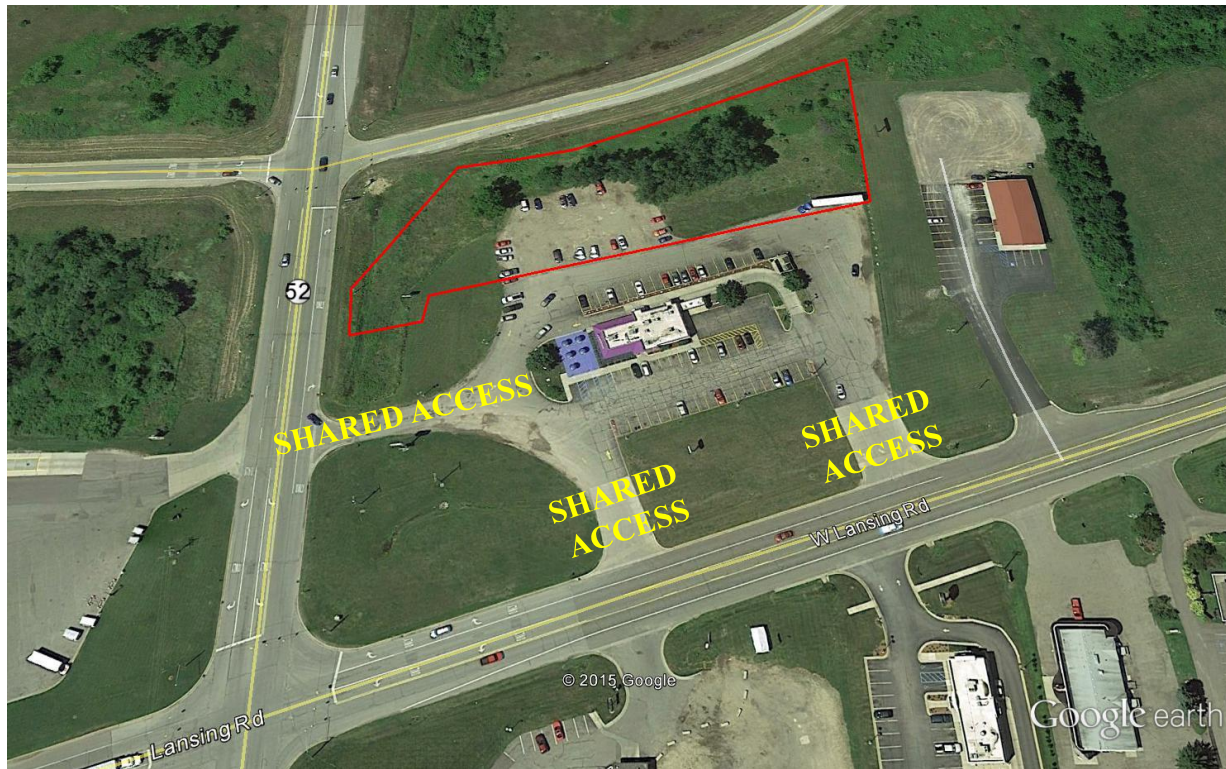


LAND FOR SALE



I-69 & M-52

Perry, Michigan

Insite
COMMERCIAL

1111 W. Oakley Park Road
Suite 220

Commerce, Michigan 48390

Detroit Office - (248) 359-9000

Grand Rapids Office - (616) 241-2200

www.insitecommercial.com

LAND FOR SALE

I-69 and M-52

Perry, Michigan

SUMMARY	page 1
LOT SPLIT	page 2
SURVEY	page 3
CONCEPTUAL SITE PLAN	page 4
AREA MAP	page 5
DEMOGRAPHICS	pages 6-7
TRAFFIC COUNTS	page 8
ZONING ORDINANCE	pages 9-10



Location: I-69 and M-52
Perry, MI 48872

Parcel ID#: 024-58-009-000-01

Total Land Size: 1.44 Acres

Sale Price: \$299,000

Zoning: B1: Commercial Business

School District: Perry Public Schools

Demographics within

5 Mile Radius:

Population:	10,037 People
Households:	3,928 Homes
Avg. HH Income:	\$95,264 Annually
Traffic Count:	12,003 VPD M-52 30,037 VPD I-69

Comments: Excellent access and exposure to I-69, zoned B-1, commercial business. Ideal for highway-service commercial uses. Great location for gas station. On entrance ramp, adjacent to Burger King, with shared ingress/egress.

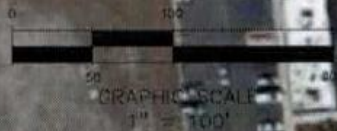
For Information Contact:

Randy Thomas

248-359-9000 ext. 9

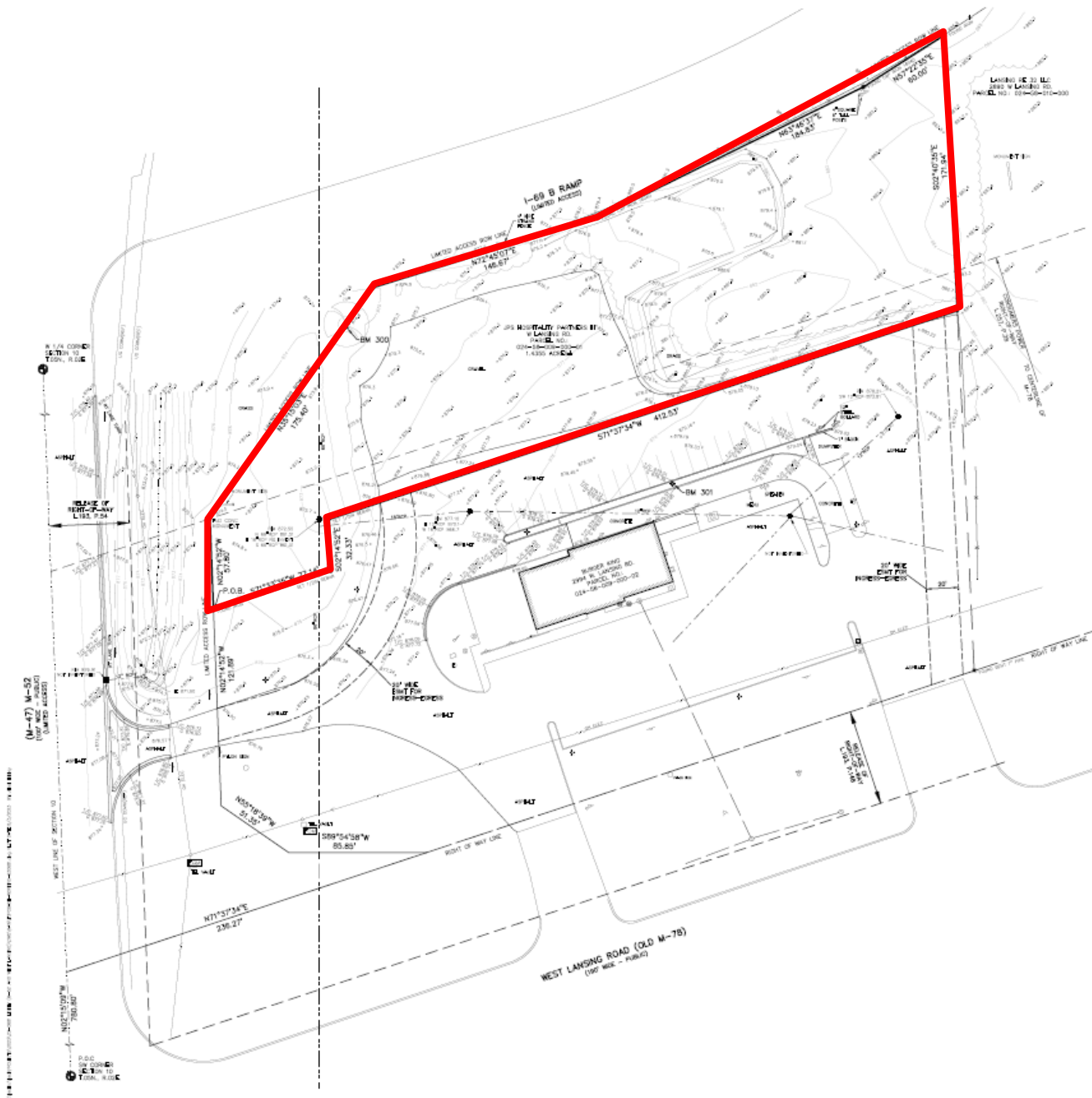


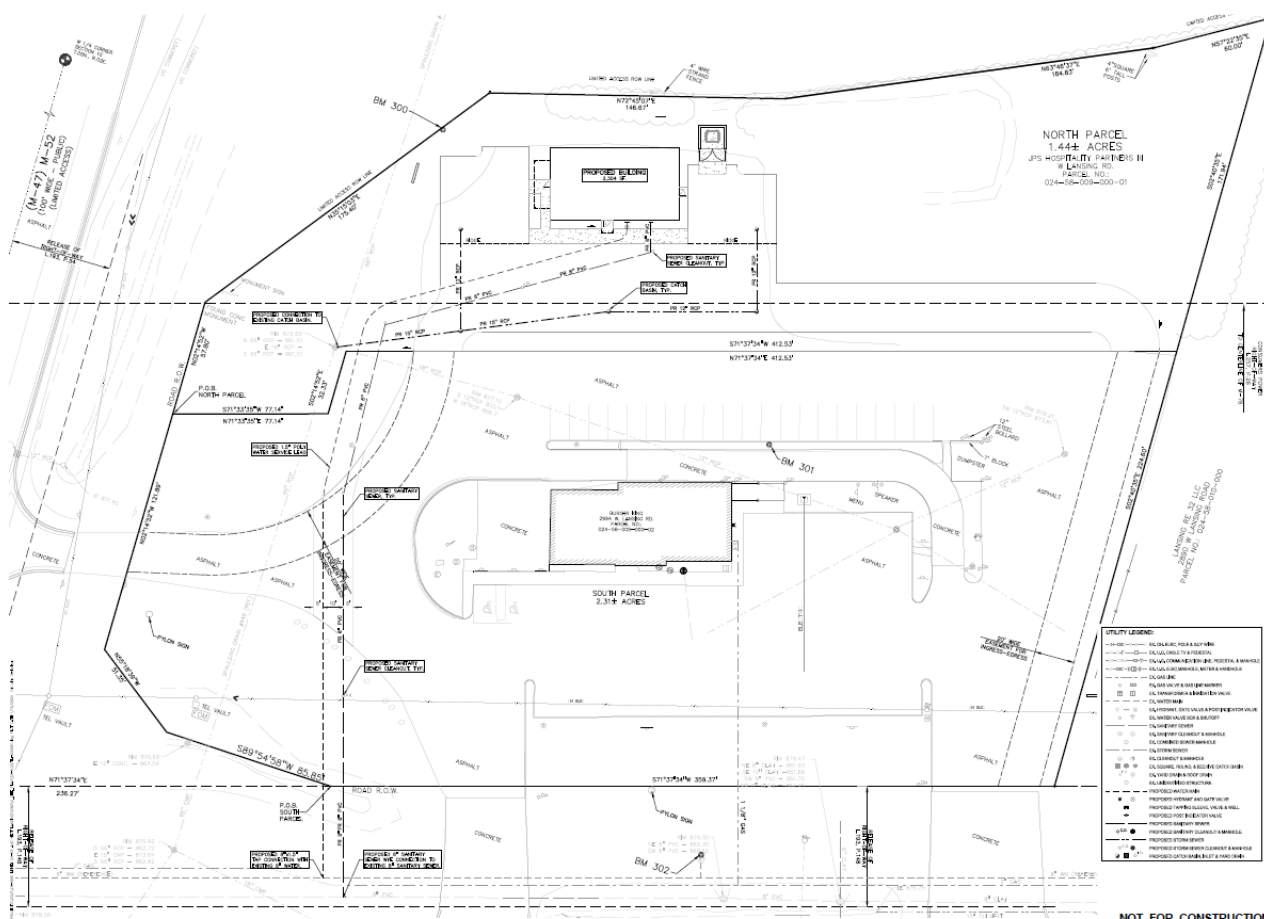
SITE



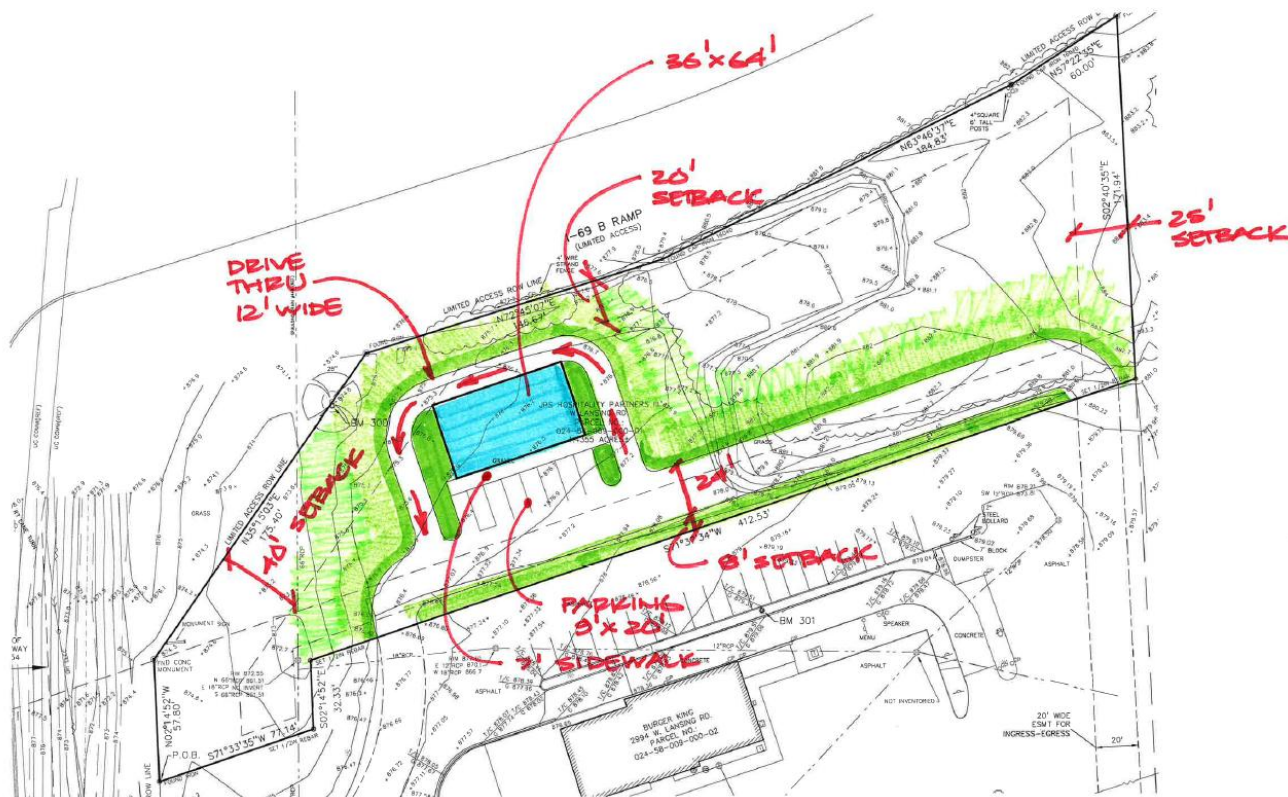
CLIENT: KING VENTURE DEVELOPMENT LLC 17800 LAUREL PARK DRIVE NORTH, SUITE 200C LIVONIA, MI 48152	SCALE: 1"= 100'	JOB No: 2014045	2430 Rochester Ct. Suite 100 Troy, MI 48063-1872 (248) 689-9090
	DATE: 4-4-14	DWG. No: 2 OF 2	

2

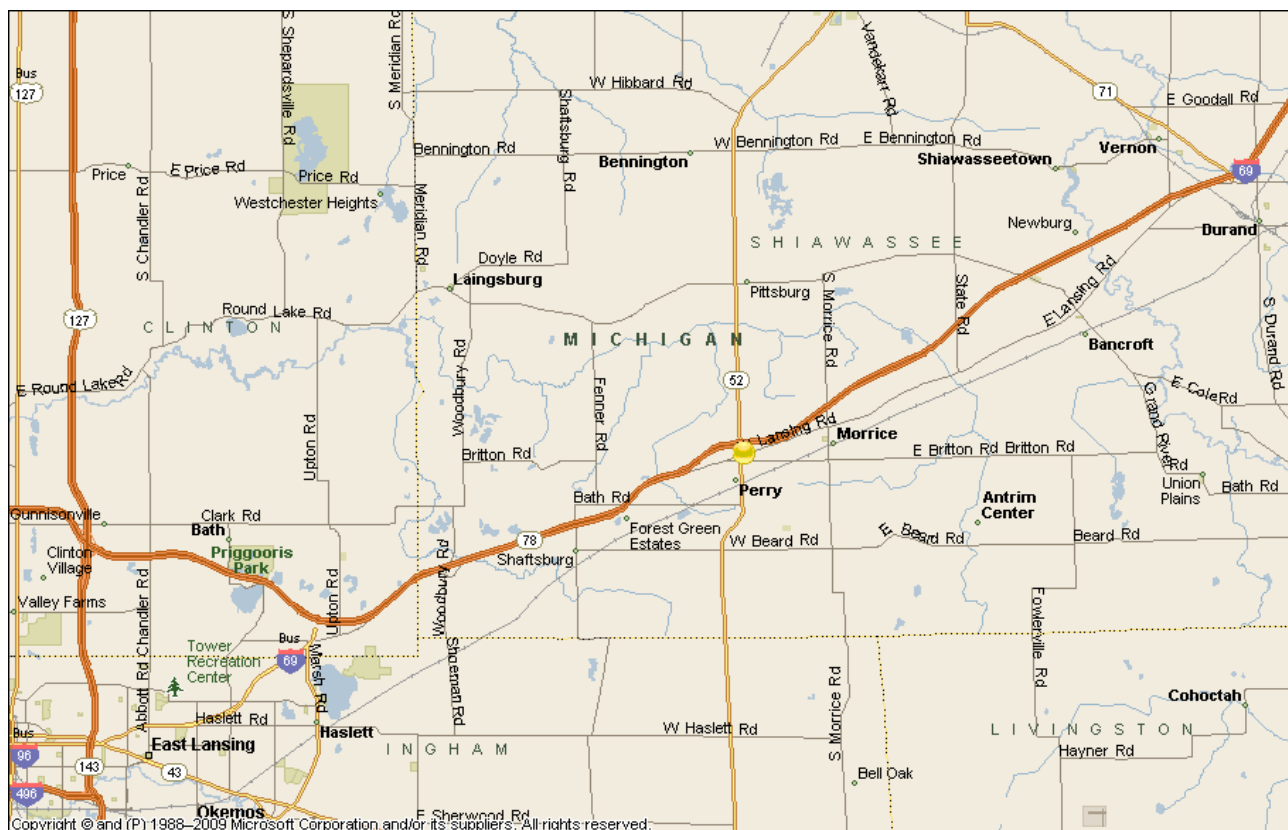




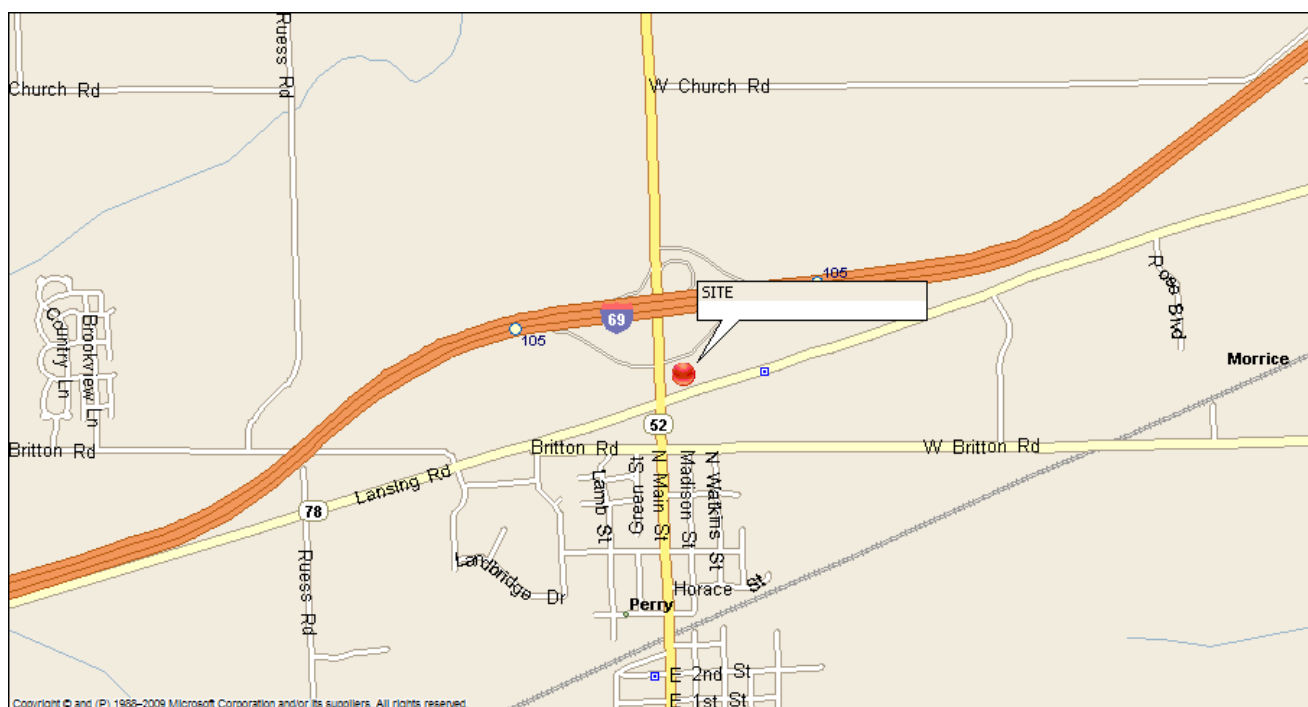
NOT FOR CONSTRUCTION



REGIONAL



LOCAL



2994 W Lansing Rd

Perry, MI 48872

1 mi radius 3 mi radius 5 mi radius

Population

2025 Estimated Population	1,750	5,537	10,037
2030 Projected Population	1,754	5,532	10,016
2020 Census Population	1,719	5,480	10,019
2010 Census Population	1,797	5,725	10,410
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	-0.2%	-0.2%	-0.2%

Households

2025 Estimated Households	697	2,172	3,928
2030 Projected Households	704	2,188	3,956
2020 Census Households	673	2,119	3,849
2010 Census Households	680	2,126	3,843
Projected Annual Growth 2025 to 2030	0.2%	0.1%	0.1%
Historical Annual Growth 2010 to 2025	0.2%	0.1%	0.1%

Age

2025 Est. Population Under 10 Years	11.8%	12.0%	11.4%
2025 Est. Population 10 to 19 Years	12.2%	12.4%	12.2%
2025 Est. Population 20 to 29 Years	12.2%	13.1%	11.6%
2025 Est. Population 30 to 44 Years	20.2%	19.7%	18.8%
2025 Est. Population 45 to 59 Years	18.8%	19.2%	20.4%
2025 Est. Population 60 to 74 Years	17.5%	17.6%	19.0%
2025 Est. Population 75 Years or Over	7.2%	6.1%	6.5%
2025 Est. Median Age	39.3	38.4	40.8

Marital Status & Gender

2025 Est. Male Population	50.7%	50.3%	50.5%
2025 Est. Female Population	49.3%	49.7%	49.5%
2025 Est. Never Married	26.7%	28.7%	26.7%
2025 Est. Now Married	46.2%	46.9%	52.5%
2025 Est. Separated or Divorced	17.3%	14.9%	13.9%
2025 Est. Widowed	9.8%	9.5%	6.9%

Income

2025 Est. HH Income \$200,000 or More	1.3%	2.9%	3.9%
2025 Est. HH Income \$150,000 to \$199,999	8.6%	11.5%	12.8%
2025 Est. HH Income \$100,000 to \$149,999	23.1%	23.4%	23.1%
2025 Est. HH Income \$75,000 to \$99,999	12.7%	12.8%	14.9%
2025 Est. HH Income \$50,000 to \$74,999	17.4%	16.9%	18.5%
2025 Est. HH Income \$35,000 to \$49,999	5.2%	7.0%	7.2%
2025 Est. HH Income \$25,000 to \$34,999	9.0%	8.3%	6.9%
2025 Est. HH Income \$15,000 to \$24,999	15.0%	10.5%	7.3%
2025 Est. HH Income Under \$15,000	7.5%	6.8%	5.3%
2025 Est. Average Household Income	\$79,051	\$87,628	\$95,264
2025 Est. Median Household Income	\$64,727	\$74,623	\$81,376
2025 Est. Per Capita Income	\$31,756	\$34,497	\$37,374
2025 Est. Total Businesses	60	117	167
2025 Est. Total Employees	541	924	1,139

2994 W Lansing Rd

Perry, MI 48872

1 mi radius 3 mi radius 5 mi radius

Race

2025 Est. White	94.9%	94.9%	94.9%
2025 Est. Black	1.0%	0.9%	0.8%
2025 Est. Asian or Pacific Islander	0.6%	0.7%	0.7%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	3.3%	3.3%	3.4%

Hispanic

2025 Est. Hispanic Population	43	144	255
2025 Est. Hispanic Population	2.5%	2.6%	2.5%
2030 Proj. Hispanic Population	3.0%	3.1%	3.0%
2020 Hispanic Population	2.1%	2.3%	2.2%

Education (Adults 25 & Older)

2025 Est. Adult Population (25 Years or Over)	1,229	3,848	7,109
2025 Est. Elementary (Grade Level 0 to 8)	0.7%	0.7%	0.9%
2025 Est. Some High School (Grade Level 9 to 11)	5.0%	4.3%	4.4%
2025 Est. High School Graduate	38.1%	37.3%	35.0%
2025 Est. Some College	27.8%	28.2%	27.7%
2025 Est. Associate Degree Only	12.1%	11.7%	11.7%
2025 Est. Bachelor Degree Only	11.4%	13.4%	14.2%
2025 Est. Graduate Degree	4.9%	4.5%	6.2%

Housing

2025 Est. Total Housing Units	736	2,297	4,152
2025 Est. Owner-Occupied	73.4%	71.6%	77.2%
2025 Est. Renter-Occupied	21.3%	23.0%	17.4%
2025 Est. Vacant Housing	5.2%	5.4%	5.4%

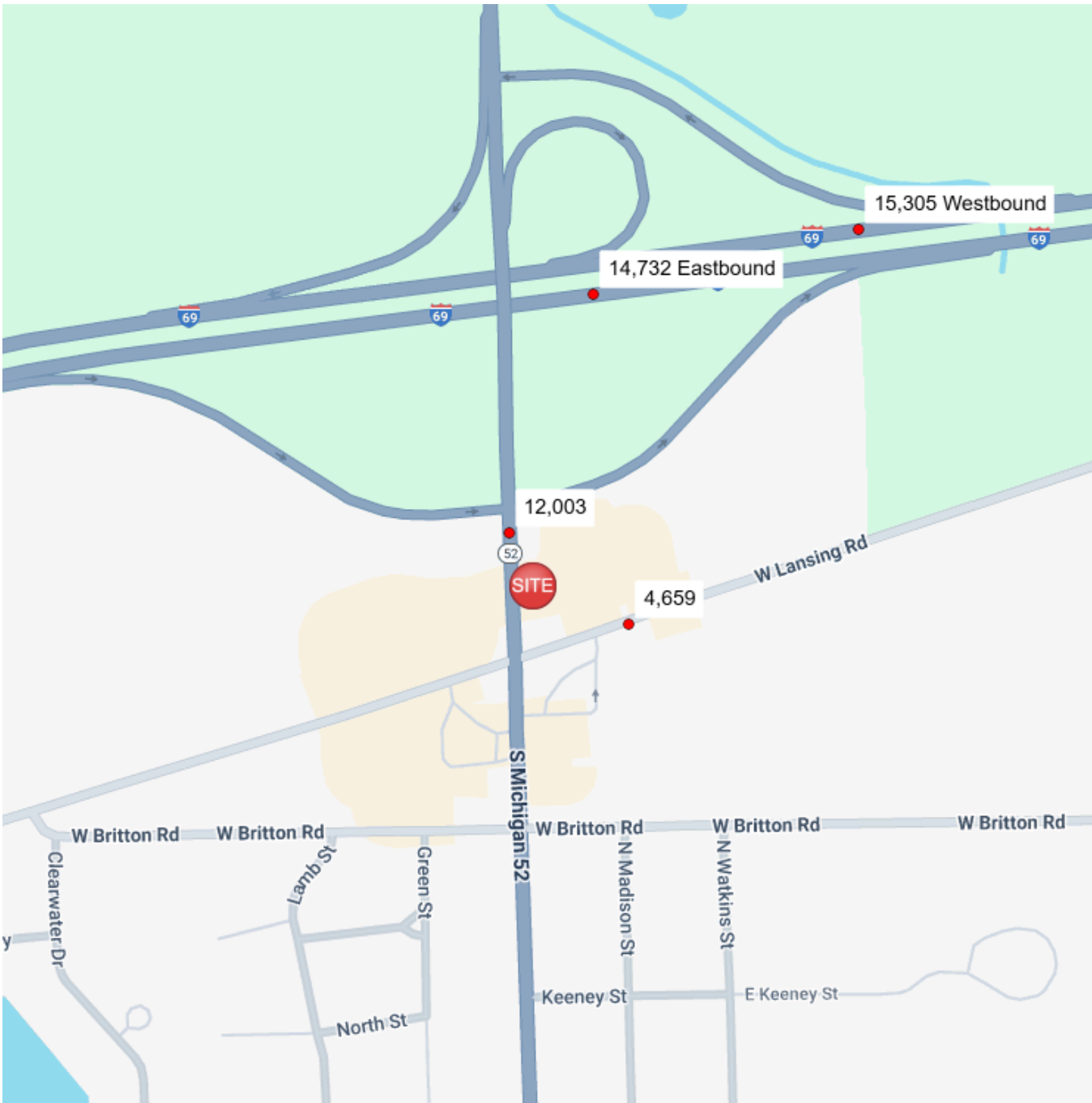
Homes Built by Year

2025 Homes Built 2010 or later	4.6%	10.3%	7.4%
2025 Homes Built 2000 to 2009	11.3%	12.4%	12.4%
2025 Homes Built 1990 to 1999	11.9%	16.0%	15.7%
2025 Homes Built 1980 to 1989	3.8%	5.3%	7.5%
2025 Homes Built 1970 to 1979	15.7%	13.2%	16.2%
2025 Homes Built 1960 to 1969	7.2%	6.8%	6.8%
2025 Homes Built 1950 to 1959	11.0%	8.7%	7.7%
2025 Homes Built Before 1949	29.3%	21.9%	21.0%

Home Values

2025 Home Value \$1,000,000 or More	0.7%	2.5%	1.6%
2025 Home Value \$500,000 to \$999,999	0.7%	1.7%	2.2%
2025 Home Value \$400,000 to \$499,999	1.6%	1.4%	3.5%
2025 Home Value \$300,000 to \$399,999	10.1%	8.9%	12.1%
2025 Home Value \$200,000 to \$299,999	25.4%	30.7%	33.2%
2025 Home Value \$150,000 to \$199,999	20.8%	16.9%	18.5%
2025 Home Value \$100,000 to \$149,999	20.8%	18.1%	15.7%
2025 Home Value \$50,000 to \$99,999	15.9%	12.8%	8.2%
2025 Home Value \$25,000 to \$49,999	0.8%	1.8%	1.3%
2025 Home Value Under \$25,000	3.2%	5.1%	3.6%
2025 Median Home Value	\$183,292	\$189,557	\$206,760
2025 Median Rent	\$760	\$811	\$802





The B-1 Commercial Business District is intended to provide for a variety of commercial and service uses, primarily emphasizing higher intensity uses that tend to be auto dependent which are not well suited in the Central Business District or Mixed Use District but instead should be situated near major travel corridors. Because of the variety of business types permitted in B-2 Districts, special attention must be focused on site layout, building design, vehicular circulation and coordination of site features between adjoining sites.

SECTION 8.02 TABLE OF USES

A. The following abbreviations apply to the Table of Uses:

P: Permitted Use: Land and/or buildings in this District may be used for the purposes listed by right.

SLU: Special Land Use: The following uses may be allowed by obtaining Special Land Use approval when all applicable standards contained in [CHAPTER 15](#) and elsewhere in this Ordinance are met.

NP: Not Permitted: The use is not permitted in the District.

B. For any uses not specified in [TABLE 8.02](#), The Zoning Administrator shall determine the permissibility of the use in accordance with similar listed uses.

TABLE 8.02: TABLE OF USES FOR COMMERCIAL DISTRICTS

USE	CBD	B-1	MXD
Accessory apartments on the upper floor of commercial uses	P	NP	P
Accessory structures subject to SECTION 3.14	P	P	P
Adult Uses	NP	SLU	NP
Arcade (computer or video)	P	P	SLU
Art studio/craft shop	P	P	P
Bank or other financial institution, with drive through facility	P	P	SLU
Bank or other financial institution, without drive through facility	P	P	SLU
Banquet hall and/or conference center	SLU	SLU	SLU
Bed and breakfast	SLU	NP	SLU
Billboards	NP	P	NP
Bus passenger or other transit station	NP	SLU	NP
Catering establishment	NP	P	NP
Clinics (excluding medical marijuana dispensaries)	P	P	NP
Commercial day care center	NP	SLU	SLU
Commercial mini storage	NP	P	NP
Contractor's office	SLU	P	NP
Convenience store, with gasoline	NP	SLU	NP
Convenience store, without gasoline	P	P	P
Cottage industry/home occupations, subject to SECTION 3.15	SLU	SLU	P

Domestic Abuse Shelters	P	P	NP
Drive through facility other than a restaurant (e.g., bank, credit union, pharmacy, dry cleaner)	P	P	NP
Fraternal or social club or lodge	P	SLU	NP
Hospitals	NP	SLU	NP
Hotel/motel	NP	SLU	NP
Housing for elderly, nursing home, convalescent centers	NP	NP	SLU
Kennel , commercial	NP	SLU	NP
Laundromat	SLU	P	NP
Medical marijuana dispensary	NP	NP	NP
Medical and dental offices or clinics	P	P	SLU
Mortuary or funeral home	P	P	SLU
Municipal buildings (e.g. libraries, post offices, government offices)	P	P	P
Off-Street Parking Lots	P	P	NP
Open air business	NP	SLU	SLU
TABLE OF USES	CBD	B-1	MXD
Outdoor display subject to SECTION 8.08	P	P	P
Outdoor or rooftop seating subject to SECTION 8.07	P	NP	NP
Pawn shop	NP	P	NP
Personal service establishment	P	P	SLU
Places of religious worship	P	P	SLU
Professional offices (e.g., attorneys, accountants, etc.)	P	P	SLU
Public and private colleges, universities, and other such institutions of higher learning	NP	P	NP
Public utility transformer stations, telephone exchanges, public utility offices	NP	P	NP
Public, private, and parochial elementary, middle, and high schools	NP	NP	SLU
Recreation facility, indoor	NP	P	NP
Recreation facility, outdoor	NP	SLU	NP
Restaurant with drive-through facility	NP	P	SLU
Restaurant without drive-through facility	P	P	SLU
Retail building supplies and equipment stores with outdoor display and storage	NP	P	NP
Retail establishments of 20,000 square feet GFA and over	SLU	P	NP
Retail establishments under 20,000 square feet GFA	P	P	P
Self-storage facilities	NP	SLU	NP
Single-family detached dwellings	P	SLU	P
Tattoo parlor	NP	P	P
Tavern or pub	P	P	SLU
Theaters	P	NP	NP
Tobacco specialty retail store or lounge	SLU	SLU	SLU
Vehicle repair, major	NP	SLU	NP
Vehicle repair, minor	NP	SLU	NP
Vehicle sales and rental	NP	SLU	NP
Vehicle service station	NP	SLU	NP
Vehicle wash establishment	NP	SLU	NP
Veterinary clinic	P	P	SLU
Video rental and sales	NP	P	NP
Wind energy conversion systems , commercial	NP	P	NP
Wireless communication tower	NP	P	NP