

COMMERCIAL LAND

FOR SALE



**W Outer Drive
Lincoln Park, Michigan**

Insite
COMMERCIAL

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COMMERCIAL LAND FOR SALE

**W Outer Drive
Lincoln Park, Michigan**

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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.



Location: W Outer Drive
Lincoln Park, Michigan

Parcel ID: 45-022-01-0039-005

Total Land Size: 1.06 Acres

Sale Price: \$43,000.00

Zoning: Regional Business District (RBD)

Annual Taxes: \$4,238.51 (2024)

Demographics within

a 5 mile radius: Population: 222,846 People
Households: 88,914 households
Avg. HH Income: \$79,704 Annually
Traffic Counts: 16,577 VPD

- Comments:**
- Located on W. Outer Dr., east of Fort St.
 - 290.50 feet of frontage on W. Outer Dr.
 - Land has been cleared.
 - High commercial zoning district allows for multiple uses.

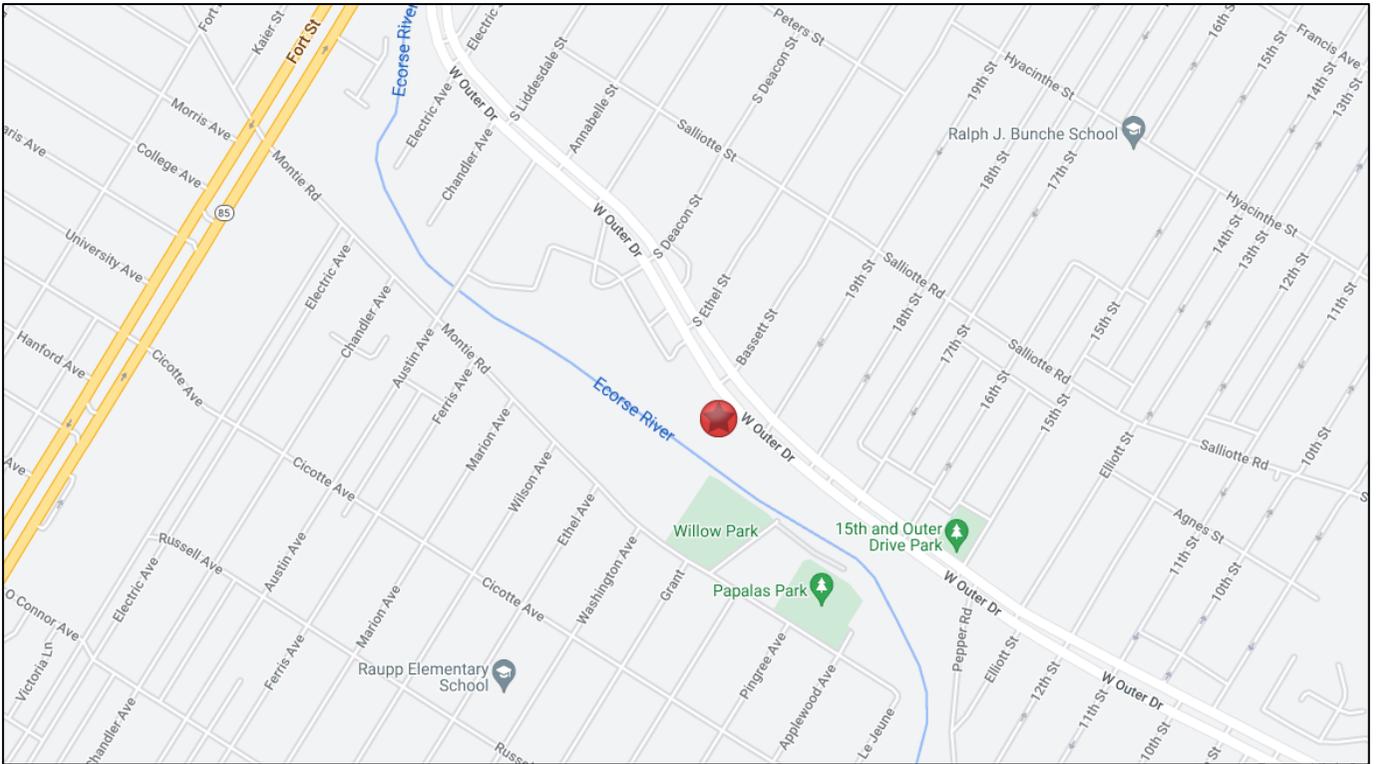
For Information Contact:

Simon Rubin

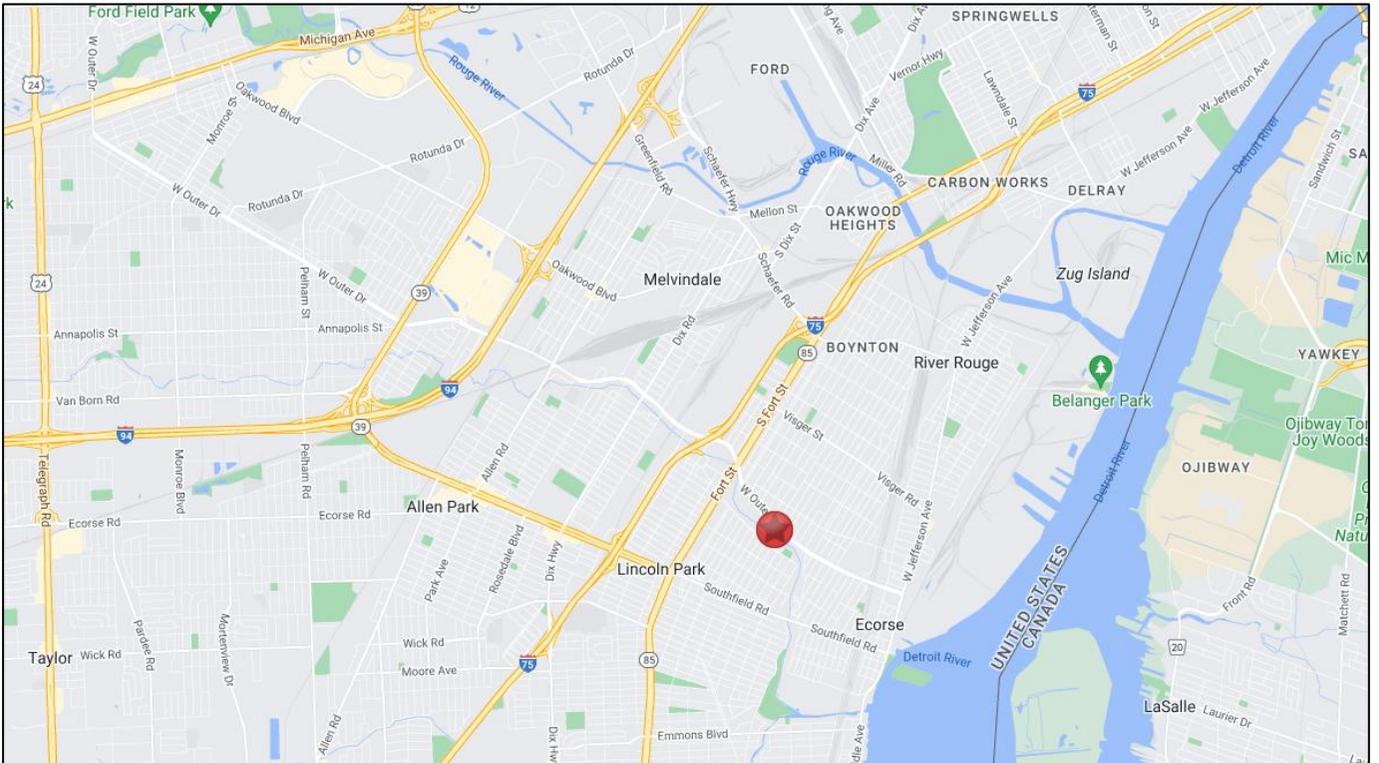
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Local Aerial

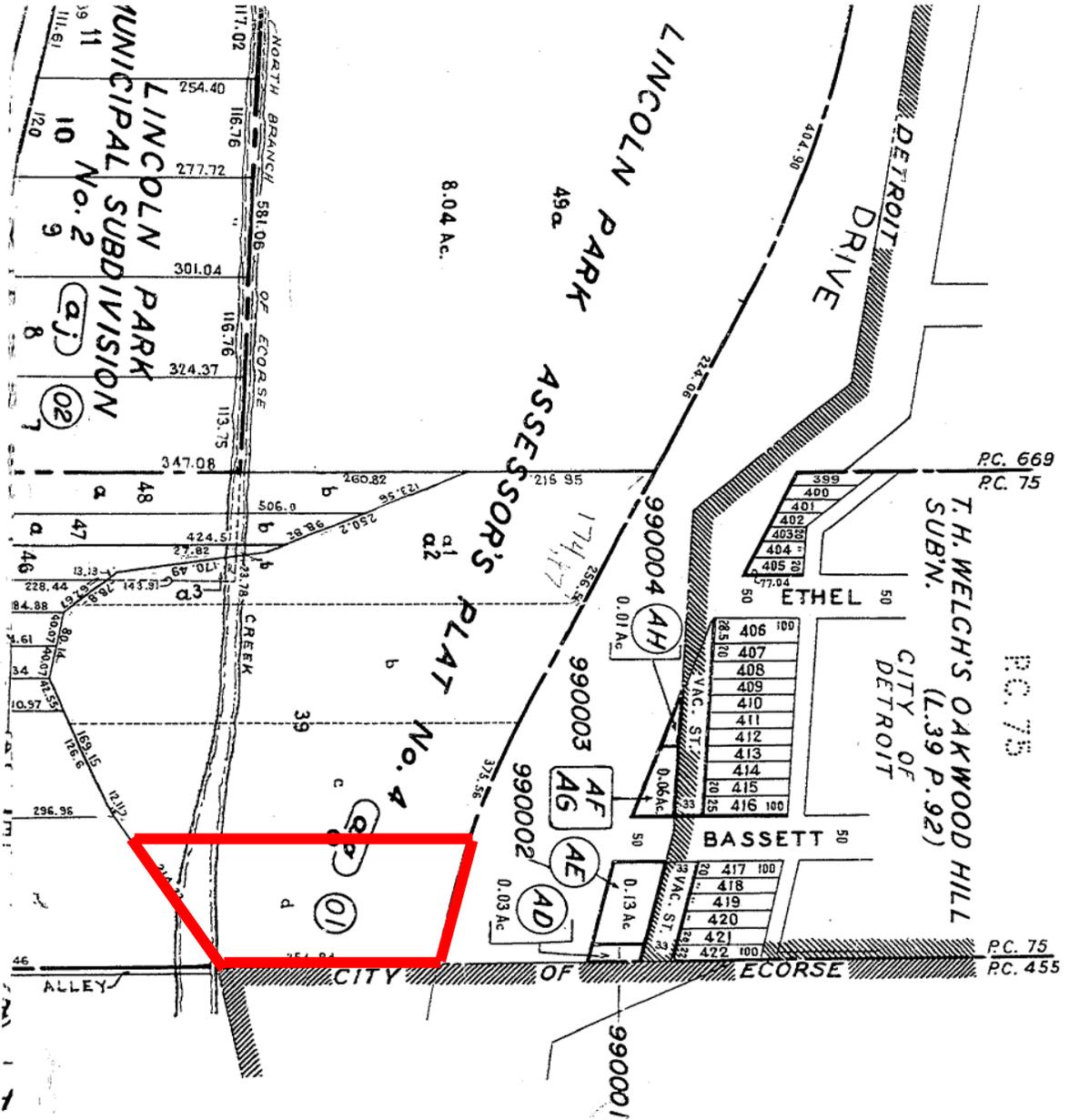


Regional Aerial



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

ASSESSOR'S PLAT





Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.2548/-83.1615

W Outer Dr Lincoln Park, MI	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	20,034	102,084	222,846
2029 Projected Population	19,309	98,614	215,758
2020 Census Population	20,577	106,458	232,829
2010 Census Population	20,391	105,390	232,886
Projected Annual Growth 2024 to 2029	-0.7%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2024	-0.1%	-0.2%	-0.3%
Households			
2024 Estimated Households	7,985	41,149	88,914
2029 Projected Households	7,688	39,668	85,821
2020 Census Households	8,040	42,054	90,934
2010 Census Households	7,936	41,794	90,199
Projected Annual Growth 2024 to 2029	-0.7%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2024	-	-0.1%	-0.1%
Age			
2024 Est. Population Under 10 Years	14.2%	13.1%	13.2%
2024 Est. Population 10 to 19 Years	14.1%	13.5%	13.5%
2024 Est. Population 20 to 29 Years	13.1%	12.7%	13.2%
2024 Est. Population 30 to 44 Years	20.7%	20.6%	20.2%
2024 Est. Population 45 to 59 Years	17.7%	18.1%	17.7%
2024 Est. Population 60 to 74 Years	14.9%	16.1%	16.0%
2024 Est. Population 75 Years or Over	5.3%	5.8%	6.3%
2024 Est. Median Age	34.7	36.4	36.5
Marital Status & Gender			
2024 Est. Male Population	48.5%	49.6%	49.9%
2024 Est. Female Population	51.5%	50.4%	50.1%
2024 Est. Never Married	46.4%	39.6%	38.0%
2024 Est. Now Married	26.4%	35.5%	38.5%
2024 Est. Separated or Divorced	19.0%	18.0%	17.1%
2024 Est. Widowed	8.2%	6.9%	6.5%
Income			
2024 Est. HH Income \$200,000 or More	3.3%	4.6%	5.3%
2024 Est. HH Income \$150,000 to \$199,999	4.9%	5.3%	5.8%
2024 Est. HH Income \$100,000 to \$149,999	10.4%	13.9%	14.4%
2024 Est. HH Income \$75,000 to \$99,999	9.6%	12.3%	12.4%
2024 Est. HH Income \$50,000 to \$74,999	20.3%	18.8%	18.6%
2024 Est. HH Income \$35,000 to \$49,999	16.0%	13.2%	13.4%
2024 Est. HH Income \$25,000 to \$34,999	8.8%	8.9%	8.8%
2024 Est. HH Income \$15,000 to \$24,999	8.7%	9.0%	8.7%
2024 Est. HH Income Under \$15,000	18.1%	13.8%	12.6%
2024 Est. Average Household Income	\$64,534	\$75,240	\$79,704
2024 Est. Median Household Income	\$50,526	\$59,180	\$61,175
2024 Est. Per Capita Income	\$25,763	\$30,354	\$31,845
2024 Est. Total Businesses	380	2,756	6,570
2024 Est. Total Employees	2,499	26,374	78,001

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2548/-83.1615

W Outer Dr Lincoln Park, MI	1 mi radius	3 mi radius	5 mi radius
Race			
2024 Est. White	39.8%	62.4%	67.7%
2024 Est. Black	39.1%	19.8%	14.2%
2024 Est. Asian or Pacific Islander	0.4%	0.9%	1.5%
2024 Est. American Indian or Alaska Native	0.9%	0.7%	0.7%
2024 Est. Other Races	19.8%	16.2%	15.9%
Hispanic			
2024 Est. Hispanic Population	4,481	18,778	40,721
2024 Est. Hispanic Population	22.4%	18.4%	18.3%
2029 Proj. Hispanic Population	21.7%	18.9%	18.7%
2020 Hispanic Population	18.8%	15.7%	16.4%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	13,105	68,858	149,722
2024 Est. Elementary (Grade Level 0 to 8)	6.3%	5.3%	5.8%
2024 Est. Some High School (Grade Level 9 to 11)	13.5%	11.2%	10.0%
2024 Est. High School Graduate	41.8%	34.9%	33.5%
2024 Est. Some College	21.4%	22.7%	22.5%
2024 Est. Associate Degree Only	5.9%	8.9%	8.7%
2024 Est. Bachelor Degree Only	6.8%	10.8%	12.8%
2024 Est. Graduate Degree	4.2%	6.2%	6.8%
Housing			
2024 Est. Total Housing Units	8,999	46,032	99,059
2024 Est. Owner-Occupied	50.2%	60.9%	60.4%
2024 Est. Renter-Occupied	38.5%	28.5%	29.4%
2024 Est. Vacant Housing	11.3%	10.6%	10.2%
Homes Built by Year			
2024 Homes Built 2010 or later	2.7%	1.9%	2.2%
2024 Homes Built 2000 to 2009	3.2%	2.5%	2.9%
2024 Homes Built 1990 to 1999	2.4%	2.1%	2.4%
2024 Homes Built 1980 to 1989	2.4%	2.6%	3.5%
2024 Homes Built 1970 to 1979	8.9%	6.3%	7.3%
2024 Homes Built 1960 to 1969	11.7%	11.2%	11.1%
2024 Homes Built 1950 to 1959	26.0%	29.8%	29.5%
2024 Homes Built Before 1949	31.5%	33.1%	30.9%
Home Values			
2024 Home Value \$1,000,000 or More	0.8%	0.4%	0.5%
2024 Home Value \$500,000 to \$999,999	2.7%	2.1%	2.0%
2024 Home Value \$400,000 to \$499,999	1.8%	1.6%	2.0%
2024 Home Value \$300,000 to \$399,999	4.3%	3.9%	4.8%
2024 Home Value \$200,000 to \$299,999	7.3%	11.7%	15.0%
2024 Home Value \$150,000 to \$199,999	9.6%	20.9%	24.8%
2024 Home Value \$100,000 to \$149,999	21.3%	26.3%	25.2%
2024 Home Value \$50,000 to \$99,999	33.6%	22.7%	17.7%
2024 Home Value \$25,000 to \$49,999	12.5%	6.3%	4.6%
2024 Home Value Under \$25,000	6.1%	4.0%	3.4%
2024 Median Home Value	\$89,925	\$125,869	\$143,537
2024 Median Rent	\$755	\$802	\$839

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Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



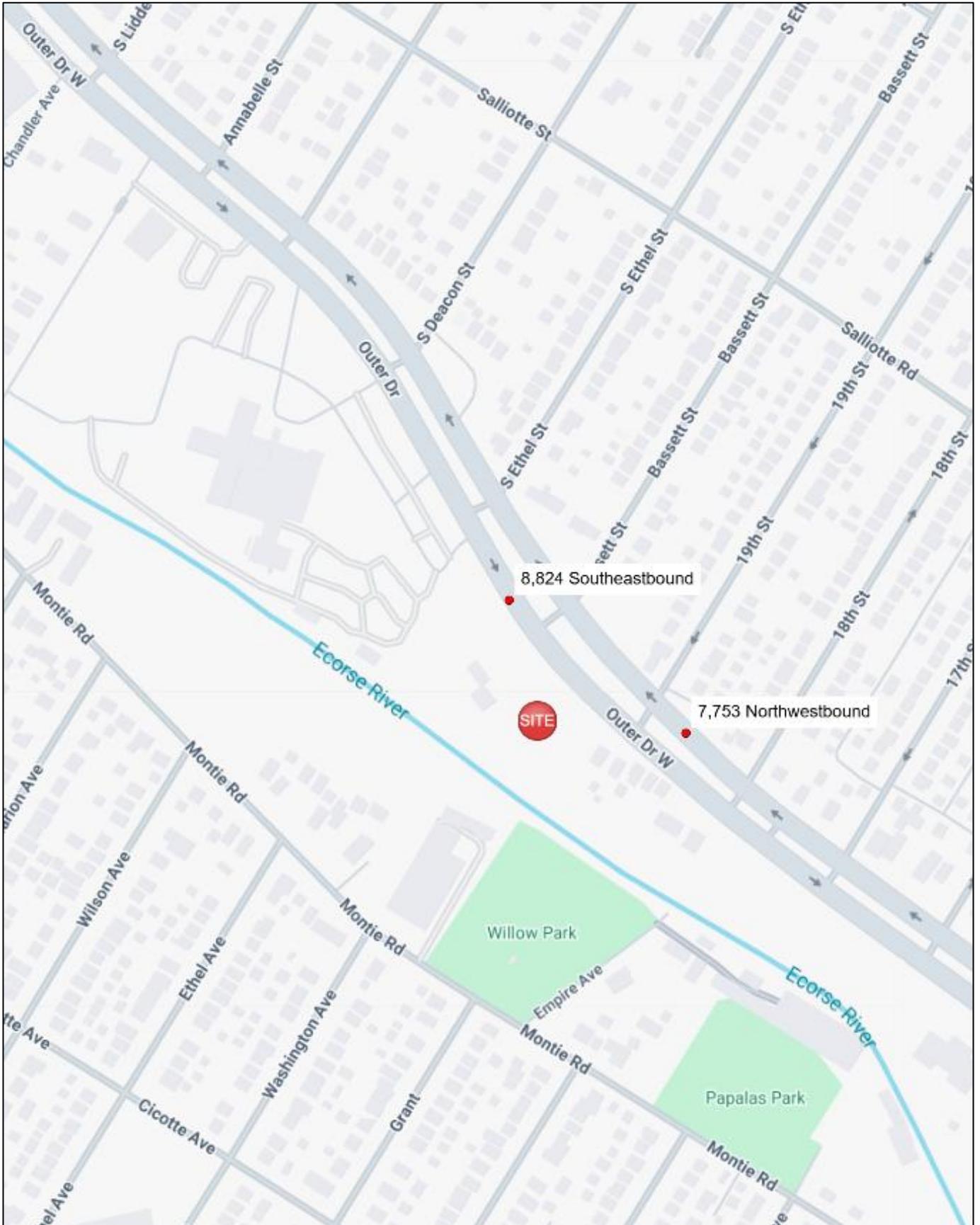
Lat/Lon: 42.2548/-83.1615

W Outer Dr Lincoln Park, MI	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2024 Est. Labor Population Age 16 Years or Over	15,418	80,187	174,997
2024 Est. Civilian Employed	58.5%	58.8%	58.9%
2024 Est. Civilian Unemployed	4.4%	4.3%	3.9%
2024 Est. in Armed Forces	-	-	-
2024 Est. not in Labor Force	37.1%	36.8%	37.0%
2024 Labor Force Males	47.8%	49.1%	49.5%
2024 Labor Force Females	52.2%	50.9%	50.5%
Occupation			
2024 Occupation: Population Age 16 Years or Over	9,017	47,177	103,152
2024 Mgmt, Business, & Financial Operations	11.1%	14.1%	13.9%
2024 Professional, Related	13.4%	17.7%	19.7%
2024 Service	18.1%	16.2%	15.8%
2024 Sales, Office	20.3%	20.4%	20.6%
2024 Farming, Fishing, Forestry	-	-	0.1%
2024 Construction, Extraction, Maintenance	7.6%	9.3%	9.1%
2024 Production, Transport, Material Moving	29.4%	22.3%	20.7%
2024 White Collar Workers	44.8%	52.2%	54.2%
2024 Blue Collar Workers	55.2%	47.8%	45.8%
Transportation to Work			
2024 Drive to Work Alone	74.5%	74.8%	74.3%
2024 Drive to Work in Carpool	9.2%	9.1%	8.6%
2024 Travel to Work by Public Transportation	1.1%	1.1%	1.1%
2024 Drive to Work on Motorcycle	-	-	0.1%
2024 Walk or Bicycle to Work	1.9%	1.8%	1.9%
2024 Other Means	1.1%	1.3%	1.3%
2024 Work at Home	12.1%	11.7%	12.7%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	21.9%	23.9%	26.9%
2024 Travel to Work in 15 to 29 Minutes	47.3%	43.1%	41.6%
2024 Travel to Work in 30 to 59 Minutes	26.4%	28.6%	26.7%
2024 Travel to Work in 60 Minutes or More	4.4%	4.4%	4.8%
2024 Average Travel Time to Work	22.5	22.0	21.4
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$620.13 M	\$3.42 B	\$7.57 B
2024 Est. Apparel	\$11.96 M	\$65.25 M	\$143.54 M
2024 Est. Contributions, Tax and Retirement	\$129.91 M	\$781.28 M	\$1.77 B
2024 Est. Education	\$13.31 M	\$75.12 M	\$166.86 M
2024 Est. Entertainment	\$37.33 M	\$203.2 M	\$446.63 M
2024 Est. Food, Beverages, Tobacco	\$86.99 M	\$458.99 M	\$999.05 M
2024 Est. Health Care	\$51.24 M	\$267.54 M	\$580.11 M
2024 Est. Household Furnishings and Equipment	\$16.73 M	\$92.17 M	\$203.29 M
2024 Est. Household Operations, Shelter, Utilities	\$160.3 M	\$831.36 M	\$1.82 B
2024 Est. Miscellaneous Expenses	\$10.84 M	\$59.67 M	\$131.54 M
2024 Est. Personal Care	\$9.47 M	\$49.67 M	\$107.89 M
2024 Est. Transportation	\$92.06 M	\$537.41 M	\$1.2 B

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TRAFFIC COUNTS



CHAPTER 1282 Regional Business Districts (RBD)

- 1282.01 Purposes.
- 1282.02 Principal permitted uses.
- 1282.03 Uses permitted after special approval.
- 1282.04 Site plan review; screening.
- 1282.05 Area, height, bulk and placement requirements; performance standards.

CROSS REFERENCES

- Registration of businesses - see B.R. & T. Ch. 866
- Districts generally and Zoning Map - see P. & Z. Ch. 1266
- Waiting areas for drive-through facilities in Business Districts - see P. & Z. 1290.03
- Off-street parking areas in Business Districts - see P. & Z. 1290.05
- Dwellings in Business Districts - see P. & Z. 1294.10
- Fences in Business Districts - see B. & H. 1448.04
- Commercial Code - see B. & H. Ch. 1486

1282.01 PURPOSES.

The Regional Business District (RBD) is intended to permit a wider range of business and entertainment activities than those permitted in any other business or commercial district within the City. The permitted uses are intended to be similar to those permitted in the Municipal Business District (MBD) in that they are usually found in major business areas along major streets or regional thoroughfares or near freeway access ramps, generate large volumes of vehicular traffic, require substantial access for off-street parking and loading and require detailed planning, particularly as to relationships with adjacent areas. However, the Regional Business District (RBD) is intended to permit uses of a larger size and scale than those found in any other business or commercial district. The intended potential customer base for these uses is the entire Municipality, along with the surrounding communities throughout the southeastern Michigan region.

(Res. 98-340A. Passed 9-21-98.)

1282.02 PRINCIPAL PERMITTED USES.

In the Regional Business District (RBD), no use shall be permitted, unless otherwise provided in this Zoning Code, except the following:

- (a) All uses permitted in the Neighborhood Business District (NBD), Municipal Business District (MBD) and Central Business District (CBD), subject to the terms and conditions therein, excluding all residential uses.
- (b) All establishments with drive-through service windows.
- (c) Automobile and other vehicle wash establishments.

(Res. 98-340A. Passed 9-21-98.)

(d) (1)Automotive fueling stations, including those combined with food services, restaurants and/or convenience stores, of no more than five thousand (5,000) square feet.

(2)Automotive fueling stations and automobile service centers/stations, without accessory or combined food services, restaurants and/or convenience stores.



(Res. 99-416A. Passed 9-7-99.)

- (e) Building and lumber supply or contracting firms, including landscape construction services, with incidental outside storage of equipment and materials on the same lot.
- (f) Child care centers, nursery schools, day nurseries, and adult day care centers (not including dormitories or any type of overnight care).
- (g) Colleges or universities.
- (h) Commercial greenhouses, nurseries, and garden centers exceeding one-thousand (1,000) square feet of floor area.
- (i) Drive-in restaurants or other drive-in establishments serving food and/or beverages.
- (j) Essential public services and buildings within an enclosed building.
- (k) Hypermarkets.
- (l) Indoor recreational centers.
- (m) Mortuaries and funeral homes.
- (n) Retail businesses whose principal activity is the sale or rental of merchandise within a completely enclosed building of more than sixty-thousand (60,000) square feet of gross floor area.
- (o) Self-service laundromats.
- (p) Senior housing and housing for the elderly.
- (q) Shopping centers with more than sixty-thousand (60,000) square feet of gross floor area, containing uses permitted within this chapter.
- (r) Temporary buildings for uses incidental to construction work.
- (s) Veterinary hospitals and clinics with outdoor pens, boarding, or other similar uses.
- (t) Wholesale stores.
- (u) Off-street parking and loading facilities in accordance with Chapter 1290, Off-Street Parking and Loading.
- (v) Indoor flea markets, subject to the site design standards of Section 1296.02, Site Design Standards for Uses Permitted after Special Approval. (Res. 2012-259A. Passed 8-20-12, effective 9-5-12.)
- (w) Antique malls less than twenty thousand (20,000) square feet in area, subject to the site design standards of Section 1296.02, Site Design Standards for Uses Permitted after Special Approval.

(Res. 98-340A. Passed 9-21-98; Res. 2012-223A. Passed 7-16-12, effective 8-1-12; Res. 2012-259A. Passed 8-20-12, effective 9-5-12.)

1282.03 USES PERMITTED AFTER SPECIAL APPROVAL.

In a Regional Business District (RBD), the following uses may be permitted subject to the applicable site design standards of Section 1296.02, Site Design Standards for Uses Permitted After Special Approval, and subject, further, to the approval of Council after recommendation from the Planning Commission in accordance with the processing procedures in Section 1262.08, Powers of Council Re Special Approvals:

- (a) (1) Automotive fueling stations and automobile service centers/stations, including those combined with food services, restaurants and/or convenience stores.
- (2) Automotive repair stations, provided that any outdoor storage of vehicles is screened in accordance with the standards of Section 1294.28, Screening.

(Res. 99-416A. Passed 9-7-99.)

- (b) Cocktail lounges and nightclubs.



- (c) Hospitals, including animal hospitals and hospitals or sanitariums for the care of contagious acute, mental, drug or liquor addict cases and long term-acute care; and medical clinics; medical office centers; and dental clinics.
- (d) Mechanical amusement device arcades, pinball parlors, and billiard and pool halls.
- (e) New or used motor vehicle or recreational vehicle sales or rentals, including boats, snowmobiles, travel trailers, campers, motor homes, tents and accessory equipment, wherein motor vehicles or recreational vehicles are stored or displayed outside of completely enclosed buildings.
- (f) Open air business uses, unless otherwise permitted in Section 1282.02, Principal Permitted Uses.
- (g) Party stores.
- (h) Storage garages.
- (i) Uses similar to the principal permitted uses of Section 1282.02, Principal Permitted Uses, herein and not listed elsewhere in this Zoning Code as a principal permitted use or a special approval use.
- (j) Antique malls at least twenty thousand (20,000) square feet in area.
- (k) Secondhand stores.

(Res. 98-340A. Passed 9-21-98; Res. 08-381A. Passed 12-15-08; Res. 2012-223A. Passed 7-16-12, effective 8-1-12; Res. 2016-13A. Passed 2-1-16, effective 3-2-16.)

1282.04 SITE PLAN REVIEW; SCREENING.

For all uses in a Regional Business District (RBD), a site plan shall be submitted for review and approval in accordance with Section 1296.01, Site Plan Review. Where a new or expanded use occurs in a Regional Business District (RBD), after the effective date of this Zoning Code, which new or expanded use abuts directly upon a residentially zoned district, protective screening shall be provided in accordance with Section 1294.28, Screening.

(Res. 98-340A. Passed 9-21-98.)

1282.05 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS; PERFORMANCE STANDARDS.

For a Regional Business District (RBD), area, height, bulk and placement requirements and performance standards, unless otherwise specified, shall be as provided in Sections 1294.31, Performance Standards, and 1294.32, Schedule of Area Regulations.

(Res. 98-340A. Passed 9-21-98.)

