



SITE

SCHOENHERR ROAD

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HALL ROAD

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PROPERTY INFORMATION

Property Address	46947 Schoenherr Road
City/Township	Shelby Township
Land Size	0.73 AC
Sale Price	\$895,000

AREA TENANTS



DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 240,656 PEOPLE	 MEDIAN AGE 41.6 YEARS OLD
 HOUSEHOLDS 93,773	 CONSUMER SPENDING \$3.1 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$95,863/ANNUALLY	 DAYTIME EMPLOYEES 79,214 EMPLOYEES

PROPERTY HIGHLIGHTS

- Approximately .73 Acres situated on the SWC of 21 Mile & Schoenherr Roads.
- Property has been site plan approved for an office/medical, zoned O-2.
- Excellent opportunity for an array of office/medical users to take advantage of a ground up development.



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46947 SCHOENHERR ROAD (VACANT LAND)

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	10,395	86,123	227,405
2023 Population	10,203	88,260	240,656
2028 Population Projection	10,142	88,429	242,495
Annual Growth 2010-2022	-0.10%	0.20%	0.40%
Annual Growth 2022-2027	-0.10%	0.00%	0.20%
Median Age	45.8	42.6	41.6
Bachelor's Degree or Higher	33%	27%	29%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	8,550	75,924	202,707
Black	668	5,578	18,802
American Indian/Alaskan Native	22	246	663
Asian	758	4,595	12,843
Hawaiian & Pacific Islander	4	25	78
Two or More Races	202	1,891	5,563
Hispanic Origin	181	2,664	7,545

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,994	34,953	88,060
2023 Households	3,934	35,844	93,773
2028 Household Projection	3,913	35,911	94,574
Owner Occupied Households	3,060	27,428	72,788
Renter Occupied Households	853	8,482	21,785
Avg Household Income	98,194	90,772	95,863
Median Household Income	78,571	74,730	79,379

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	958	7,007	17,819
\$50,000 - 75,000	453	6,491	15,769
\$75,000 - 100,000	413	5,150	13,436
\$100,000 - 125,000	553	4,541	11,919
\$125,000 - 150,000	379	3,211	9,225
\$150,000 - 200,000	332	3,101	8,525
\$200,000+	349	1,843	6,135

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DAYTIME POPULATION

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	3,008	375	8	37,413	5,269	7	64,283	8,415	8
Trade Transportation & Utilities	1,021	61	17	10,147	767	13	16,301	1,276	13
Information	36	7	5	495	60	8	1,138	114	10
Financial Activities	160	36	4	3,821	564	7	5,948	989	6
Professional & Business Services	125	32	4	3,276	598	5	5,886	1,083	5
Education & Health Services	843	157	5	9,322	2,374	4	16,607	3,380	5
Leisure & Hospitality	522	36	15	7,378	441	17	11,349	714	16
Other Services	249	42	6	2,668	448	6	5,247	791	7
Public Administration	52	4	13	306	17	18	1,807	68	27
Goods-Producing Industries	79	17	5	7,956	555	14	14,931	1,101	14
Natural Resources & Mining	0	0	-	13	2	7	45	14	3
Construction	57	13	4	2,532	328	8	4,533	657	7
Manufacturing	22	4	6	5,411	225	24	10,353	430	24
Total	3,087	392	8	45,369	5,824	8	79,214	9,516	8

EXCLUSIVELY LISTED BY:

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*Single & Full Portfolio
Transactions*



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