

35+/- ACRES MILFORD RD & PONTIAC TRAIL FOR SALE

5185 S MILFORD ROAD, MILFORD, MI 48381



EXCLUSIVELY LISTED BY:

MARK SZERLAG

Partner

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 35+/- Acres Milford Road & Pontiac Trail | Milford, MI 48381



OFFERING SUMMARY

Sale Price:	\$4,500,000.00
Price / Acre:	\$128,571.43
Lot Size:	35 Acres
Location Description:	Northeast corner of Milford Road and Pontiac Trail
APN:	16-34-300-030
Zoning:	C-2, Planned Shop. Ctr.
Utilities:	Well and Sanitary Sewer
Surrounding Businesses:	Hines Ford, McNabb Carpet, John Deere, Walmart, Lowe's, Liberty Chevrolet, Flagstar, Discount Tire, Belle Tire, Tractor Supply and many other retailers.

PROPERTY HIGHLIGHTS

- Frontage on both Milford Road and Pontiac Trail.
- Zoned C-2, Planned Shopping Center District
- Well and Sanitary Sewer

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	404	16,575	80,237
Total Population:	1,156	44,734	214,392
Average HH Income:	\$96,656	\$85,038	\$94,531

PROPERTY DETAILS: 35+/- Acres Milford Road & Pontiac Trail | Milford, MI 48381

PROPERTY NAME:	35+/- Acres Milford Road & Pontiac Trail
PROPERTY ADDRESS:	5185 S Milford Road Milford, MI 48381
APN:	16-34-300-030
ZONING:	C-2, Planned Shopping Center (Zoning Ordinance available upon request)
TAXES:	2016 Summer = \$10,072.90 2016 Winter = \$40,409.67
SURROUNDING BUSINESSES:	Hines Ford, McNabb Carpet, John Deere, Walmart, Lowe's, Liberty Chevrolet, Flagstar, Discount Tire, Belle Tire, Tractor Supply and many other retailers.
LAND LEGAL DESCRIPTION:	T2N, R7E, SEC 34 PART OF SW 1/4 OF SW 1/4 BEG AT PT DIST N 87-27-37 E 676.37 FT FROM SW SEC COR, TH N 61-44-09 W 186.75 FT, TH N 74-40-31 W 296.45 FT, TH N 39-12-40 W 302.35 FT, TH N 03-26-37 W 825 FT, TH S 86-33-23 W 60 FT, TH N 03-26-33 W 58.60 FT, TH N 87-21-23 E 1324.34 FT, TH S 03-19-30 E 1314.15 FT, TH S 87-27-37 W 645.29 FT TO BEG 35.81 A 8-1-90 FR 029
UTILITIES DESCRIPTION:	Well and Sanitary Sewer
TRAFFIC COUNT & STREETS:	Milford Road = 27,710 Pontiac Trail = 7,640 I-96 = 128,200

CONCEPTUAL PLAN: 35+/- Acres Milford Road & Pontiac Trail | Milford, MI 48381



LOCATION PLAN: 35+/- Acres Milford Road & Pontiac Trail | Milford, MI 48381



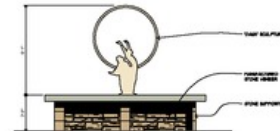
Location Plan
SCALE: 1"=60'-0"



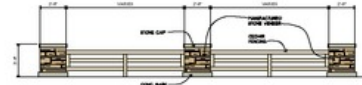
View 1 - 'Dawn' Sculpture



View 2 - 'Dawn' Sculpture



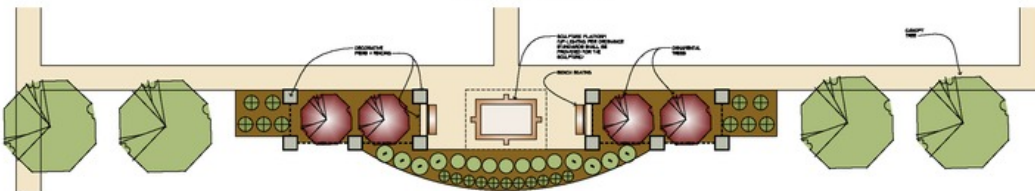
Sculpture Platform Detail
SCALE: 1/4"=1'-0"



Fence/Pier Detail
SCALE: 1/4"=1'-0"



Front (South) Elevation



Plan View
Gateway Feature
SCALE: 1/8"=1'-0"

Revised For:	
Revised By:	
Revised Date:	
Revised Scale:	
Revised Notes:	
Revised Project:	

Proposed
Milford Marketplace
1000 Milford Rd. & Pontiac Trail
Milford, Michigan 48381



1000 TULSAH ROAD
SUITE 100
BIRMINGHAM, ALABAMA 35203
PH 205.944.1234 FX 205.944.1235
www.rogvoy.com



drawing
Architectural
Site Details

DO NOT SCALE DRAWING
Issue Date: 03 JAN 18
Drawn: RL
Checked: MD
Approved: MD

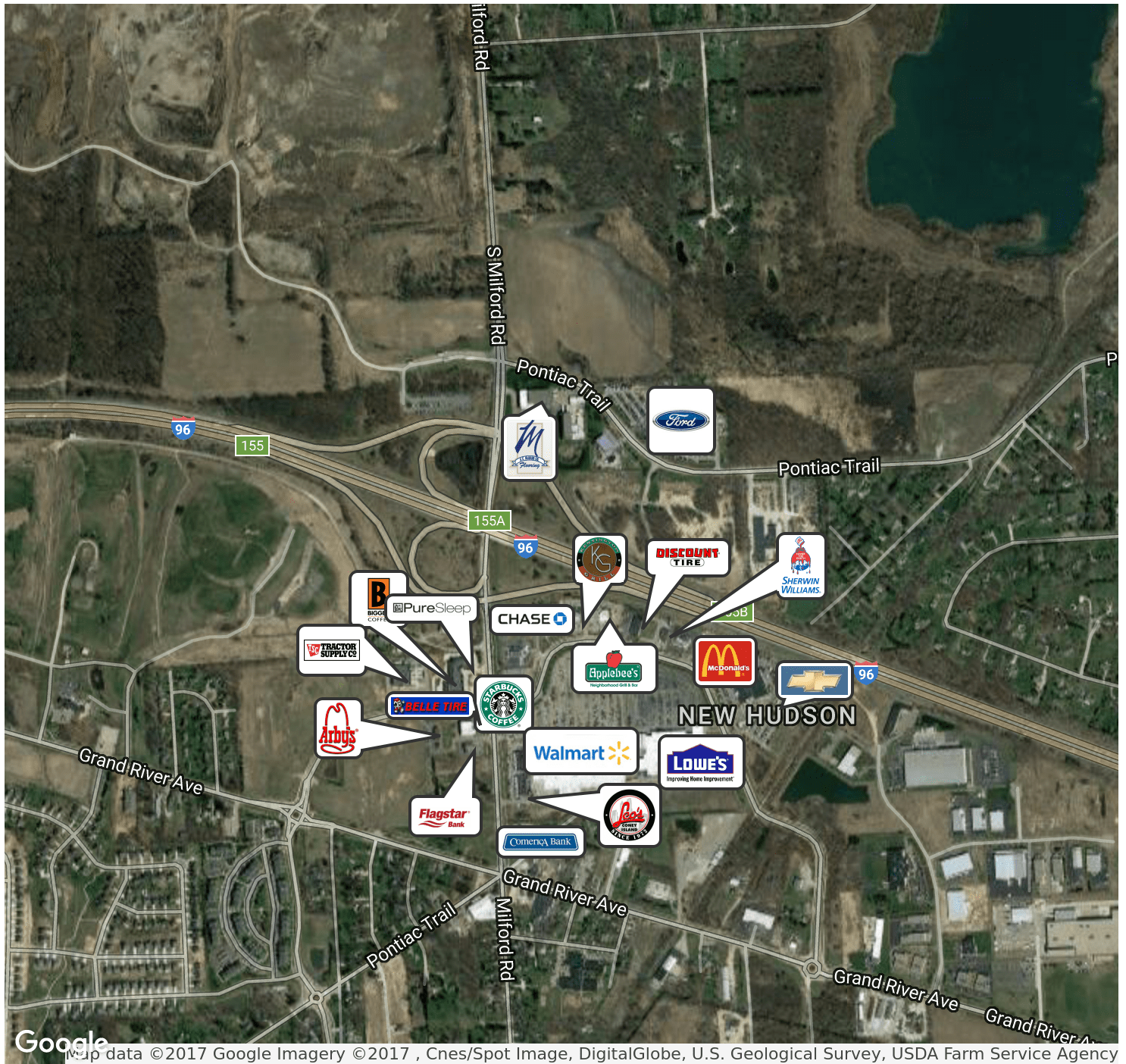
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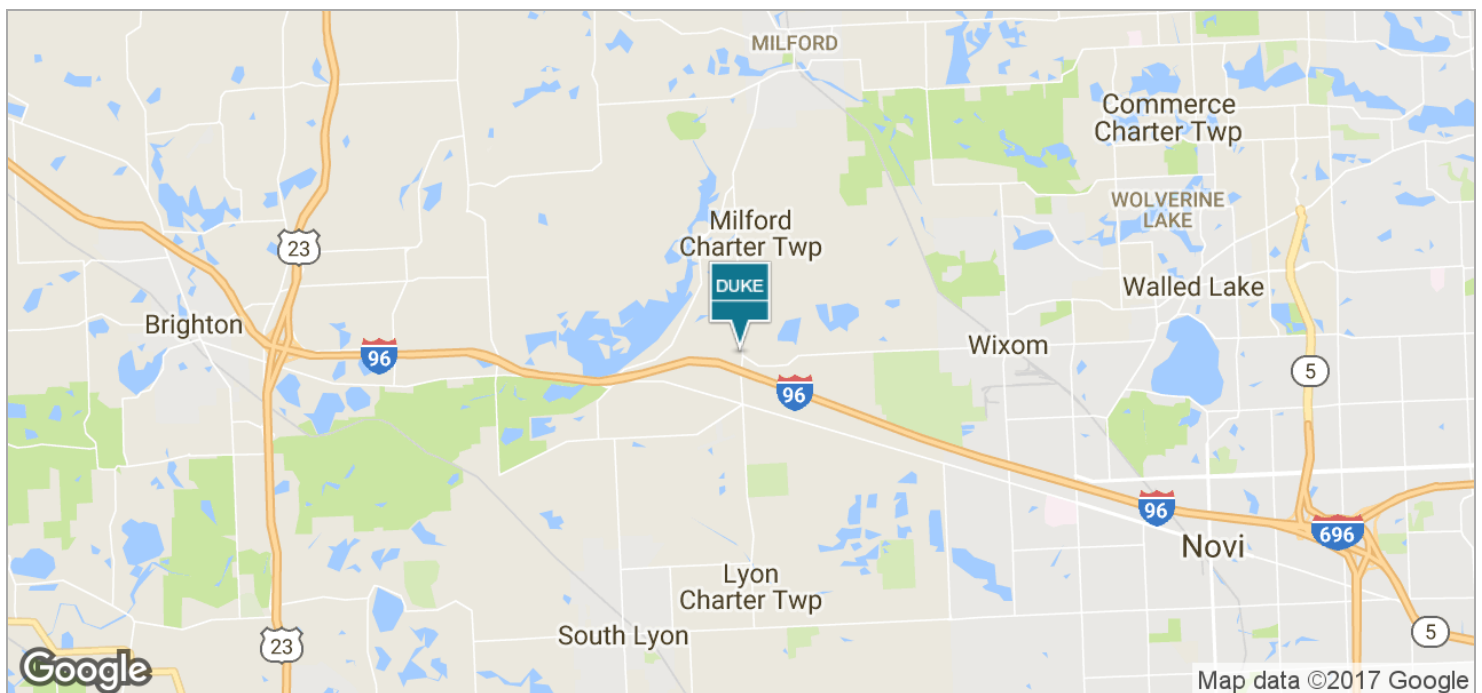
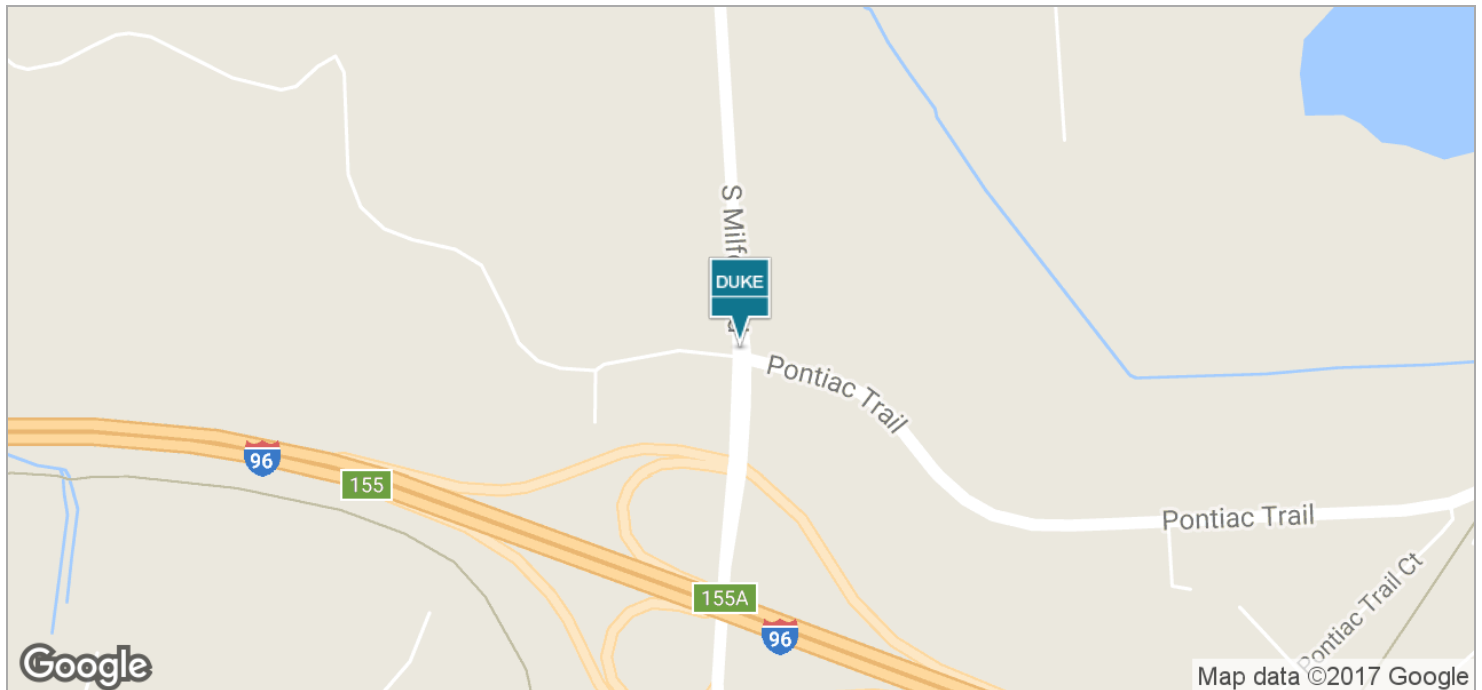
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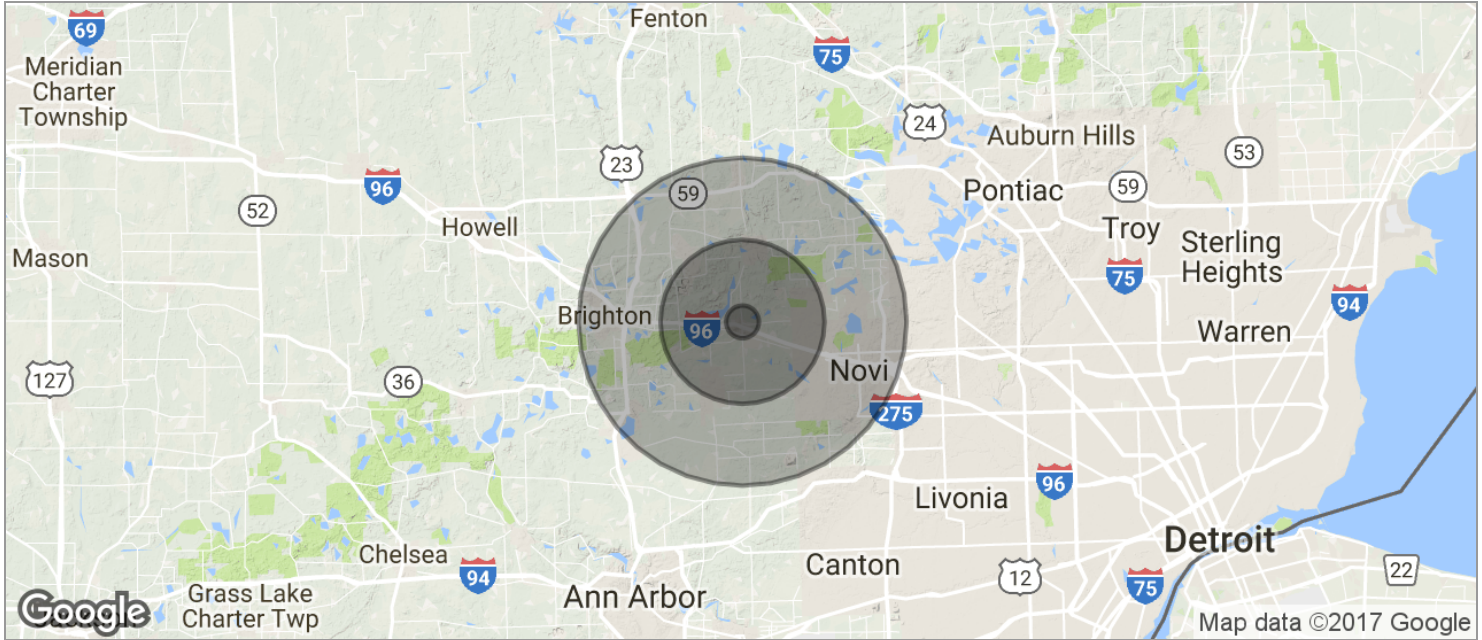
RETAILER MAP: 35+/- Acres Milford Road & Pontiac Trail | Milford, MI 48381



LOCATION MAPS: 35+/- Acres Milford Road & Pontiac Trail | Milford, MI 48381



DEMOGRAPHICS MAP: 35+/- Acres Milford Road & Pontiac Trail | Milford, MI 48381



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,156	44,734	214,392
MEDIAN AGE	38.5	37.6	38.8
MEDIAN AGE (MALE)	39.6	37.0	38.3
MEDIAN AGE (FEMALE)	37.9	38.4	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	404	16,575	80,237
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$96,656	\$85,038	\$94,531
AVERAGE HOUSE VALUE	\$308,543	\$279,209	\$282,972

* Demographic data derived from 2010 US Census