

.77 ACRES
LAND



FOR SALE



1658 Lansing Road

Charlotte, Michigan 48813

Property Highlights

- Sale Price: \$99,000
- Prime Pad Site Opportunity off of Lansing Road with 180' of Frontage on Lansing Rd
- Join Dunham's Sporting Goods, Peebles Department Store, Snap Fitness and Family Farm & Home
- Other Notable Area Retailers Include Wal-Mart Super Center, Applebee's, Tractor Supply
- High Traffic Counts that Exceed 16,000 Cars per day on Lansing Rd
- Zoning: B-3: General Commercial

OFFERING SUMMARY

| | |
|-----------------------|-------------------------|
| Sale Price: | \$99,000 |
| Lot Size: | 0.77 AC (.64 AC Usable) |
| Assessed Value (2021) | \$105,300 |
| Taxable Value (2021) | \$10,592 |
| Zoning: | B-3 General Commercial |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 448 | 4,373 | 7,629 |
| Total Population | 1,209 | 10,581 | 18,633 |
| Average HH Income | \$86,515 | \$67,973 | \$70,269 |

NAI Farbman

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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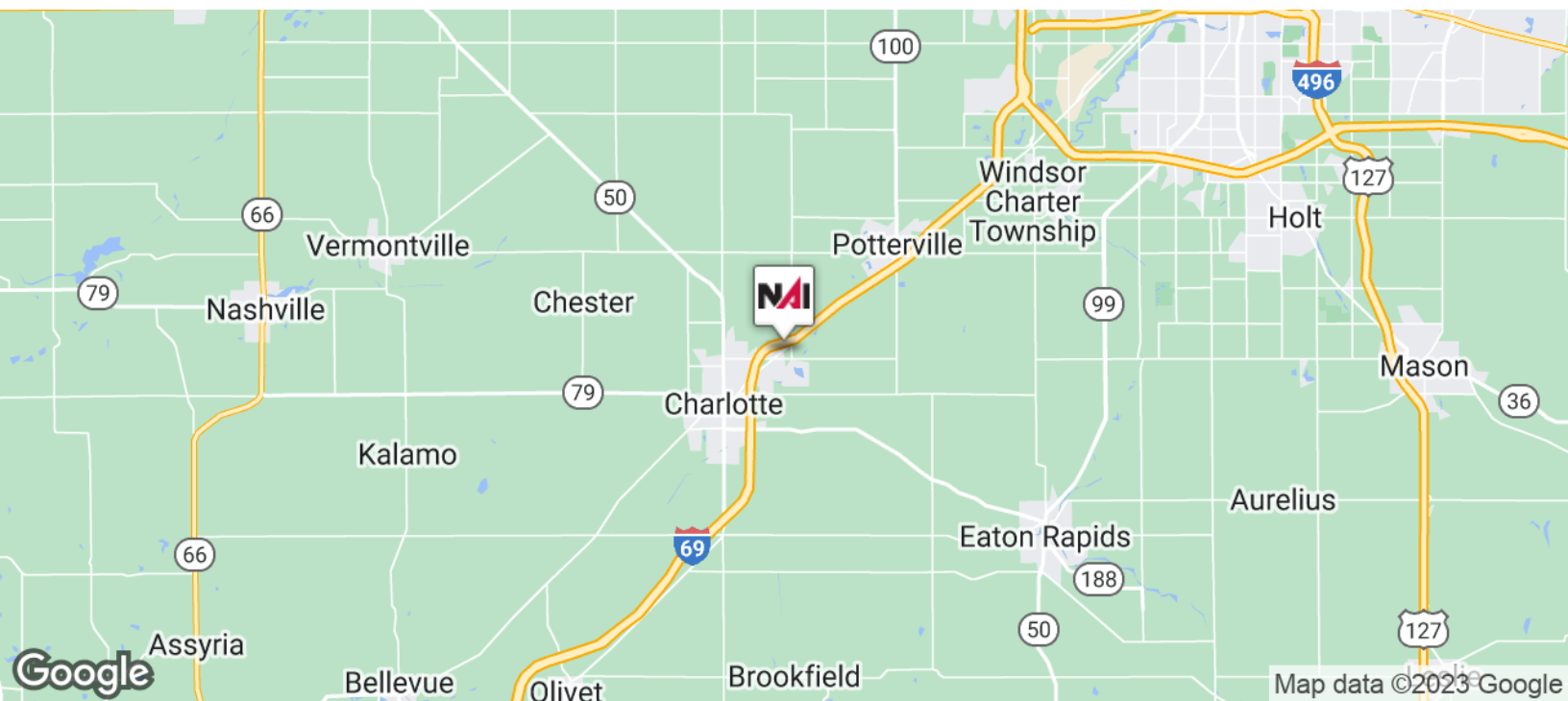
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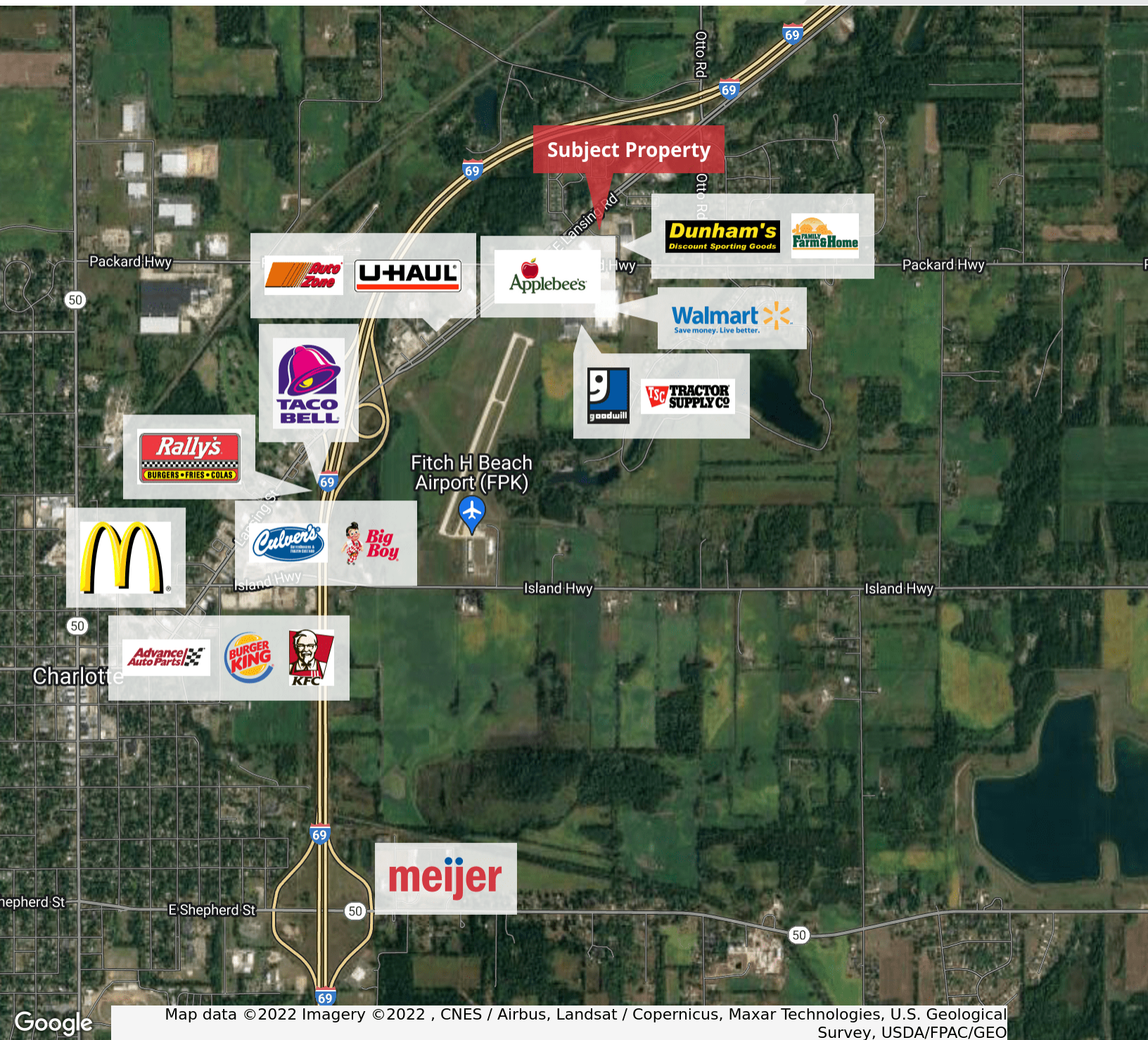
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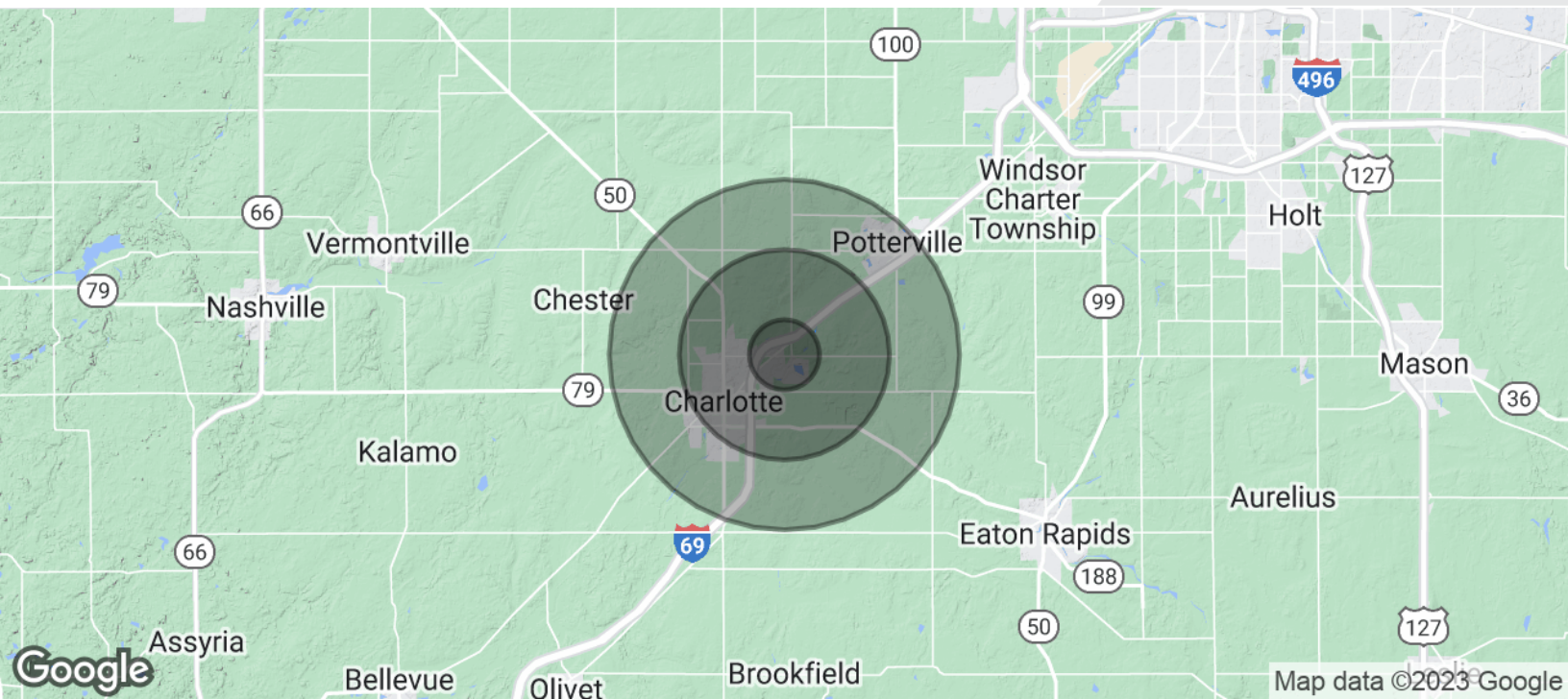
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,209 | 10,581 | 18,633 |
| Average Age | 40.9 | 37.4 | 39.2 |
| Average Age (Male) | 36.8 | 36.7 | 37.9 |
| Average Age (Female) | 43.2 | 38.7 | 41.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 448 | 4,373 | 7,629 |
| # of Persons per HH | 2.7 | 2.4 | 2.4 |
| Average HH Income | \$86,515 | \$67,973 | \$70,269 |
| Average House Value | \$155,346 | \$125,133 | \$133,741 |

* Demographic data derived from 2020 ACS - US Census

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