

**FOR SALE**

**KOHL'S OUTLOT | HOWELL, MICHIGAN**



**BARRY LANDAU**  
SENIOR ASSOCIATE

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**PROPERTY INFORMATION**

Property Address	1400 Lawson Drive
City/Township	Howell
Land Size	1.61 AC
Minimum Available	N/A
Maximum Available	N/A
Sales Price	\$779,000

**AREA TENANTS & EMPLOYERS**



**PROPERTY HIGHLIGHTS**

- Drive-thru available.
- High density area.
- Close proximity to I-96.
- Zoning PUD, with all utilities available at the site.

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 52,112 PEOPLE	 <b>MEDIAN AGE</b> 44 YEARS OLD
 <b>HOUSEHOLDS</b> 20,906	 <b>CONSUMER SPENDING</b> \$746.4 MILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$109,282/ANNUALLY	 <b>DAYTIME POPULATION</b> 25,754 PEOPLE

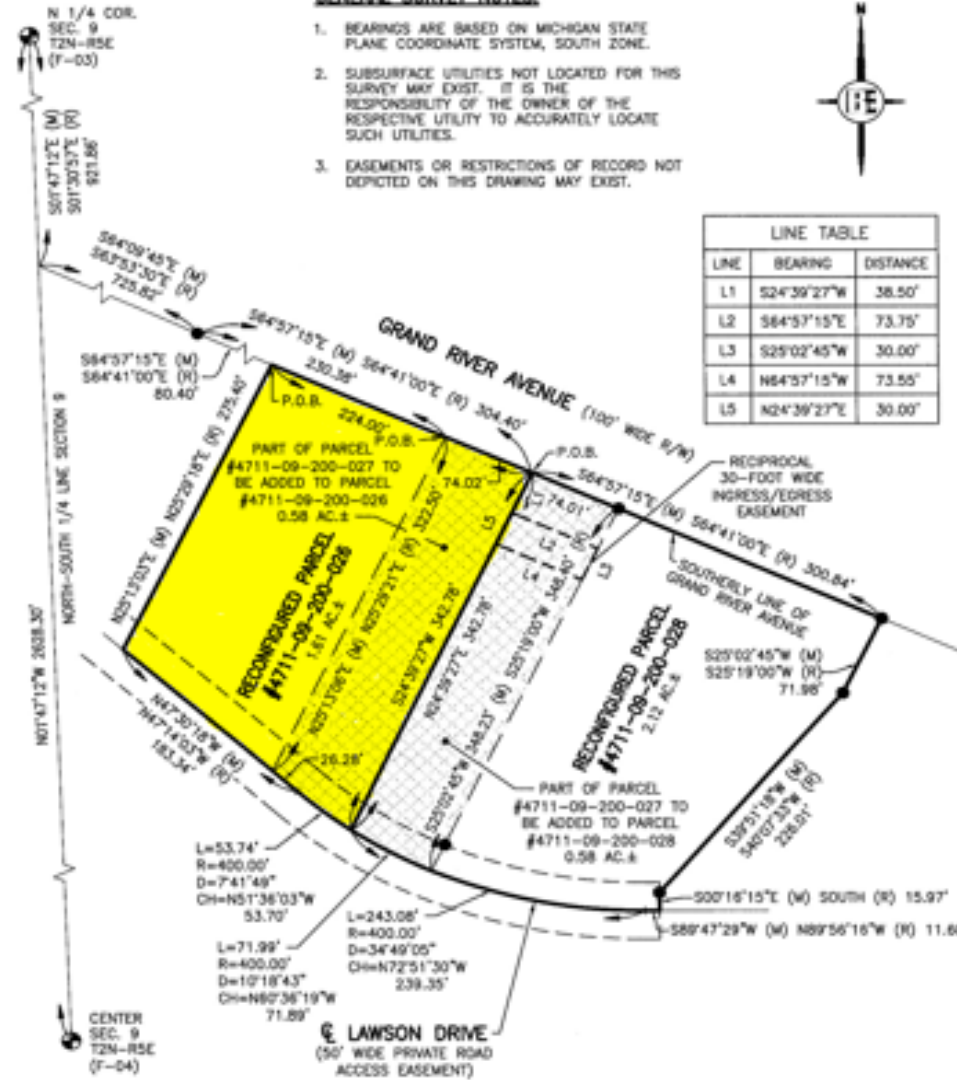
**PROPOSED PARCEL RECONFIGURATION**

**GENERAL SURVEY NOTES:**

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S24°39'27"W	38.50'
L2	S84°57'15"E	73.75'
L3	S25°02'45"W	30.00'
L4	N84°57'15"W	73.55'
L5	N24°39'27"E	30.00'

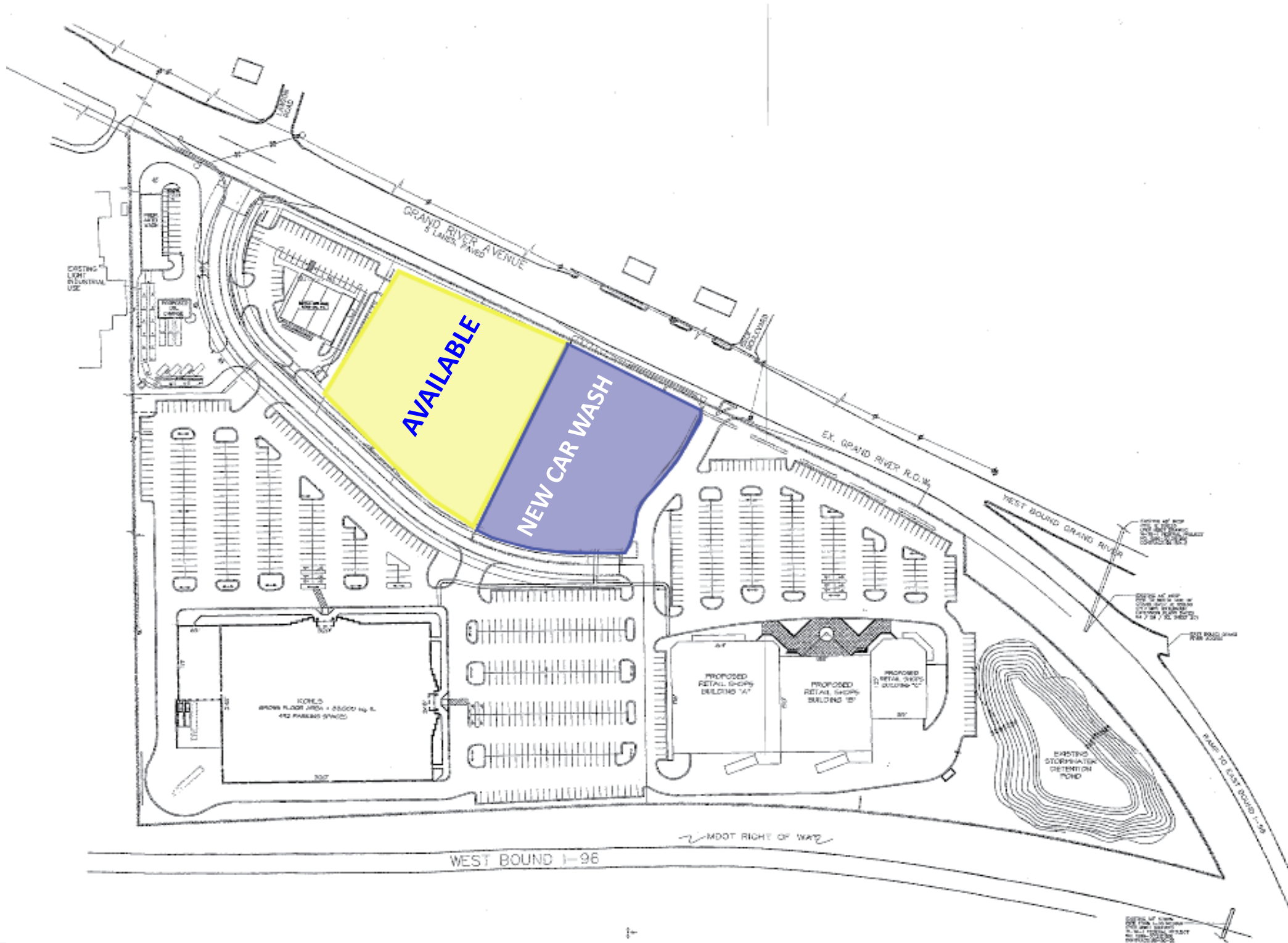


DESCRIPTION:  
PART OF THE NORTHEAST 1/4 OF SECTION 9,  
T2N-R5E, GENOA TOWNSHIP, LIVINGSTON  
COUNTY, MICHIGAN

**BEBOSS**  
Engineering  
3121 E. GRAND RIVER AVE.  
HOWELL, MI, 48843  
517.342.4836 FAX 517.342.1670



CLIENT: SPRINGBORN PROPERTIES	SCALE: 1 INCH = 100 FEET	LEGEND ○ = IRON SET ● = IRON FOUND ⊙ = MONUMENT FOUND = = FENCE (R) = RECORDED (M) = MEASURED
JOB NO. 23-134-1	DATE 10-11-24 10-14-24	
SHEET 2 OF 6	FB 678 CREW CJ/CW DR. WRW (CHKD.)	



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2020 Population	2,379	15,797	50,592
2024 Population	2,435	16,433	52,112
2029 Population Projection	2,502	16,935	53,608
Annual Growth 2020-2024	0.6%	1.0%	0.8%
Annual Growth 2024-2029	0.6%	0.6%	0.6%
Median Age	46.1	44.2	44
Bachelor's Degree or Higher	29%	35%	37%

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	2,230	15,189	48,339
Black	27	123	363
American Indian/Alaskan Native	5	52	164
Asian	45	204	556
Hawaiian & Pacific Islander	0	0	0
Two or More Races	127	866	2,689
Hispanic Origin	71	488	1,570

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2020 Households	1,105	6,422	20,286
2024 Households	1,128	6,671	20,906
2029 Household Projection	1,158	6,873	21,510
Owner Occupied Households	778	5,406	16,777
Renter Occupied Households	380	1,467	4,733
<b>Avg Household Income</b>	<b>\$96,109</b>	<b>\$105,423</b>	<b>\$109,282</b>
<b>Median Household Income</b>	<b>\$79,167</b>	<b>\$90,570</b>	<b>\$89,394</b>

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	159	979	3,330
\$50,000 - 75,000	220	1,015	3,253
\$75,000 - 100,000	216	985	3,048
\$100,000 - 125,000	137	1,040	2,679
\$125,000 - 150,000	68	528	1,633
\$150,000 - 200,000	92	859	2,743
\$200,000+	87	537	2,105

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
<b>Service-Producing Industries</b>	<b>1,895</b>	<b>234</b>	<b>8</b>	<b>7,547</b>	<b>937</b>	<b>8</b>	<b>22,832</b>	<b>2,936</b>	<b>8</b>
Trade Transportation & Utilities	758	41	18	2,034	145	14	5,112	357	14
Information	43	5	9	74	8	9	415	34	12
Financial Activities	112	28	4	1,121	111	10	2,210	312	7
Professional & Business Services	137	24	6	653	107	6	1,853	356	5
Education & Health Services	368	90	4	2,236	410	5	7,985	1,361	6
Leisure & Hospitality	389	24	16	763	53	14	3,163	186	17
Other Services	75	20	4	404	84	5	1,378	280	5
Public Administration	13	2	7	262	19	14	716	50	14
<b>Goods-Producing Industries</b>	<b>166</b>	<b>17</b>	<b>10</b>	<b>1,028</b>	<b>104</b>	<b>10</b>	<b>2,922</b>	<b>242</b>	<b>12</b>
Natural Resources & Mining	0	0	-	4	2	2	28	9	3
Construction	40	9	4	430	60	7	806	158	5
Manufacturing	126	8	16	594	42	14	2,088	75	28
<b>Total</b>	<b>2,061</b>	<b>251</b>	<b>8</b>	<b>8,575</b>	<b>1,041</b>	<b>8</b>	<b>25,754</b>	<b>3,178</b>	<b>8</b>

## EXCLUSIVELY LISTED BY:

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## CONTACT US:



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