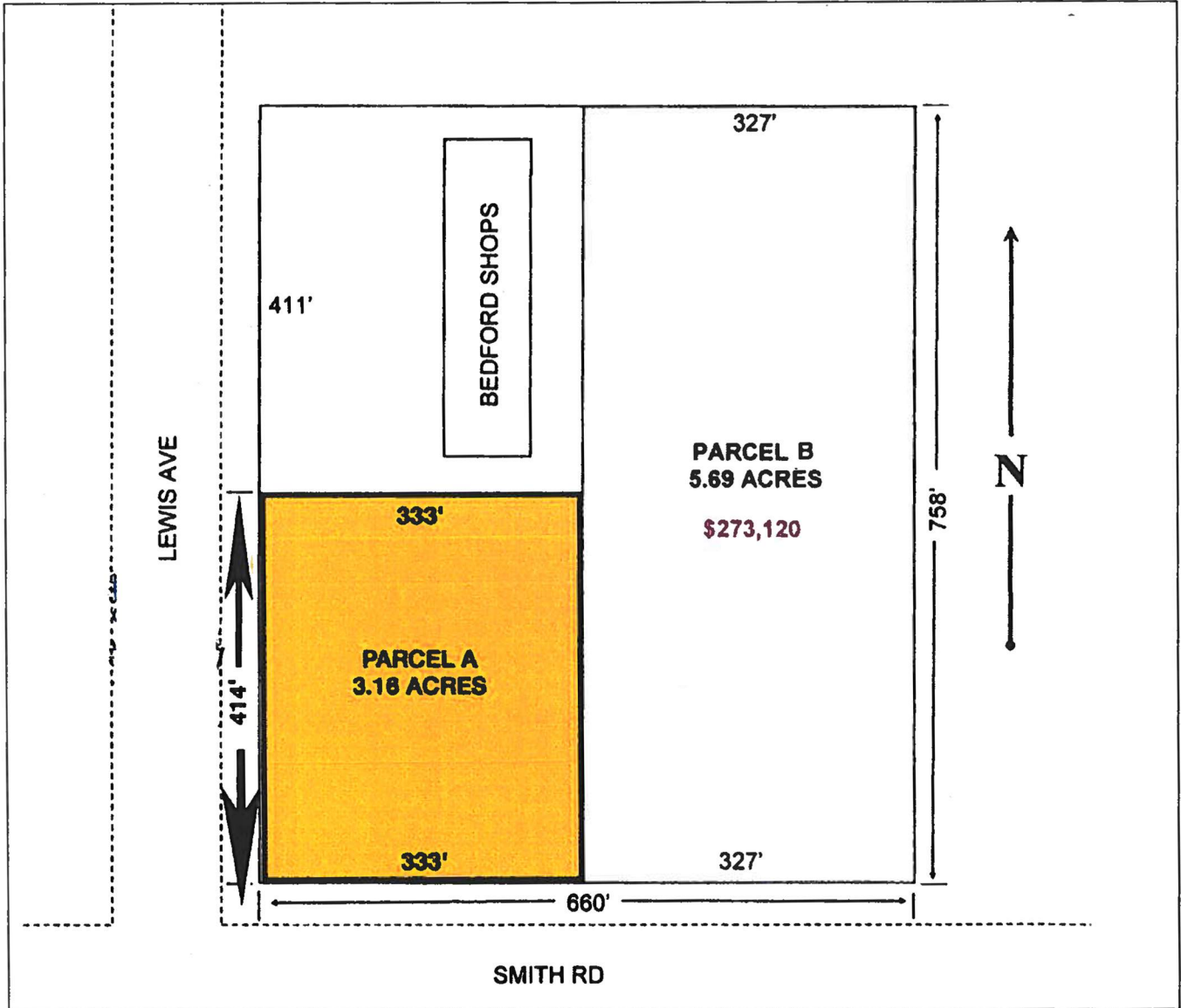
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**EXHIBIT A**  
**3.16 ACRES AT NE CORNER OF LEWIS & SMITH**  
**ACREAGE AND DIMENSIONS SUBJECT TO SURVEY**



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## EXHIBIT B 3.16 ACRES AT NE CORNER OF LEWIS & SMITH AERIAL VIEW

