EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

1.26 ACRES E. WEST MAPLE ROAD

1113 E. West Maple Road, Walled Lake, MI 48390



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 1113 E. West Maple Road | Walled Lake, MI 48390



PROPERTY OVERVIEW

Vacant Land Redevelopment. Existing Burger King restaurant currently on the property.

OFFERING SUMMARY

Sale Price:	PRICE REDUCED! Was: $1,750,000 NOW: $1,450,000.00
Lot Size:	1.26 Acres
Zoning:	C-2 General Commercial
APN:	17-34-229-018

PROPERTY HIGHLIGHTS

- Redevelopment opportunity.
- Frontage on E. West Maple Road in a heavily populated retail district.

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 1113 E. West Maple Road | Walled Lake, MI 48390

PROPERTY INFORMATION

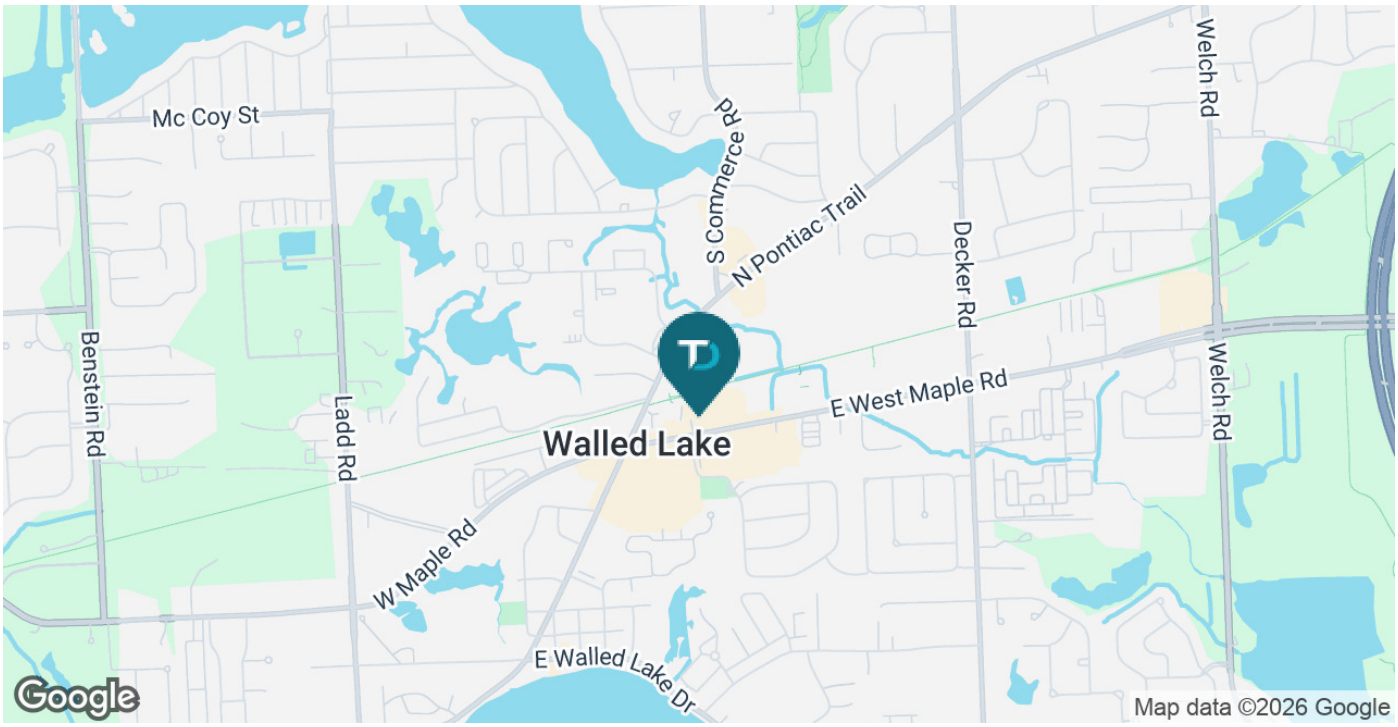
SALE PRICE:	$1,450,000.00
Lot Size:	1.26 Acres
Utilities:	Municipal Water & Sanitary Sewer
APN:	17-34-229-018
Legal Description:	Available upon request.

PROPERTY INFORMATION

Property Type:	Land
Property Subtype:	Retail
Zoning	C-2 General Commercial
Traffic Count:	E West Maple = 18,233 Pontiac Trail = 16,832
Taxes (2025/26):	Summer - $24,912.38 Winter - $948.81

LOCATION INFORMATION

Located on the north side of Maple Road, just west of Pontiac Trail.



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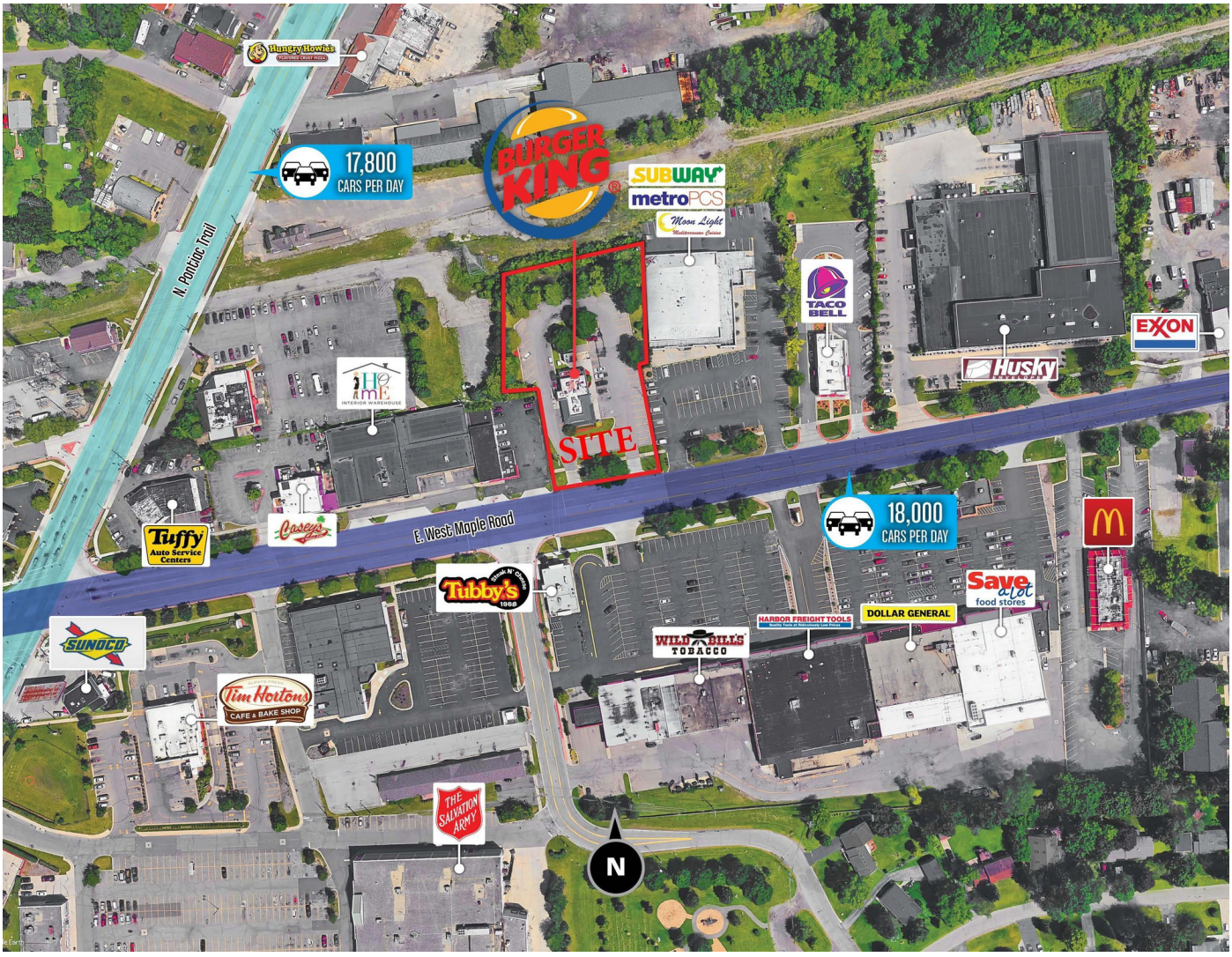
AERIAL MAP: 1113 E. West Maple Road | Walled Lake, MI 48390



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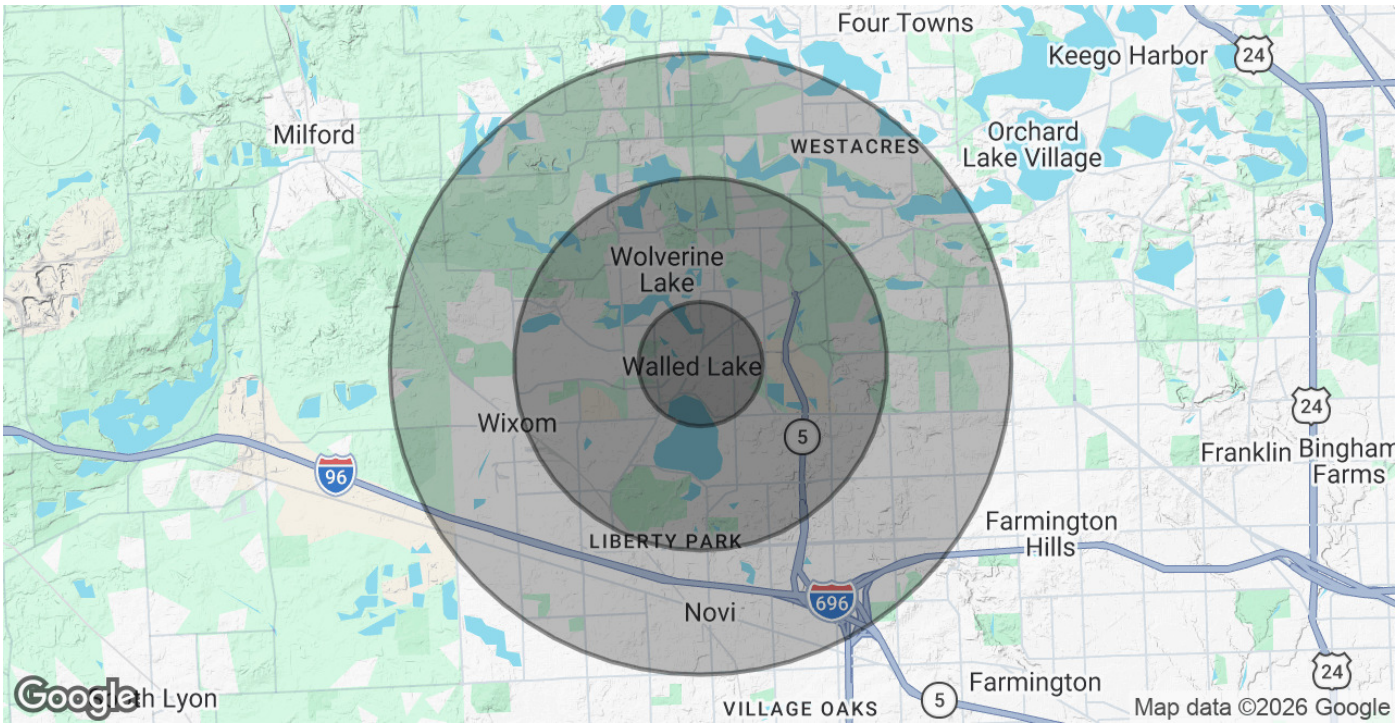
ADDITIONAL PHOTOS: 1113 E. West Maple Road | Walled Lake, MI 48390



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DEMOGRAPHICS MAP & REPORT: 1113 E. West Maple Road | Walled Lake, MI 48390



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	8,959	68,504	148,084
Average Age	45	43	43
Average Age (Male)	43	41	42
Average Age (Female)	46	44	44

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	4,324	31,681	62,071
# of Persons per HH	2.1	2.2	2.4
Average HH Income	$94,970	$112,746	$133,821
Average House Value	$301,860	$378,466	$405,329

2020 American Community Survey (ACS)

ARTICLE 10.00. C-2 GENERAL COMMERCIAL DISTRICT

Sec. 51-10.01. Statement of purpose.

The C-2 General Commercial District is designed to provide for a variety of commercial uses, including the more intensive uses not permitted in a C-1 District. This district is intended to permit a wide variety of commercial uses designed to cater to the needs of the whole community and surrounding areas. The property in this district is intended to have larger lot areas and be located so that it is served by a major thoroughfare and is generally away from sensitive residential areas.

(Code 1994, § 10.01)

Sec. 51-10.02. Permitted principal uses.

In the C-2 District, no uses shall be permitted except the following.

(1) All principal uses permitted in the O-1 Office District and the C-1 Local Commercial District.

(2) Any generally recognized retail business, including not more than two marijuana provisioning centers and not more than one marijuana safety compliance facility.

(3) Restaurants, taverns, bars/lounges, and other uses serving alcoholic beverages, including catering and banquet halls, where the patrons are served while seated within a building occupied by such establishments, but not drive-in restaurants.

(4) Theaters, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings.

(5) Offices and showrooms of plumbers, electricians, decorators or similar trades, subject to the following conditions:

a. That all services performed on the premises, including all fabrication, repair, cleaning or other processing of goods, shall be sold at retail on the premises where produced.

b. That not more than 25 percent of the floor area of the building or part of the building occupied by said establishment shall be used for fabrication, repair, cleaning, or other processing of goods.

c. That the ground floor premises facing upon, and visible from any abutting street shall be used only for entrances, offices or display.

d. That there shall be no outside storage of materials or goods of any kind.

(6) Business schools and colleges, or private schools operated for profit. Examples of private schools permitted herein include, but are not limited to, the following: dance schools, music and voice schools and art studios.

(7) Warehouse and storage facilities when incident to and physically connected with any principal uses permitted, provided that such facility be within the confines of the building or part thereof occupied by said establishment.

(8) Veterinarian offices and hospitals.

(9) Bus passenger stations.

(10) Mortuary establishments, when adequate assembly area is provided off-street for vehicles to be used in funeral processions, provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of mortuary establishment.

(11) Bowling alley, billiard hall, or similar form of indoor commercial recreation.

(12) Self-service laundry and dry cleaning establishments or pick-up stations, but not including central dry cleaning plants serving other outlets.

(13) Newspaper offices and print shops with minor printing facilities.

(14) Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations and switchboards but excluding outside storage yards.

(15) Uses or structures accessory to the above, subject to the regulations in section 51-21.10.

(Code 1994, § 10.02; Ord. No. C-334-17, § 3, 1-16-2018)

Sec. 51-10.03. Permitted uses after special approval.

The following uses may be permitted by the planning commission subject to the conditions herein imposed for each use, including the review and approval of the site plan by the planning commission, and the imposition of special conditions which, in the opinion of the commission, are necessary to ensure that the land use activity authorized shall be compatible with adjacent uses of land, the natural environment and the capabilities of public services and facilities affected by the land use, and subject further to the provisions and public hearing requirements set forth in section 51-21.29:

(1) Car, truck, recreational vehicle, trailer, or mobile home sales and service including outdoor sales space for sale of new and used vehicles, trailers, or mobile homes. (See specific minimum requirements set forth in section 51-21.29.)

(2) Seasonal or year-round retail sales of plant materials not grown on site and sales of lawn furniture, playground equipment, home garden supplies, and other merchandise in the open, when accessory to a business within a building.

(3) Business in the character of a drive-in restaurant, or open front store. (See specific minimum requirements set forth in section 51-21.29.)

(4) Commercially used outdoor recreational space for children's amusement parks, miniature golf courses. (See specific minimum requirements set forth in section 51-21.29.)

(5) Vehicular engine repair; vehicular body repair, steam cleaning, rustproofing, undercoating, painting and upholstering; tire recapping; auto glass works, and similar uses. (See specific minimum requirements in section 51-21.29.)

(6) Adult regulated uses.

(7) Car washes, subject to the specific minimum requirements set forth in section 51-21.29.

(8) Automobile service stations.

(9) Quick oil changes or lubrication stations.

(10) Drive-through restaurants.

(11) Indoor commercial recreation uses including indoor archery range, indoor tennis courts, indoor skating rink, indoor paintball arenas, or other similar uses. (See specific minimum requirements set forth in section 51-21.29(i)(3).)

(12) Uses determined to be similar to the above uses by the planning commission.

(13) Uses listed in section 51-9.03.

(14) Uses or structures accessory to the above, subject to the regulations in section 51-21.10.

(15) Wireless communication systems subject to the regulations and requirements in section 51-21.48.

(Code 1994, § 10.03; Ord. No. C-267-07, § 2, 1-3-2007)

Sec. 51-10.04. Area, height, bulk and placement requirements.

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in article 17.00 of this chapter, schedule of regulations.

(Code 1994, § 10.04)

Sec. 51-10.05. Site plan review.

Site plan review requirements are as provided in section 51-21.28.

(Code 1994, § 10.05)