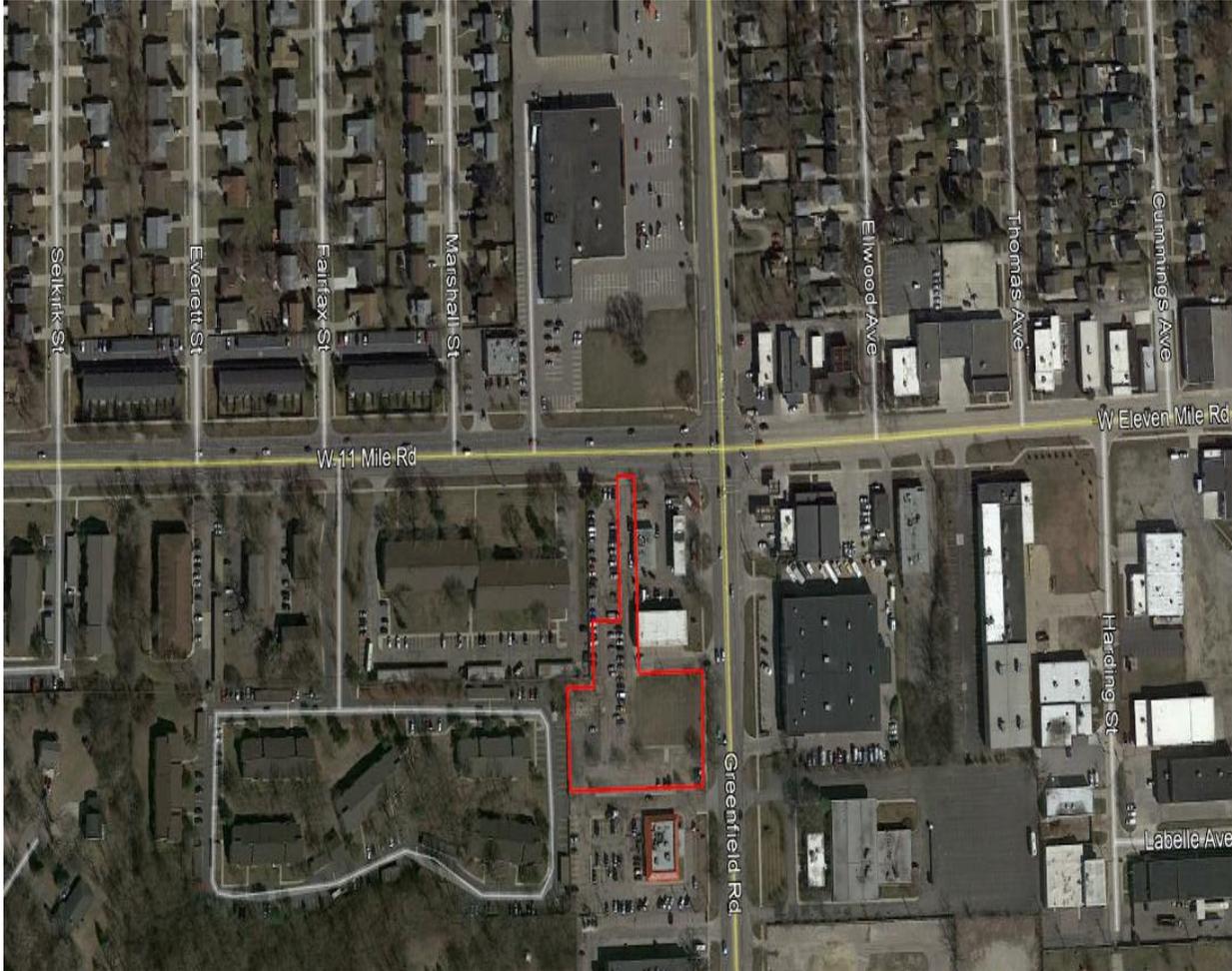


COMMERCIAL LAND

FOR SALE/BTS



26855 GREENFIELD ROAD

SOUTHFIELD, MI 48076



1111 W. Oakley Park Road
Suite 220

Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office

www.insitecommercial.com

COMMERCIAL LAND FOR SALE/BTS

**26855 GREENFIELD ROAD
SOUTHFIELD, MI 48076**

DISCLAIMER / DISCLOSURE	page 3
SUMMARY	page 4
AERIAL	page 5
AREA MAP	page 6
SURVEY	page 7
DEMOGRAPHICS	pages 8-10
TRAFFIC COUNTS	page 11
ZONING ORDINANCE	pages 12-15



DISCLAIMER/DISCLOSURE

Information contained herein was obtained from sources deemed to be reliable, but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third party independent professionals selected by such prospective purchaser/investor/tenant.

All financial data should be verified by the prospective purchaser/investor/tenant including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Insite Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Insite Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



SUMMARY

Location: 26855 Greenfield Road
Southfield, MI 48076

Parcel I.D.: 24-24-226-059

Land Size: 1.33 Acres (57,935 SF)

List Price: Contact Broker

Property Taxes: Approx. \$8,772.08 (2020)

Zoning: B-3 & RM (B-1 uses permitted pursuant to a consent judgement)

**Demographics in
5 Mile Radius:**

Population:	334,609 people
Households:	147,669 homes
Avg. HH Income:	\$99,293 USD
Traffic Counts:	20,910 VPD

- Property Highlights:**
- 1.33-acre site just south of 11 Mile in Southfield
 - Growing area with new developments including the newly built Kroger and McDonalds just south of the subject site
 - Easy accessibility to I-696, frontage on Greenfield and an easement to 11 Mile
 - Great opportunity for a QSR, Retail or Medical with many surrounding rooftops
 - Contact Broker for additional details

For Information Contact:
KYLE NELSON or RANDY THOMAS
248-359-9000



AERIAL

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



AREA MAP

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



DEMOGRAPHICS

Full Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4874/-83.2031

26855 Greenfield Rd Southfield, MI 48076	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	17,797	124,649	334,609
2026 Projected Population	17,516	123,849	330,183
2010 Census Population	17,577	122,150	333,017
2000 Census Population	19,133	130,509	363,880
Projected Annual Growth 2021 to 2026	-0.3%	-0.1%	-0.3%
Historical Annual Growth 2000 to 2021	-0.3%	-0.2%	-0.4%
Households			
2021 Estimated Households	7,768	53,909	147,665
2026 Projected Households	7,813	54,804	148,748
2010 Census Households	7,554	51,906	144,267
2000 Census Households	8,111	54,268	152,782
Projected Annual Growth 2021 to 2026	0.1%	0.3%	0.1%
Historical Annual Growth 2000 to 2021	-0.2%	-	-0.2%
Age			
2021 Est. Population Under 10 Years	10.6%	10.0%	10.2%
2021 Est. Population 10 to 19 Years	10.5%	10.1%	9.9%
2021 Est. Population 20 to 29 Years	13.6%	13.4%	14.0%
2021 Est. Population 30 to 44 Years	17.8%	18.9%	19.7%
2021 Est. Population 45 to 59 Years	18.3%	19.7%	18.9%
2021 Est. Population 60 to 74 Years	18.4%	18.6%	18.4%
2021 Est. Population 75 Years or Over	10.8%	9.3%	8.9%
2021 Est. Median Age	42.5	42.3	41.3
Marital Status & Gender			
2021 Est. Male Population	46.1%	46.7%	47.1%
2021 Est. Female Population	53.9%	53.3%	52.9%
2021 Est. Never Married	41.0%	37.4%	40.3%
2021 Est. Now Married	34.6%	40.4%	37.2%
2021 Est. Separated or Divorced	15.8%	15.5%	15.8%
2021 Est. Widowed	8.7%	6.7%	6.7%
Income			
2021 Est. HH Income \$200,000 or More	4.4%	8.7%	8.8%
2021 Est. HH Income \$150,000 to \$199,999	5.2%	6.8%	6.5%
2021 Est. HH Income \$100,000 to \$149,999	14.6%	17.9%	16.2%
2021 Est. HH Income \$75,000 to \$99,999	11.7%	14.7%	13.7%
2021 Est. HH Income \$50,000 to \$74,999	22.4%	20.0%	18.1%
2021 Est. HH Income \$35,000 to \$49,999	11.5%	10.5%	11.2%
2021 Est. HH Income \$25,000 to \$34,999	10.1%	7.8%	8.5%
2021 Est. HH Income \$15,000 to \$24,999	8.5%	5.8%	6.6%
2021 Est. HH Income Under \$15,000	11.6%	7.7%	10.4%
2021 Est. Average Household Income	\$72,247	\$95,653	\$99,293
2021 Est. Median Household Income	\$61,076	\$77,966	\$75,926
2021 Est. Per Capita Income	\$31,646	\$41,481	\$43,905
2021 Est. Total Businesses	771	8,308	19,742
2021 Est. Total Employees	9,233	85,704	213,195

DEMOGRAPHICS

Full Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4874/-83.2031

26855 Greenfield Rd Southfield, MI 48076	1 mi radius	3 mi radius	5 mi radius
Race			
2021 Est. White	57.7%	54.1%	53.0%
2021 Est. Black	36.2%	39.5%	39.7%
2021 Est. Asian or Pacific Islander	2.7%	3.1%	3.9%
2021 Est. American Indian or Alaska Native	0.2%	0.2%	0.3%
2021 Est. Other Races	3.2%	3.1%	3.2%
Hispanic			
2021 Est. Hispanic Population	344	3,025	9,055
2021 Est. Hispanic Population	1.9%	2.4%	2.7%
2026 Proj. Hispanic Population	2.1%	2.5%	2.9%
2010 Hispanic Population	1.3%	1.6%	1.6%
Education (Adults 25 & Older)			
2021 Est. Adult Population (25 Years or Over)	12,969	92,357	247,787
2021 Est. Elementary (Grade Level 0 to 8)	1.9%	1.5%	1.5%
2021 Est. Some High School (Grade Level 9 to 11)	5.0%	3.6%	4.6%
2021 Est. High School Graduate	22.3%	17.1%	19.7%
2021 Est. Some College	20.5%	22.3%	21.6%
2021 Est. Associate Degree Only	7.7%	7.6%	7.7%
2021 Est. Bachelor Degree Only	26.7%	27.4%	25.8%
2021 Est. Graduate Degree	15.9%	20.4%	19.2%
Housing			
2021 Est. Total Housing Units	8,125	56,554	159,619
2021 Est. Owner-Occupied	54.3%	65.2%	60.5%
2021 Est. Renter-Occupied	41.3%	30.1%	32.0%
2021 Est. Vacant Housing	4.4%	4.7%	7.5%
Homes Built by Year			
2021 Homes Built 2010 or later	2.0%	2.4%	2.5%
2021 Homes Built 2000 to 2009	1.7%	3.1%	3.0%
2021 Homes Built 1990 to 1999	4.2%	4.2%	4.2%
2021 Homes Built 1980 to 1989	4.4%	4.9%	4.9%
2021 Homes Built 1970 to 1979	16.4%	12.7%	11.6%
2021 Homes Built 1960 to 1969	24.9%	19.5%	14.5%
2021 Homes Built 1950 to 1959	23.2%	28.6%	27.7%
2021 Homes Built Before 1949	18.8%	19.9%	24.2%
Home Values			
2021 Home Value \$1,000,000 or More	0.7%	0.9%	1.9%
2021 Home Value \$500,000 to \$999,999	2.9%	6.1%	8.2%
2021 Home Value \$400,000 to \$499,999	3.4%	6.2%	6.1%
2021 Home Value \$300,000 to \$399,999	8.6%	13.8%	11.3%
2021 Home Value \$200,000 to \$299,999	30.1%	28.5%	23.5%
2021 Home Value \$150,000 to \$199,999	27.6%	20.3%	17.9%
2021 Home Value \$100,000 to \$149,999	14.5%	12.4%	11.4%
2021 Home Value \$50,000 to \$99,999	8.7%	8.5%	11.9%
2021 Home Value \$25,000 to \$49,999	1.6%	1.9%	4.6%
2021 Home Value Under \$25,000	2.0%	1.5%	3.3%
2021 Median Home Value	\$188,569	\$219,015	\$218,848
2021 Median Rent	\$854	\$967	\$945

©2021, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2021, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DEMOGRAPHICS

Full Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4874/-83.2031

26855 Greenfield Rd Southfield, MI 48076		1 mi radius	3 mi radius	5 mi radius
Labor Force				
2021 Est. Labor Population Age 16 Years or Over		14,800	104,717	280,481
2021 Est. Civilian Employed		58.3%	61.0%	59.4%
2021 Est. Civilian Unemployed		2.7%	2.5%	2.8%
2021 Est. in Armed Forces		0.2%	-	-
2021 Est. not in Labor Force		38.9%	36.4%	37.7%
2021 Labor Force Males		44.9%	46.0%	46.3%
2021 Labor Force Females		55.1%	54.0%	53.7%
Occupation				
2021 Occupation: Population Age 16 Years or Over		8,621	63,844	166,703
2021 Mgmt, Business, & Financial Operations		18.9%	20.2%	20.8%
2021 Professional, Related		29.3%	31.4%	29.6%
2021 Service		16.4%	14.5%	14.8%
2021 Sales, Office		20.7%	20.1%	20.0%
2021 Farming, Fishing, Forestry		-	0.1%	-
2021 Construction, Extraction, Maintenance		2.9%	3.4%	3.8%
2021 Production, Transport, Material Moving		11.8%	10.2%	11.0%
2021 White Collar Workers		68.9%	71.8%	70.4%
2021 Blue Collar Workers		31.1%	28.2%	29.6%
Transportation to Work				
2021 Drive to Work Alone		82.5%	83.8%	82.5%
2021 Drive to Work in Carpool		6.7%	6.5%	7.2%
2021 Travel to Work by Public Transportation		3.5%	1.6%	1.6%
2021 Drive to Work on Motorcycle		-	-	-
2021 Walk or Bicycle to Work		1.2%	1.8%	1.9%
2021 Other Means		0.4%	0.4%	0.6%
2021 Work at Home		5.5%	5.8%	6.1%
Travel Time				
2021 Travel to Work in 14 Minutes or Less		21.4%	21.7%	19.5%
2021 Travel to Work in 15 to 29 Minutes		42.0%	44.7%	46.2%
2021 Travel to Work in 30 to 59 Minutes		30.9%	32.8%	33.6%
2021 Travel to Work in 60 Minutes or More		3.6%	4.2%	4.7%
2021 Average Travel Time to Work		22.8	23.1	23.5
Consumer Expenditure				
2021 Est. Total Household Expenditure		\$433.43 M	\$3.67 B	\$10.29 B
2021 Est. Apparel		\$15.13 M	\$129.13 M	\$363.22 M
2021 Est. Contributions, Gifts		\$24.29 M	\$214.07 M	\$605.16 M
2021 Est. Education, Reading		\$13.37 M	\$119.46 M	\$340.7 M
2021 Est. Entertainment		\$24.25 M	\$208.55 M	\$584.71 M
2021 Est. Food, Beverages, Tobacco		\$66.95 M	\$559.27 M	\$1.57 B
2021 Est. Furnishings, Equipment		\$15.09 M	\$129.59 M	\$363.03 M
2021 Est. Health Care, Insurance		\$40.24 M	\$336.38 M	\$940.74 M
2021 Est. Household Operations, Shelter, Utilities		\$141.23 M	\$1.18 B	\$3.33 B
2021 Est. Miscellaneous Expenses		\$8.21 M	\$69.75 M	\$195.88 M
2021 Est. Personal Care		\$5.83 M	\$49.28 M	\$138.25 M
2021 Est. Transportation		\$78.83 M	\$667.43 M	\$1.86 B

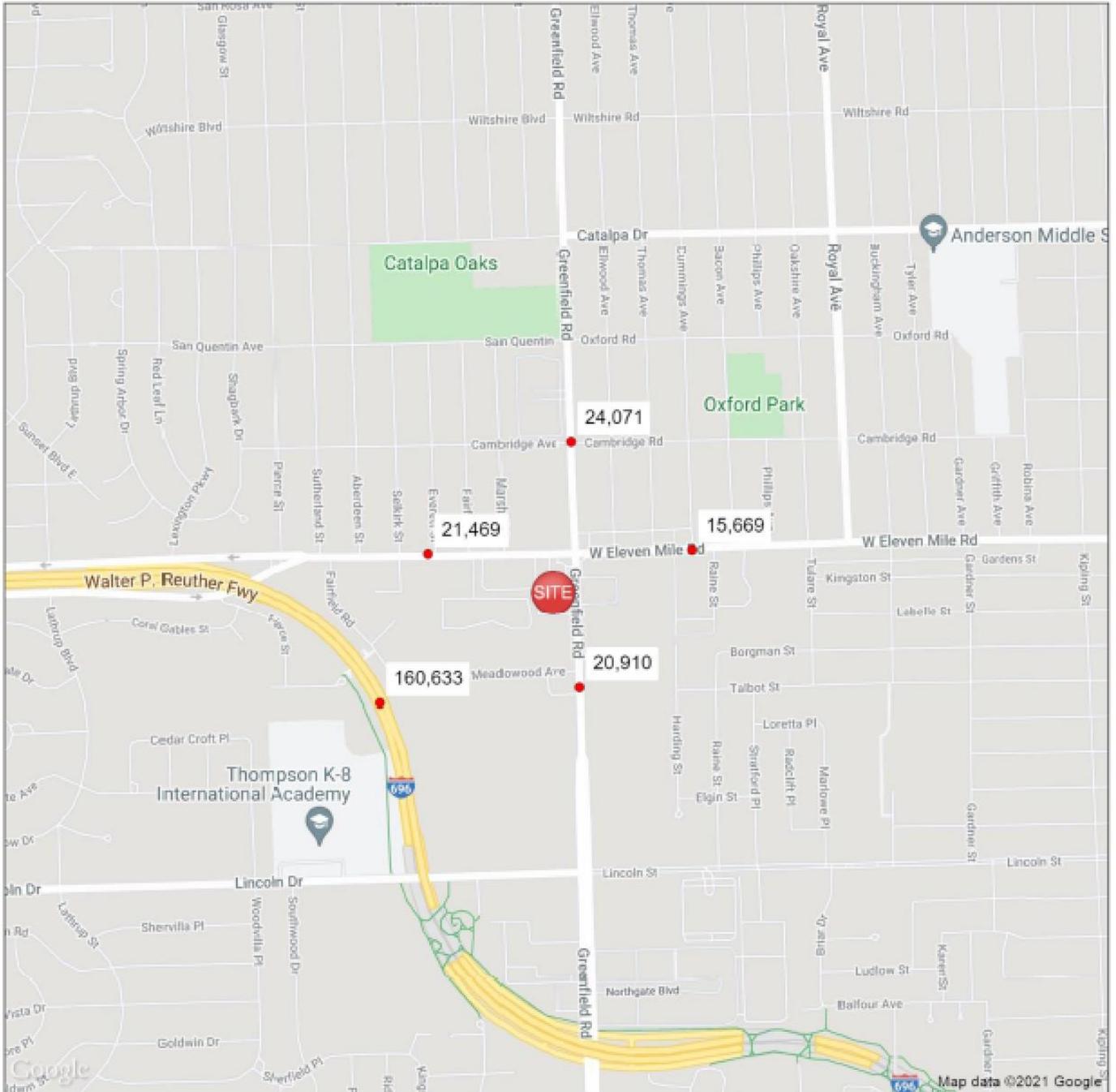
©2021, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2021, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

TRAFFIC COUNTS

26855 Greenfield Rd

Southfield, MI 48076



ZONING ORDINANCE

8/27/2021

Southfield, MI Code of Ordinances

ARTICLE 16. - NEIGHBORHOOD BUSINESS DISTRICT (B-1)

Sec. 5.147. - Intent.

The Neighborhood Business District (B-1) is designed to provide for the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas. The district will generally be used as a transitional district between more intensive uses of land such as major thoroughfares and other business districts and less intensive uses of land such as office and residential. It will normally be located only on property which fronts on a major or secondary thoroughfare.

Sec. 5.148. - Site plan review.

No building, structure, or land shall be erected or used in a B-1, Neighborhood Business District unless a site plan therefore has been approved by the city council. The city council shall not approve the site plan until it receives a recommendation in connection with the site plan from the planning commission but the council may act on the site plan if a recommendation is not received from the planning commission within thirty (30) days after it has been requested by the council. The city council shall not approve the site plan unless it shall find as follows:

- (1) All the development features, including the principal building and any accessory buildings, open spaces, service roads, driveways, and parking areas are located so as to minimize the possibility of any adverse effects upon adjacent properties and so as to relate properly to pedestrian and vehicular traffic safety.
- (2) The site plan does show that access is provided only to a major or secondary thoroughfare or freeway service drive and that a proper relationship exists between the major or secondary thoroughfare and any proposed service roads, driveways, and parking areas in order to encourage pedestrian and vehicular traffic safety, except that: access driveways may be permitted to other than a major or secondary thoroughfare or freeway service drive where such access is provided to a street where the property directly across the street from such driveway and all property abutting such street between the driveway and the major or secondary thoroughfare or freeway service drive is within a multiple-family district or any nonresidential district, or is developed with permanent uses which are other than single-family residences. This exception shall apply only to property having frontage on a major or secondary thoroughfare or freeway service drive and shall apply only upon a finding that there are special circumstances which indicate that there will be a substantial improvement in traffic safety.

The site plan shall not be approved unless all interior and abutting streets have sufficiently improved rights-of-way to accommodate the vehicular traffic generated by the uses permitted in the district or unless adequate provision is made at the time of the approval of the site plan for

ZONING ORDINANCE

8/27/2021

Southfield, MI Code of Ordinances

such sufficiently improved rights-of-way.

(Ord. No. 1047, 1-5-81)

Sec. 5.149. - Uses permitted.

In a neighborhood business district (B-1) no building, structure, or land shall be erected or used except for the following uses unless otherwise provided in this chapter:

- (1) Medical offices and clinics.
- (2) Banks and similar financial institutions.
- (3) Libraries and government office buildings and public utility offices, but not including storage yards.
- (4) Private clubs or lodges.
- (5) Photographic studios and interior decorating studios.
- (6) Veterinary clinics and veterinary hospitals provided all activities are conducted within a permanently enclosed building.
- (7) Establishments which perform personal services on the premises such as: beauty parlors, barber shops, repair shops (including watches, radio, television, shoe, and etc., but prohibiting major repair shops such as automotive, heavy equipment, large appliances, furniture and etc.), tailor shops, self-service laundries and cleaners, dry cleaning and laundry establishments provided cleaning equipment is used to service only the premises at which it is located.
- (8) Stores of a generally recognized retail nature which supply commodities on the premises such as, but not limited to: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing, notions and hardware.
- (9) Free-standing restaurants and carry-out restaurants, and restaurants and carry out restaurants when attached to, and located within, a shopping center building complex. Excluding drive-in, fast food restaurants, any restaurant with a drive-thru, any restaurant with a bar/lounge, and any restaurant open twenty-four (24) hours.
- (10) Accessory uses customarily incidental to any of the above permitted uses.

(Ord. No. 1280, 5-22-89; Ord. No. 1425, 9-24-98; Ord. No. 1699, § 12, 12-27-18)

Sec. 5.150. - Uses permitted subject to special approval.

The following uses may be permitted upon the review and approval of the city council after a recommendation from the planning commission. The use or uses shall only be approved when the following general standards have been satisfied and subject to the conditions hereinafter imposed.

- (1) *Standards.*

ZONING ORDINANCE

8/27/2021

Southfield, MI Code of Ordinances

- (a) The proposed use or uses must be of such size and character that it will be in harmony with the appropriate and orderly development of the neighborhood business district.
 - (b) The location, size, intensity, and periods of operation of any such proposed use must be designed to eliminate any possible nuisance likely to emanate therefrom which might be adverse to occupants of any other nearby permitted uses.
 - (c) The proposed use must be in accord with the spirit and purpose of this chapter and not be inconsistent with, or contrary to, the objectives sought to be accomplished by this chapter and principles of sound planning.
 - (d) The proposed use is of such character that the vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or the adjacent thoroughfares.
 - (e) The proposed use is of such character and intensity and arranged on the site so as to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor, or fumes.
 - (f) The proposed use, or change in use, will not be adverse to the promotion of the health, safety, and welfare of the community.
- (2) *Uses.*
- (a) Any restaurant with a drive-thru, any restaurant with a bar/lounge, and any restaurant open twenty-four (24) hours.

(Ord. No. 1058, 6-8-81; Ord. No. 1280, 5-22-89; Ord. No. 1425, 9-24-98; Ord. No. 1699, § 12, 12-27-18)

Sec. 5.151. - Required conditions.

- (1) All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- (2) The outdoor storage, display, or servicing of goods or materials shall be prohibited irrespective of whether or not they are for sale.
- (3) Warehousing or indoor storage of goods or material in quantity greater than normally incidental to the above permitted uses shall be prohibited.
- (4) At least fifty (50) percent of any required front yard shall be landscaped. Along any side or rear lot line abutting a street, there shall be a continuous landscaped area with a minimum width equal to one-half (½) the width of the required yard. The landscaped strip need not be provided at points of approved vehicular access and may incorporate vegetated stormwater management measures. This landscaping requirement is necessary to maintain the transitional character of the area that this district is intended to preserve.
- (5) Landscape plans and green infrastructure/low impact development methods required per article 4 section 5.31(21)(b).

ZONING ORDINANCE

8/27/2021

Southfield, MI Code of Ordinances

(Ord. No. 1678, § 11, 7-6-17)

Sec. 5.152. - Signs and lighting.

- (1) Necessary directional or regulatory traffic signs which conform to the Michigan Manual of Uniform Traffic Control Devices shall be permitted.
- (2) No moving or flashing parts or lights or devices shall be permitted. All light sources shall be shielded from view from residentially zoned property. No lighting fixture shall be so located and directed as to be a hazard to traffic safety.

(Ord. No. 1343, 6-8-92)

Sec. 5.153. - Area and bulk regulations.

See article 22, schedule of regulations, which limits the height and bulk of buildings, determines the permitted development area and provides minimum yard setback requirements.

Sec. 5.154. - Provision for a one-year grace period for approved site plans.

This provision shall not apply to any land or building for which a site plan has been submitted to, and received by, the city or approved by the city, in accordance with the provisions of the former article 16, of chapter 45, as amended, on or before the effective date of this amendment. The above exceptions shall be permitted provided that a building permit is issued for construction in accordance with the approved site plan, or any approved revision thereof, within one (1) year of the effective date of this amendment.

(Ord. No. 1047, 1-5-81)

Sec. 5.155. - Reserved.