

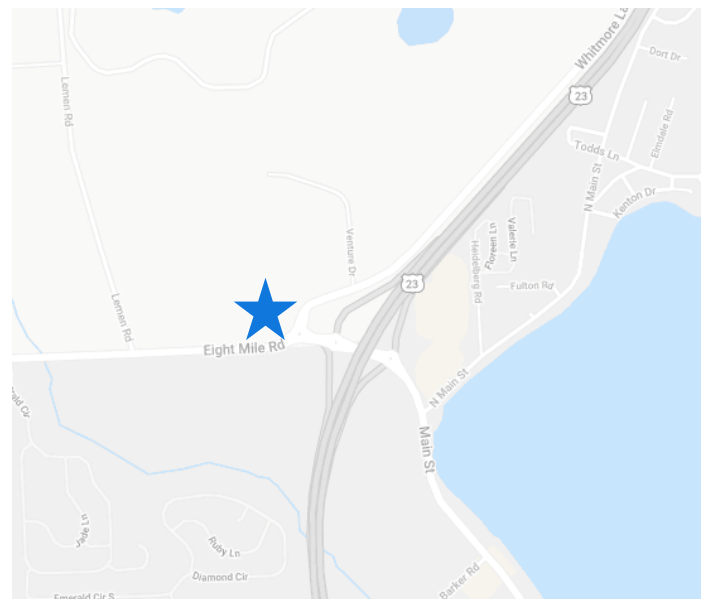


## LAKEVIEW CENTRE

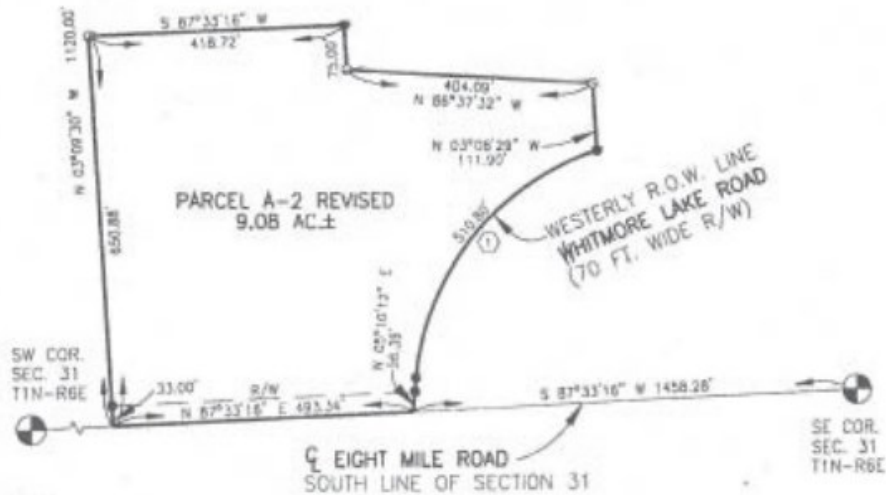
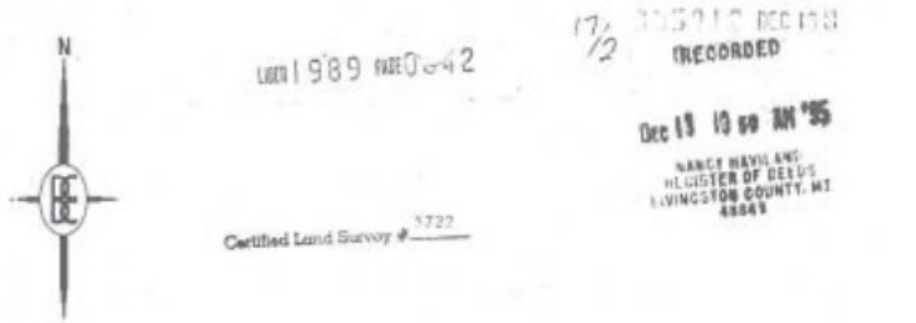
11900 - 11930 N. Whitmore Lake Road, Green Oak Township, MI 48189

### PROPERTY DETAILS

- 9.08 Acres on NWC of 8 Mile & Whitmore Lake Roads
- Located at the Southbound 8 Mile Road Exit of US-23
- Situated in Front of Lakeview Shopping Center
- Zoned Highway Commercial/General Business
- Well and Septic Needed
- Gas and Electric Located at Whitmore Lake & Lemen Roads
- Traffic Counts on US-23, South of 8 Mile Road: 76,045 CPD



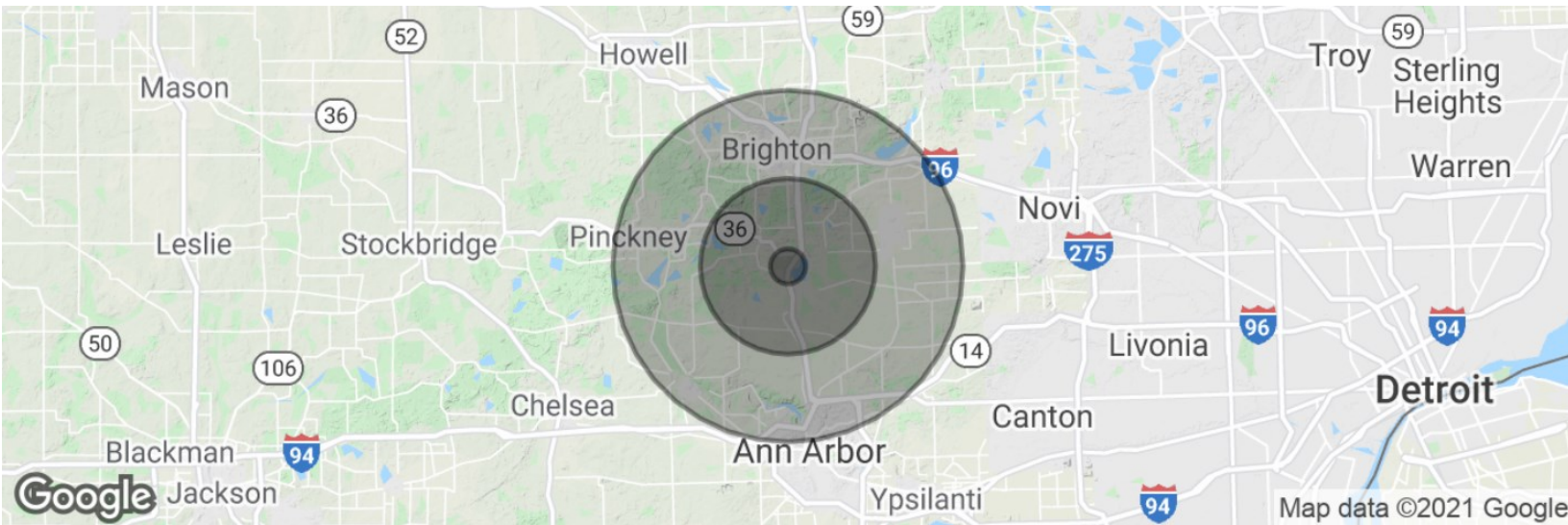
**SURVEY**



CURVE DATA (1)  
 $\Delta = 65^{\circ}52'36''$   
 RADIUS = 444.26  
 ARC = 510.80  
 CHORD = S 36°06'32" W  
 483.13

PART OF TAX CODE #16-31-400-023

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE RATIO OF AREA ON THE UNDIVIDED EIGHT ACRES OF SECTION 31 WAS 1751.312 AND

**DEMOGRAPHIC DATA**


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,454	31,418	176,370
Median Age	37.1	40.6	39.5
Median Age (Male)	34.7	39.8	38.9
Median Age (Female)	39.1	41.3	40.2

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Total Households	561	11,988	68,914
Persons Per Household	2.6	2.6	2.6
Average Household Income	\$72,503	\$83,686	\$88,651
Average Home Value	\$178,794	\$224,708	\$276,437

**ZONING INFO - GENERAL BUSINESS**

**4.5.8 GB General Business.**

Permitted Uses

- 1) All uses permitted in the LB district.
- 2) Private clubs and lodges provided sales and services are to members and guests only.
- 3) Supermarkets.
- 4) Public or private business schools or colleges.
- 5) Health and fitness clubs.
- 6) Theaters excluding drive-in theaters.
- 7) Eating and drinking establishments subject to Section 5.27.2.

Special Uses

- 1) All special uses permitted in the LB district
- 2) Assembly or dance halls subject to Section 5.27.8.
- 3) Open air businesses when developed in conjunction with a permitted use and subject to 5.27.9.
- 4) Plant nurseries subject to 5.27.23.
- 5) Vehicle wash establishment subject to 5.27.24.
- 6) Mortuaries subject to Section 5.27.7.
- 7) Bowling alleys, indoor skating rinks, and similar recreational uses subject to Section 5.27.8.
- 8) Veterinary offices including animal hospitals and clinics subject to Section 5.27.10.
- 9) Warehouse/indoor storage associated with retail sales business.
- 10) Public garages, automobile service stations, filling stations, and associated convenience stores subject to Section 5.27.16. (eff. date 2/25/03)

**4.5.9 HC Highway Commercial.**

Permitted Uses

- 1) All uses permitted in the GB district.
- 2) New and used car sales and showrooms.
- 3) Hotels and motels subject to Section 5.27.5.
- 4) Public and commercial storage garages.
- 5) Bus passenger stations.

Special Uses

- 1) All special uses permitted in the GB district.
- 2) Drive-in restaurants subject to 5.27.2.
- 3) Body shops.
- 4) Lumber yards.
- 5) Recreational vehicle storage yards.
- 6) New and used bus, truck (one (1) ton and over), and heavy equipment sales and storage.
- 7) Adult Regulated Uses subject to Section 5.28.
- 8) Vehicle storage garages. (eff date 2/28/03)
- 9) Truck stops or truck plazas. (eff date 2/28/03)

**4.5.7 LB Local Business.**

Permitted Uses

- 1) Retail businesses, which supply commodities such as groceries, meats, dairy products, baked goods, drugs, gifts and notions, or hardware.
- 2) Personal service establishments such as repair shops for watches, small appliances, shoes, and televisions, beauty and barbershops.
- 3) Laundry and dry cleaning operations, subject to Section 5.27.28.
- 4) Professional offices of doctors, dentists, lawyers, architects, engineers, and other similar professions.
- 5) Financial and business service establishments, banks, credit unions, and insurance offices.
- 6) Post offices and other similar governmental offices serving nearby residential areas.

Special Uses

- 1) Eating and drinking establishments, excluding drive-in restaurants subject to Section 5.27.2.
- 2) Indoor and outdoor commercial recreation subject to 5.27.8 or 5.27.11.
- 3) Shops providing merchandise to be sold on the premises, provided that not more than five (5) persons are employed on the premises in such production.
- 4) Planned shopping centers subject to Section 5.27.20.
- 5) Mini-storage, subject to Section 5.27.21.
- 6) Child day care facility subject to Section 5.27.6.