

For Sale

Land

1.93 Acres | \$229,000 | \$118,653 / AC



PRICE REDUCED

6465 Lewis Avenue

Temperance, Michigan 48182

PROPERTY HIGHLIGHTS PRIME COMMERCIAL CORNER

- Located on the southwest corner of Lewis and Smith, one of Bedford's busiest intersections which has a traffic signal
- Zoned C-3 which is the most flexible commercial zoning in Bedford
- Perfect for a retail plaza, drugstore, convenience store, car lot, and much more.

OFFERING SUMMARY

Sale Price	\$229,000
Available AC	1.93 Acres
Price/AC	\$118,653

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	6,082	\$56,585
3 Miles	61,510	\$55,274
5 Miles	168,567	\$52,234

For more information



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GENERAL INFORMATION

Property:	1.93 Acre Corner Lot
Location:	6465 Lewis Ave (SW corner @ Smith)
Closest Intersection:	Smith Road
City, State:	Temperance, MI
County:	Monroe
Zip:	48182
Parcel No:	5802-103-003-10

PROPERTY INFORMATION

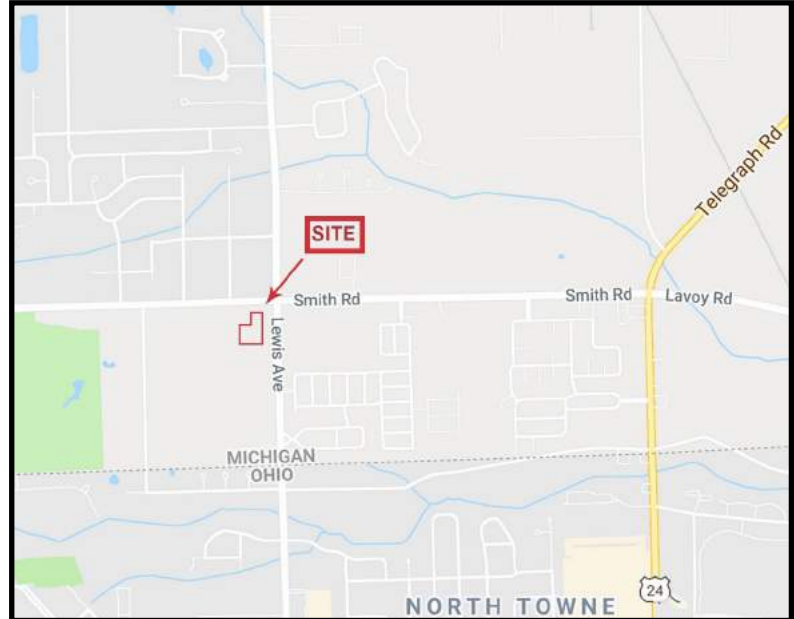
Land Size:	1.93 Acres
Land Dimensions:	260' Lewis x 324' Deep (Exhibit A)
Zoning:	C-3
Current Use:	Vacant Land
Traffic Counts:	13,700 VPD Lewis Ave 8,809 VPD Smith Rd

REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2019
Summer Taxes:	\$ 385.05
Winter Taxes:	\$1,424.89
Total Annual Taxes:	\$1,809.94

UTILITIES

Gas:	Michigan Gas Utilities
Water:	South County Water
Sanitary Sewer:	Bedford Township
Electric:	Consumers Energy
Storm Sewer:	Bedford Township



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Lewis Ave

Bedford Shops

Luther Haus

Advantage Chiropractic

Corner Parcel
1.93 Acres
\$229,000

Smith Road Elementary

Former Monroe Bank & Trust

Additional
13.14 Acres
Available

Lewis Avenue Baptist Church

Alexis Rd (Toledo)

1 Mile

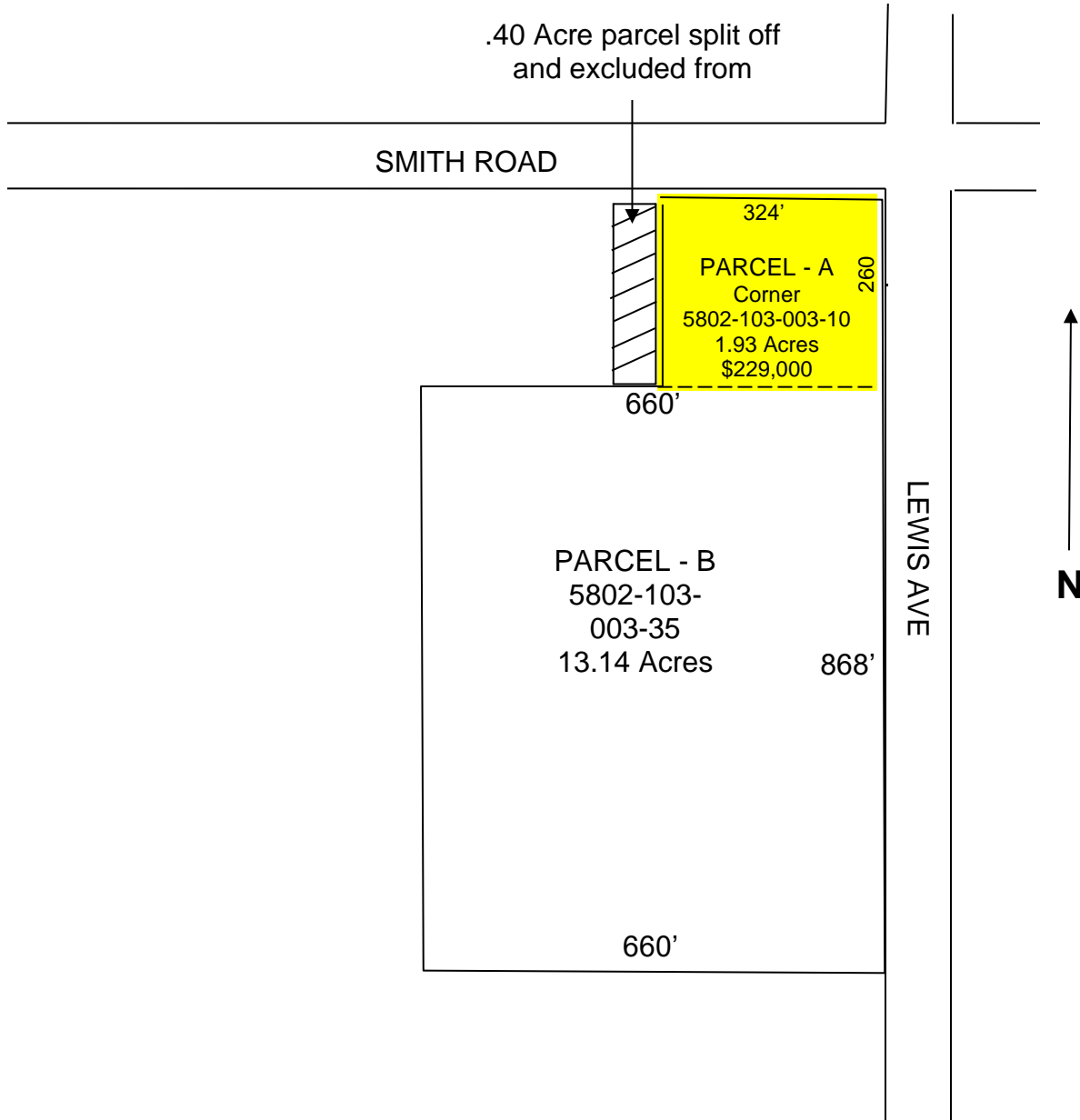
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EXHIBIT A

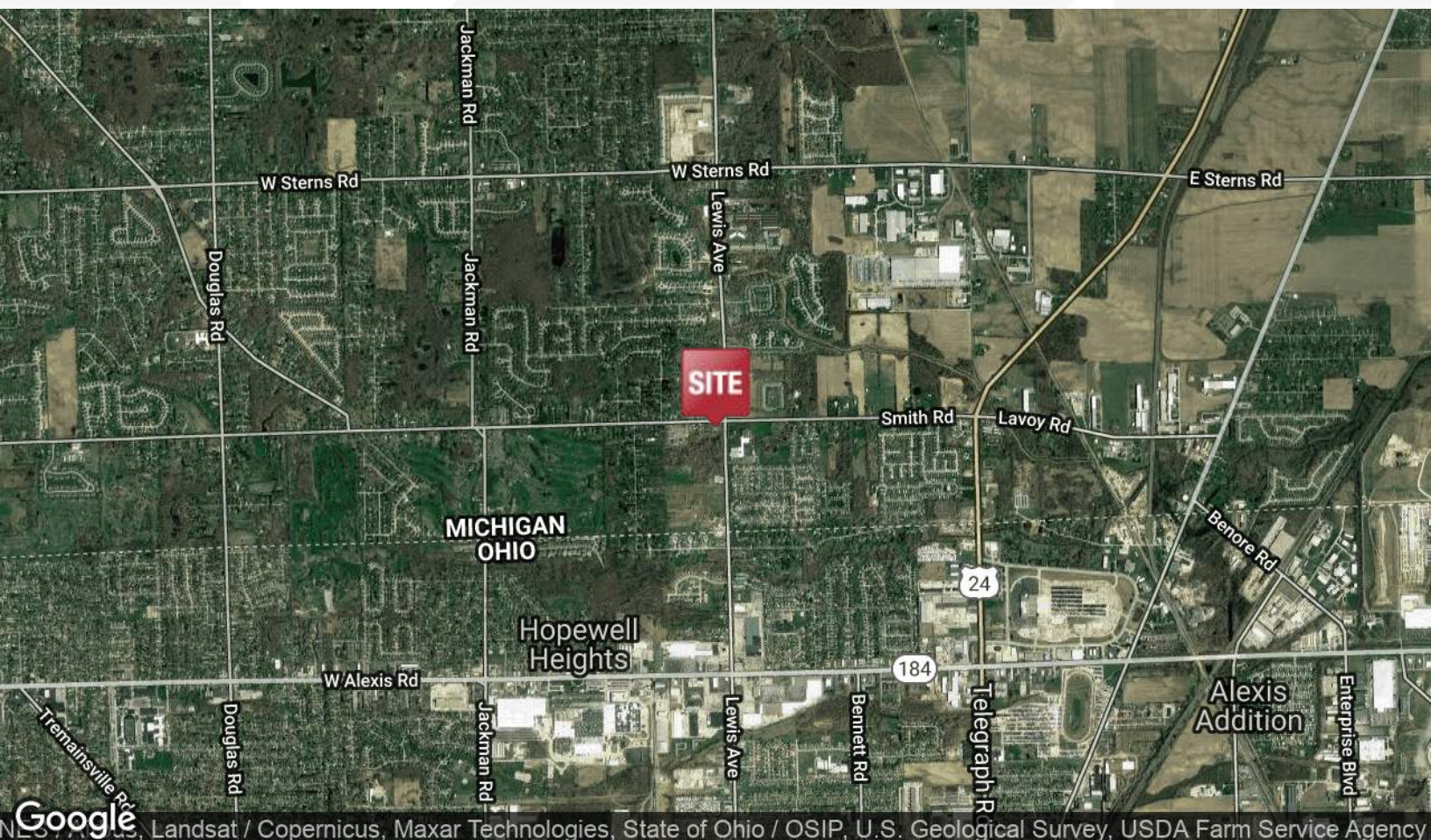
**1.93 Acres at 6465 Lewis Avenue
Temperance, MI 48182**



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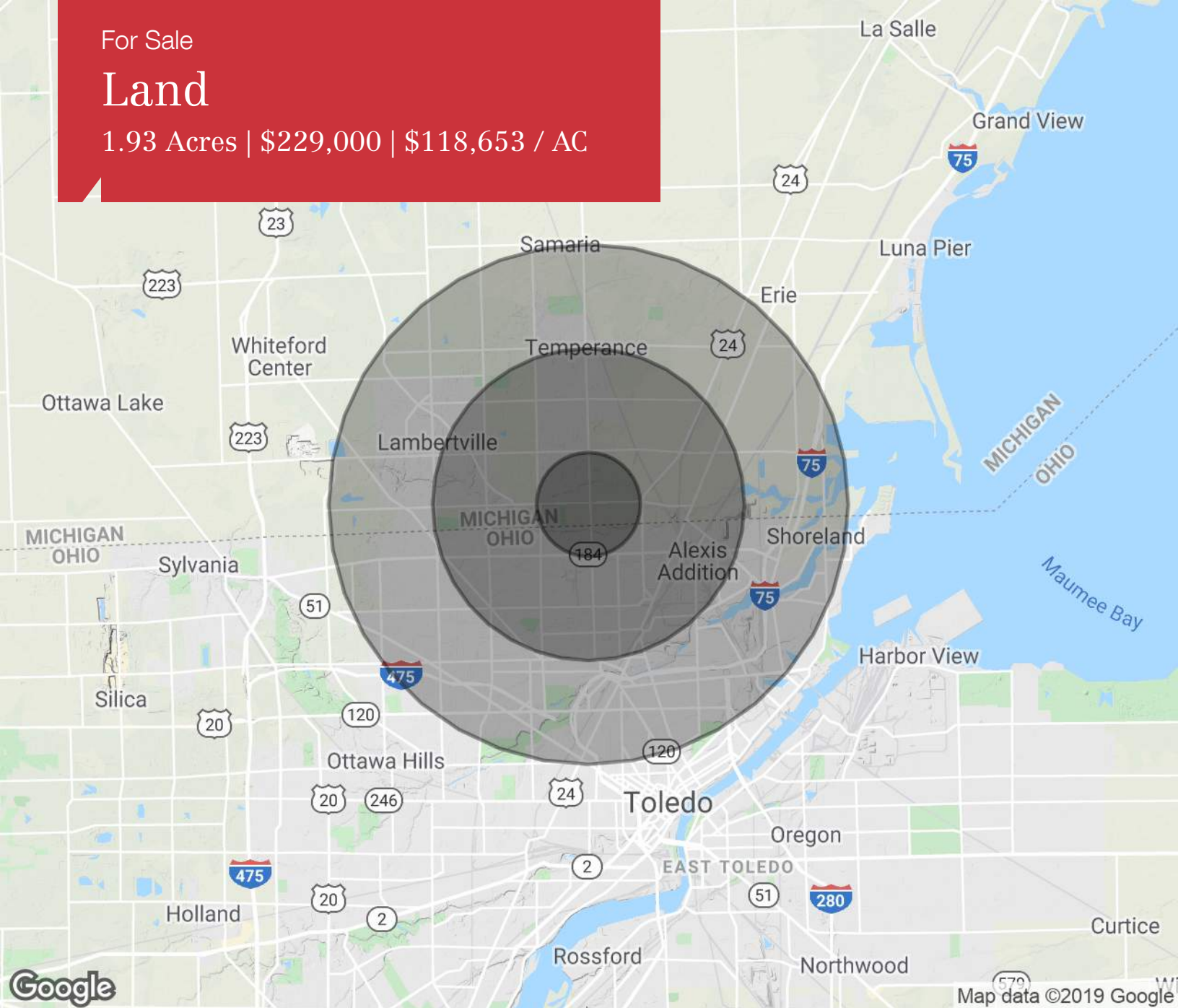
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,082	61,510	168,567
MEDIAN AGE	37.2	36.2	36.5
MEDIAN AGE (MALE)	36.5	35.1	34.9
MEDIAN AGE (FEMALE)	38.7	37.4	37.9

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,353	24,534	67,283
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$56,585	\$55,274	\$52,234
AVERAGE HOUSE VALUE	\$194,063	\$137,329	\$127,024

* Demographic data derived from 2010 US Census