

FENTON VACANT CORNER

0 TORREY RD., Fenton, MI 48430

Listing ID: 30828185
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Office, Residential (Single Family)
Gross Land Area: 5 Acres
Sale Price: \$175,000
Unit Price: \$35,000 Per Acre
Sale Terms: Cash to Seller, Owner Financing

Overview/Comments

On a very visible corner in Fenton, lies this unique 3 acres comprised of two parcels, 53 23 300 010 and 011. It is believed that the north side of the Shiawassee River portion will support up to 6000 sq. ft. of building area. City zoning has expressed a desire to up zone this land. Please contact David for details at 810 516 5592. The two billboards poles on the property have a perpetual easement for them by Outdoor Media.

0 TORREY RD



More Information Online

<https://cie.cpix.net/listing/30828185>

QR Code

Scan this image with your mobile device:

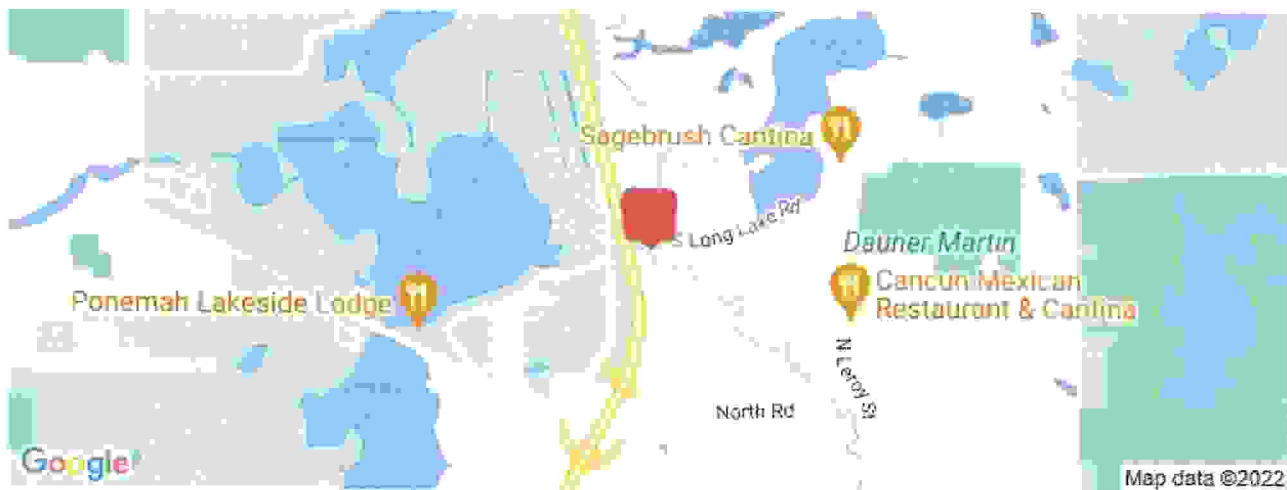


General Information

Tax ID/APN:	25 53 23 300 010	Zoning:	MIXED
Possible Uses:	Office, Residential (Single Family), Retail	Sale Terms:	Cash to Seller, Owner Financing

Location

Address:	0 TORREY RD., Fenton, MI 48430
County:	Genesee
MSA:	Flint



Property Contacts



David M Goldstein

RE/MAX Platinum
810-516-5592 [M]
810-750-5522 [O]
rothgold55@aol.com



Google earth

feet
meters 100 500



Image/Sketch for Parcel: 53-23-300-010

City of Fenton
[Back to Non-Printer Friendly Version] [Send To Printer]

Caption: LAND SKETCH



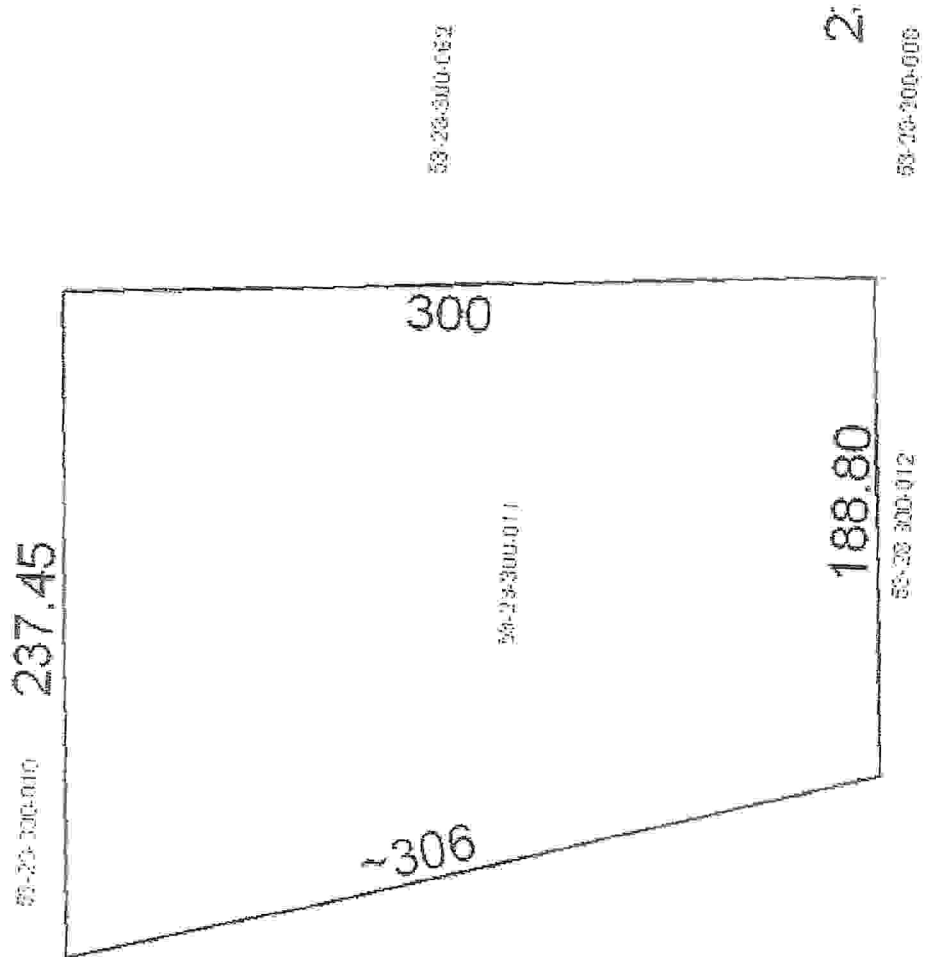
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Image/Sketch for Parcel: 53-23-300-011

City of Fenton
[Back to Non-Printer Friendly Version] [Send To Printer]

Caption: LAND SKETCH



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Privacy Policy

PARCEL DEVELOPMENT CONCEPT SKETCH OF POTENTIAL BUILDSITE

PARCEL ID NO. 53-23-300-010

A PARCEL OF LAND BEGINNING 691 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE EAST 300 FEET; THENCE SOUTH 622.70 FEET; THENCE WEST 237.45 FEET TO THE CENTERLINE OF ADAMS DRAIN; THENCE N 8°15' W TO THE CENTER OF THE SHIAWASSEE RIVER; THENCE EAST ALONG SAID RIVER TO A POINT 178 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH 178 FEET TO THE PLACE OF BEGINNING. SECTION 23, T5N-R6E

ZONED GBD
General Business District

SOUTH LONG LAKE ROAD (PUBLIC)

300.00'

ROAD RIGHT OF WAY LINE

BUILDING SETBACK LINE

10' SIDEYARD
ZONED LDR
Low Density Residential

FLOOD EL. 872.2

110'

BUILDSITE

58'

10' SIDEYARD

LIMITS OF WETLAND PER
MDEQ WETLAND
INVENTORY MAP

100 YEAR (1%) FLOOD PLANE
LINE PER FEMA COMMUNITY
PANEL NO. 26049C0428D,
EFFECTIVE 09-25-2009

SHIAWASSEE

RIVER

FLOOD ZONE AE

ZONED GBD
General Business District

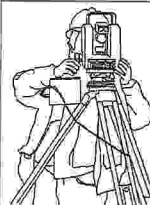
237.45'

NOTE: THE PARCEL IS "SPLIT ZONED", BEING LOW DENSITY RESIDENTIAL NORTH OF THE SHIAWASSEE RIVER AND GENERAL BUSINESS DISTRICT SOUTH OF THE SHIAWASSEE RIVER PER CITY OF FENTON ZONING MAP.

Drawing and Descriptions from records available. No Survey at this time. Upon approval and at the request of the client, a Certificate of Survey, produced under the direct supervision of a Professional Surveyor and complying with Public Act 132 of 1970, as amended will be provided.



DATE: 01-23-2014 SUPERVISOR: Brian R. Shultz
FIELD: BRS DRAWN BY: Brian R. Shultz
FILE: DOF S LONG LK RD AT TORREY SE
© Copyright 2016 SHEET 1 OF 1



PARCEL DEVELOPMENT CONCEPT
SKETCH OF POTENTIAL BUILDING SITE

Field To Finish, Inc.

Land Surveying Civil Engineering Site Planning

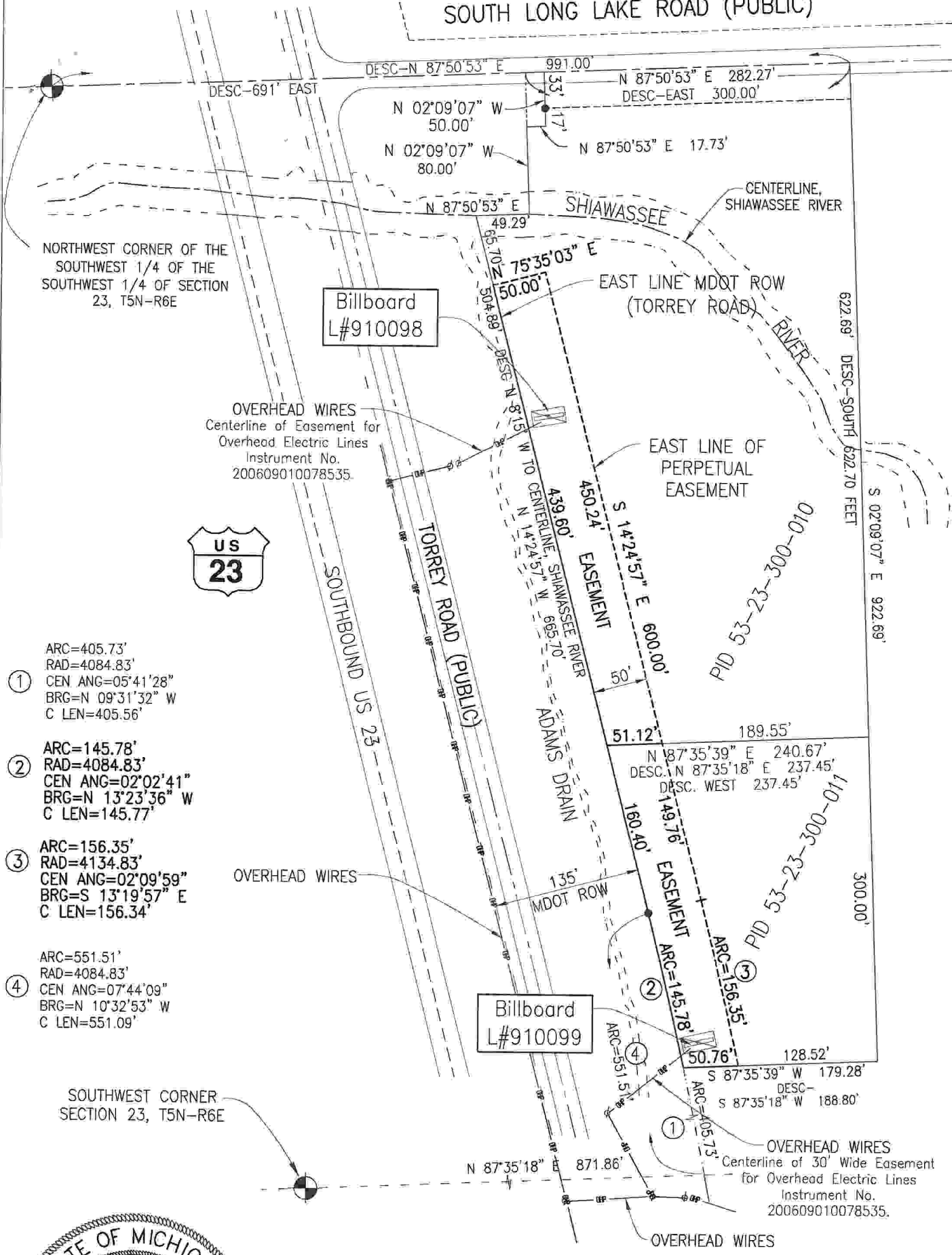
12258 Fenton Road Fenton, Michigan 48430

Phone 810 629 6560 or 810 632 9304

Fax 810 629 6563 or 810 632 9308

www.FieldToFinish.com

SOUTH LONG LAKE ROAD (PUBLIC)

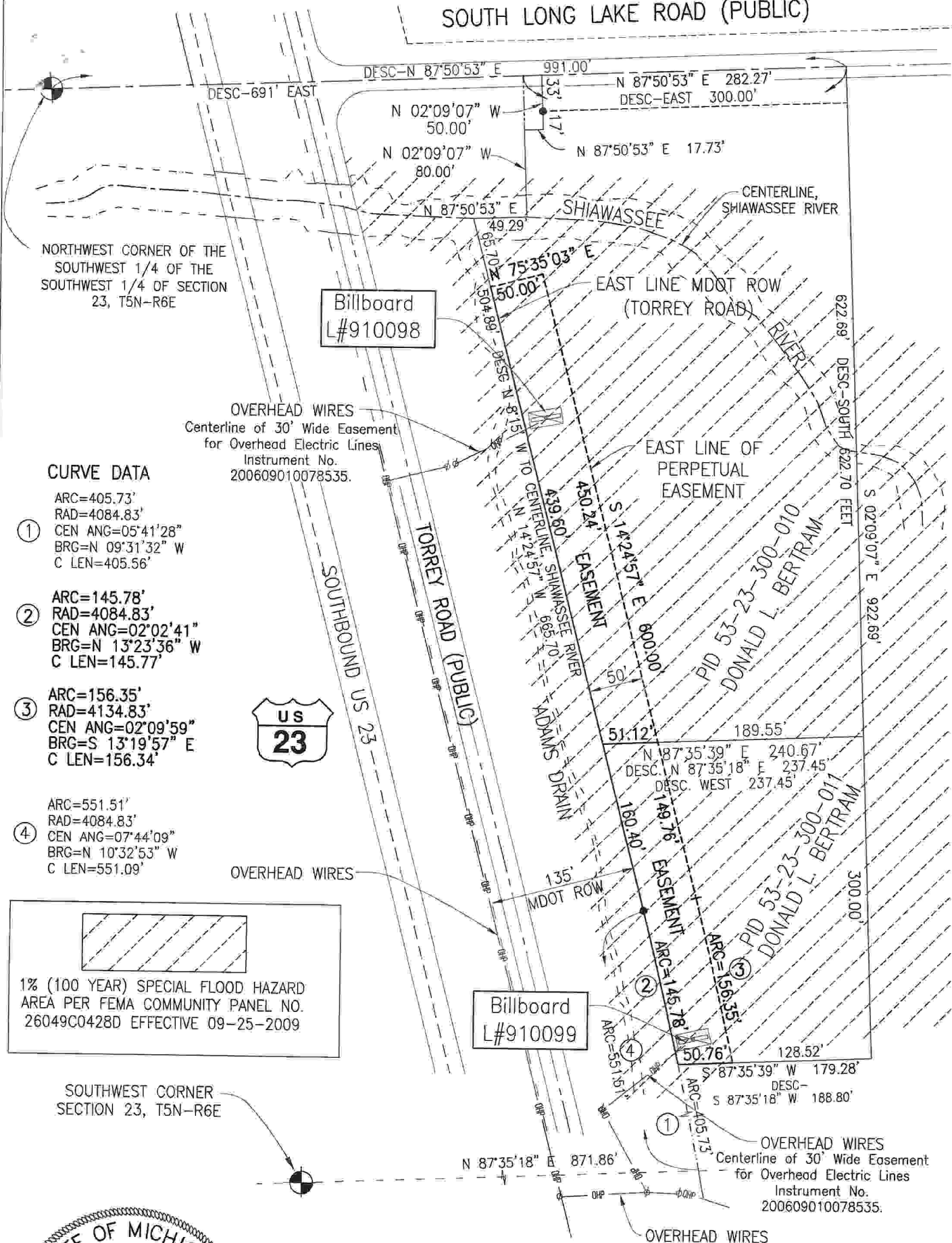


- ① ARC=405.73'
RAD=4084.83'
CEN ANG=05°41'28"
BRG=N 09°31'32" W
C LEN=405.56'
- ② ARC=145.78'
RAD=4084.83'
CEN ANG=02°02'41"
BRG=N 13°23'36" W
C LEN=145.77'
- ③ ARC=156.35'
RAD=4134.83'
CEN ANG=02°09'59"
BRG=S 13°19'57" E
C LEN=156.34'
- ④ ARC=551.51'
RAD=4084.83'
CEN ANG=07°44'09"
BRG=N 10°32'53" W
C LEN=551.09'



Be advised that this report is for signage easement purposes exclusively and is to be used at the discretion of the client only. No responsibility is intended herein to the past, present or future parcel owners or occupants. Since no property corners were set, THIS PLAN SHALL NOT BE CONSTRUED AS A BOUNDARY SURVEY and shall not be used in any way to establish property lines, shorelines or Special Flood Hazard Areas, or any building, structure or property values or conditions.

SOUTH LONG LAKE ROAD (PUBLIC)



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OUTFRONT MEDIA

EASEMENT DESCRIPTIONS

PART OF SECTION 23, T5N-R6E, CITY OF FENTON, GENESEE COUNTY, MICHIGAN
PARCEL ID NO's. 53-23-300-010 AND 53-23-300-011

SEE SHEET 1 OF 2 FOR DRAWING

THE NORTH PARCEL PARCEL ID NO. 53-23-300-010

A PARCEL OF LAND BEGINNING 691 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE EAST 300 FEET; THENCE SOUTH 622.70 FEET; THENCE WEST 237.45 FEET TO THE CENTERLINE OF ADAMS DRAIN; THENCE N 8°15' W TO THE CENTER OF THE SHIAWASSEE RIVER; THENCE EAST ALONG SAID RIVER TO A POINT 178 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH 178 FEET TO THE PLACE OF BEGINNING. SECTION 23, T5N-R6E

EASEMENT ENCUMBRANCE AREA

THE WEST 50 FEET OF THE FOLLOWING PARCEL OF LAND, LYING SOUTH OF THE SHIAWASSEE RIVER:

A PARCEL OF LAND BEGINNING 691 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE EAST 300 FEET; THENCE SOUTH 622.70 FEET; THENCE WEST 237.45 FEET TO THE CENTERLINE OF ADAMS DRAIN; THENCE N 8°15' W TO THE CENTER OF THE SHIAWASSEE RIVER; THENCE EAST ALONG SAID RIVER TO A POINT 178 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH 178 FEET TO THE PLACE OF BEGINNING. SECTION 23, T5N-R6E

THE SOUTH PARCEL PARCEL ID NO. 53-23-300-011

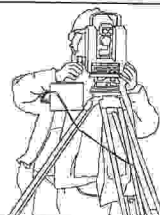
A PARCEL OF LAND BEGINNING N 87 DEG 50 MIN 53 SEC E 991 FEET AND S 2 DEG 09 MIN 07 SEC E 622.70 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE S 2 DEG 09 MIN 07 SEC E 300 FEET; THENCE S 87 DEG 35 MIN 18 SEC W 188.80 FEET; THENCE NORTHWESTERLY ALONG EASTERLY LINE OF TORREY RD TO A POINT WHICH IS S 87 DEG 35 MIN 18 SEC W 237.45 FEET FROM THE PLACE OF BEGINNING; THENCE N 87 DEG 35 MIN 18 SEC E 237.45 FEET TO THEN PLACE OF BEGINNING. SEC 23, T5N-R6E

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FIELD TO FINISH

SURVEYING ENGINEERING

2505 S. Long Lake Rd Fenton, MI 48430

P 810 629 6560 C 810 444 0148

FieldToFinish@aol.com

DATE 03-28-2019	SUPERVISOR JAW
FIELD BRS	DRAWN BY B.R. Shultz
FILE COF TORREY RD 1199 SEC 23	
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PARCEL DESCRIPTIONS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 29065543

PARCEL 1:

Parcel of land beginning 691 feet East of the Northwest corner of the Southwest 1/4 of the Southwest 1/4; thence East 300 feet; thence South 622.70 feet; thence West 237.45 feet to the centerline of Adams Drive; thence North 8 degrees 15 minutes West to center of Shiawassee River; thence East along said river to a point 178 feet South of the place of beginning; thence North 178 feet to the place of beginning, Section 23, Town 5 North, Range 6 East, City of Fenton, Genesee County, Michigan.

AND BEING the same property conveyed to Donald L. Bertram from Joseph L. Trollman and Judith K. Trollman by Quitclaim Deed dated May 06, 2004 and recorded May 18, 2004 in Instrument No. 200405180054842.

PARCEL 2:

Parcel of land beginning North 87 degrees 50 minutes 53 seconds East 991 feet and South 2 degrees 09 minutes 07 seconds East 622.70 feet from the Northwest corner of the Southwest 1/4 of the Southwest 1/4; thence South 2 degrees 09 minutes 07 seconds East 300 feet; thence South 87 degrees 35 minutes 18 seconds West 188.80 feet; thence Northwesterly along the Easterly line of Torrey Road to point South 87 degrees 35 minutes 18 seconds West 237.45 feet from the place of beginning; thence North 87 degrees 35 minutes 18 seconds East 237.45 feet to the place of beginning, Section 23, Town 5 North, Range 6 East, Township of Fenton, Genesee County, Michigan.

AND BEING the same property conveyed to Donald L. Bertram from Joseph L. Trollman and Judith K. Trollman by Quitclaim Deed dated May 06, 2004 and recorded May 18, 2004 in Instrument No. 200405180054843.

Tax Parcel Nos. 53-23-30-010, 53-23-300-011

PERPETUAL EASEMENT ENCUMBRANCE AREA OVER PARCEL 1, THE NORTH PARCEL, PID 53-23-300-010

A 50' WIDE PARCEL OF LAND, EAST OF AND PARALLEL WITH THE MDOT RIGHT OF WAY (TORREY ROAD) AND LYING SOUTH OF THE SHIAWASSEE RIVER, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 23, T5N-R6E, CITY OF FENTON, GENESEE COUNTY, MICHIGAN AND MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N 87°35'18" E 871.86 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE MDOT RIGHT OF WAY (TORREY ROAD); THENCE 551.51 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4084.83 FEET AND CHORD BEARING AND DISTANCE OF N 10°32'53" W 551.09 FEET; THENCE CONTINUING N 14°24'57" W ALONG SAID RIGHT OF WAY, 160.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 14°24'57" W ALONG SAID RIGHT OF WAY, 439.60 FEET; THENCE N 75°35'03" E 50.00 FEET; THENCE S 14°24'57" E 450.24 FEET; THENCE S 87°35'39" W 51.12 FEET TO THE POINT OF BEGINNING.

PERPETUAL EASEMENT ENCUMBRANCE AREA OVER PARCEL 2, THE SOUTH PARCEL, PID 53-23-300-011

A 50' WIDE PARCEL OF LAND, EAST OF AND PARALLEL WITH THE MDOT RIGHT OF WAY (TORREY ROAD), BEING PART OF THE SOUTHWEST 1/4 OF SECTION 23, T5N-R6E, CITY OF FENTON, GENESEE COUNTY, MICHIGAN AND MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N 87°35'18" E 871.86 FEET TO THE EASTERLY LINE OF THE MDOT RIGHT OF WAY (TORREY ROAD); THENCE 405.73 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4084.83 FEET AND CHORD BEARING AND DISTANCE OF N 09°31'32" W 405.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY, 145.78 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4084.83 FEET AND CHORD BEARING AND DISTANCE OF N 13°23'36" W 145.77 FEET; THENCE CONTINUING N 14°24'57" W ALONG SAID RIGHT OF WAY, 160.40 FEET; THENCE N 87°35'39" E 51.12 FEET; THENCE S 14°24'57" E 149.76 FEET; THENCE 156.35 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4134.83 FEET AND CHORD BEARING AND DISTANCE OF S 13°19'57" E 156.34 FEET; THENCE S 87°35'39" W 50.76 FEET TO THE POINT OF BEGINNING.



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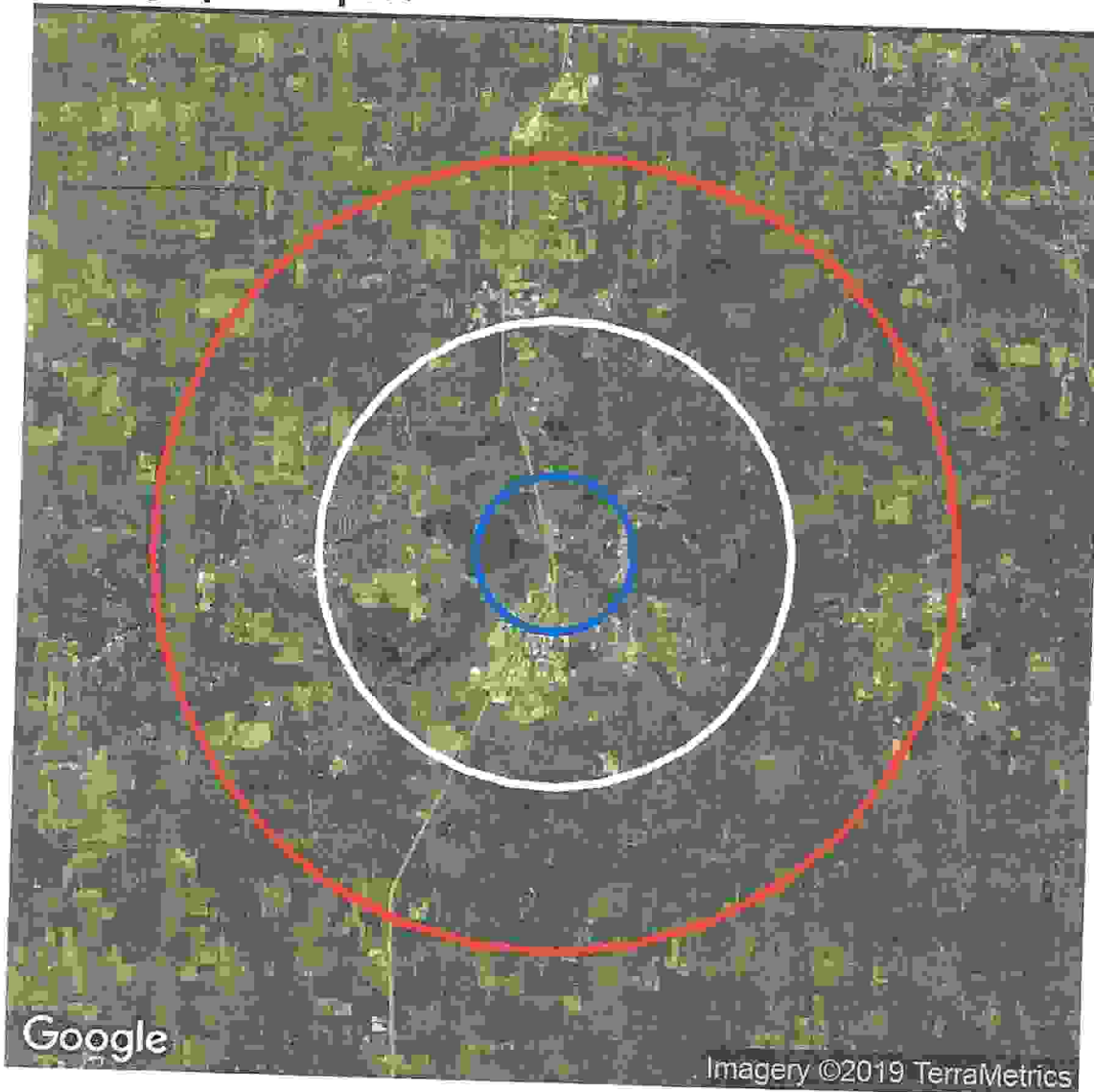
0 Torrey Rd

RE/MAX®

RE/MAX Platinum

13340 Connaughts Canton, MI 48103 / 810-551-8888

Demographic Report



0 Torrey Rd

Population

Distance	Male	Female	Total
1- Mile	296	303	599
3- Mile	3,280	3,354	6,634
5- Mile	8,169	8,482	16,651

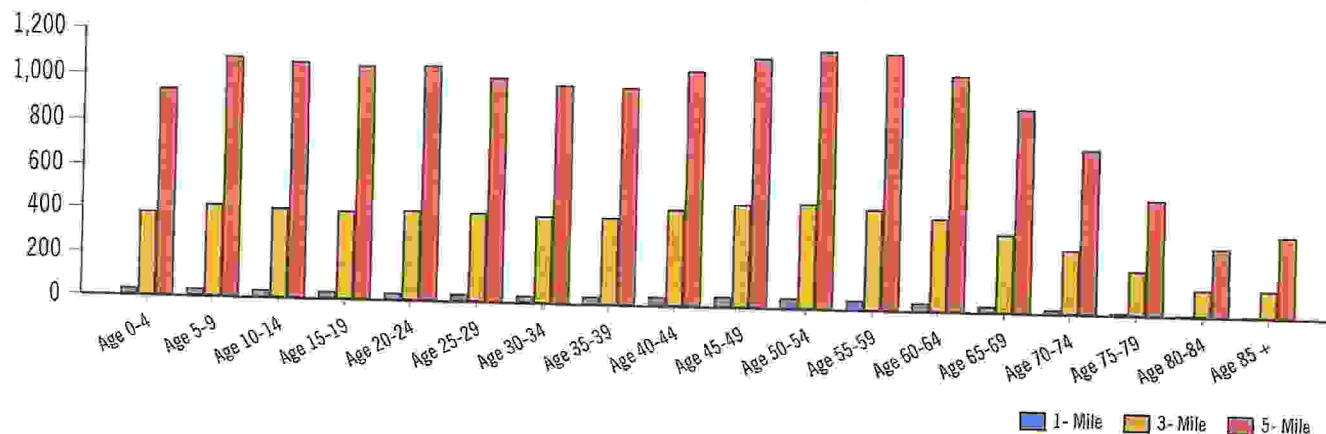


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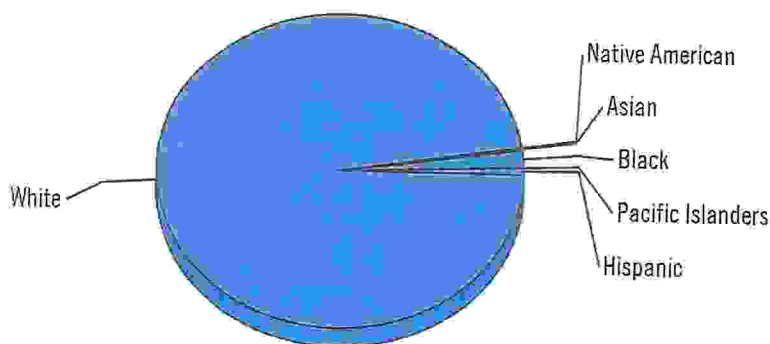
 Catylist Research

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Population by Distance and Age (2015)



Ethnicity within 5 miles



Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	316	7	0.25 %
3-Mile	3,425	90	1.44 %
5-Mile	8,565	337	3.35 %

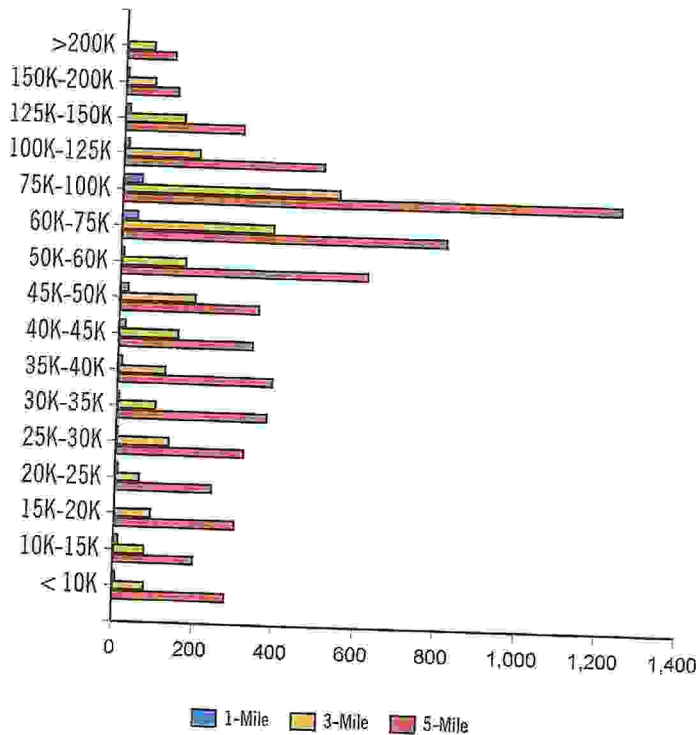


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	0	9	67	13	52	16	1	26	110	27	1	29
3-Mile	16	0	119	739	108	461	169	20	282	1,234	262	42	258
5-Mile	35	0	377	1,875	278	1,046	438	46	704	2,683	675	288	516

Household Income



Radius	Median Household Income
1-Mile	\$6,546.51
3-Mile	\$30,927.39
5-Mile	\$37,927.57

Radius	Average Household Income
1-Mile	\$7,415.91
3-Mile	\$35,953.41
5-Mile	\$44,355.56

Radius	Aggregate Household Income
1-Mile	\$16,556,476.41
3-Mile	\$190,105,773.23
5-Mile	\$433,512,563.64

Education

	1-Mile	3-mile	5-mile
Pop > 25	423	4,634	11,531
High School Grad	141	1,570	3,923
Some College	151	1,428	3,436
Associates	49	500	1,010
Bachelors	39	511	1,392
Masters	10	132	354
Prof. Degree	2	19	64
Doctorate	0	7	22

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	0 %	13 %	43 %
Teen's	9 %	43 %	68 %
Expensive Homes	0 %	0 %	17 %
Mobile Homes	1 %	47 %	173 %
New Homes	10 %	67 %	87 %
New Households	5 %	26 %	50 %
Military Households	0 %	0 %	13 %
Households with 4+ Cars	23 %	89 %	97 %
Public Transportation Users	0 %	0 %	0 %
Young Wealthy Households	0 %	0 %	0 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	11,180,618		124,568,419		301,660,907	
Average annual household	48,790		47,397		42,587	
Food	6,387	13.09 %	6,201	13.08 %	5,658	13.29 %
Food at home	4,024		3,917		3,644	
Cereals and bakery products	563		550		509	
Cereals and cereal products	196		192		177	
Bakery products	368		359		332	
Meats poultry fish and eggs	815		796		754	
Beef	202		197		188	
Pork	152		148		141	
Poultry	150		147		139	
Fish and seafood	128		124		117	
Eggs	60		59		56	
Dairy products	417		405		372	
Fruits and vegetables	787		767		708	
Fresh fruits	121		117		109	
Processed vegetables	146		143		134	
Sugar and other sweets	149		145		135	
Fats and oils	124		120		112	
Miscellaneous foods	762		739		686	
Nonalcoholic beverages	351		342		323	
Food away from home	2,363		2,283		2,013	
Alcoholic beverages	338		370		323	
Housing	17,348	35.56 %	16,936	35.73 %	15,468	36.32 %
Shelter	10,527		10,253		9,329	
Owned dwellings	6,729		6,496		5,670	
Mortgage interest and charges	3,559		3,399		2,903	
Property taxes	2,107		2,044		1,788	
Maintenance repairs	1,063		1,052		978	
Rented dwellings	3,013		2,996		3,020	
Other lodging	785		762		639	
Utilities fuels	4,017		3,951		3,692	
Natural gas	423		413		381	
Electricity	1,558		1,540		1,461	
Fuel oil	180		159		145	
Telephone services	1,270		1,246		1,157	
Water and other public services	605		592		547	
Household operations	1,151	2.36 %	1,122	2.37 %	984	2.31 %
Personal services	360		349		288	
Other household expenses	789		771		692	
Housekeeping supplies	607		591		544	
Laundry and cleaning supplies	159		154		144	
Other household products	347		337		308	
Postage and stationery	101		99		92	
Household furnishings	1,045		1,017		916	
Household textiles	75		69		59	
Furniture	143		146		141	
Floor coverings	7		6		7	
Major appliances	155		156		142	
Small appliances	90		89		83	
Miscellaneous	574		550		483	
Apparel and services	1,398	2.87 %	1,354	2.86 %	1,228	2.88 %
Men and boys	308		297		254	
Men 16 and over	256		246		207	
Boys 2 to 15	51		50		46	
Women and girls	531		517		472	



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Women 16 and over	441	429	391
Girls 2 to 15	89	88	80
Children under 2	88	85	82

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	11,180,618		124,568,419		301,660,907	
Average annual household	48,790		47,397		42,587	
Transportation	6,494	13.31 %	6,330	13.36 %	5,769	13.55 %
Vehicle purchases	1,189		1,153		1,059	
Cars and trucks new	204		195		197	
Cars and trucks used	935		906		811	
Gasoline and motor oil	2,230		2,172		2,005	
Other vehicle expenses	2,612		2,558		2,319	
Vehicle finance charges	223		215		189	
Maintenance and repairs	854		830		753	
Vehicle insurance	1,145		1,145		1,031	
Vehicle rental leases	368		354		309	
Public transportation	462		446		385	
Health care	3,857	7.91 %	3,791	8.00 %	3,497	8.21 %
Health insurance	2,303		2,268		2,101	
Medical services	813		792		696	
Drugs	422		412		386	
Medical supplies	123		121		109	
Entertainment	2,864	5.87 %	2,774	5.85 %	2,469	5.80 %
Fees and admissions	585		557		466	
Television radios	1,043		1,022		945	
Pets toys	939		913		819	
Personal care products	629		609		543	
Reading	70		69		63	
Education	1,101		1,056		907	
Tobacco products	381		377		372	
Miscellaneous	828	1.70 %	801	1.69 %	725	1.70 %
Cash contributions	1,541		1,505		1,336	
Personal insurance	5,697		5,417		4,427	
Life and other personal insurance	221		214		189	
Pensions and Social Security	5,476		5,202		4,238	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2015	2,092	1,991	4.83 %	443	1,538	1,667	425	13
3-Mile	2015	4,867	4,723	2.95 %	1,034	3,591	4,222	645	234
5-Mile	2015	8,389	8,350	-2.09 %	2,122	5,856	7,009	1,380	641
1-Mile	2018	2,044	1,991	2.42 %	433	1,503	1,635	409	30
3-Mile	2018	4,720	4,723	-0.24 %	1,002	3,484	4,135	585	326
5-Mile	2018	8,129	8,350	-5.27 %	2,050	5,680	6,865	1,264	840
1-Mile	2020	2,043	1,991	2.32 %	433	1,502	1,633	410	24
3-Mile	2020	4,704	4,723	-0.60 %	1,000	3,471	4,126	578	333
5-Mile	2020	8,084	8,350	-5.90 %	2,039	5,650	6,844	1,240	885
1-Mile	2023	1,992	1,991	-0.20 %	422	1,464	1,599	393	49
3-Mile	2023	4,551	4,723	-3.96 %	967	3,358	4,017	534	420
5-Mile	2023	7,812	8,350	-8.92 %	1,965	5,464	6,666	1,146	1,053



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