EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

.41 ACRES COOLEY LAKE ROAD

Cooley Lake Road & Larkspur St., Commerce Township, MI 48382



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:
MARK SCHAFER
Vice President
mschafer@thomasduke.com

OFFERING SUMMARY: Cooley Lake Road | Commerce Township, MI 48382



PROPERTY OVERVIEW

(2) parcels totaling .41 acres available for development.

OFFERING SUMMARY

Sale Price:	$100,000.00
Lot Size:	0.41 Acres
Zoning:	B1- Local Business

PROPERTY HIGHLIGHTS

- (2) vacant parcels ready for development with frontage on Cooley Lake Road.
- Corner lot.

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.

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

BUILDING/PROPERTY INFORMATION: Cooley Lake Road | Commerce Township, MI 48382

PROPERTY INFORMATION

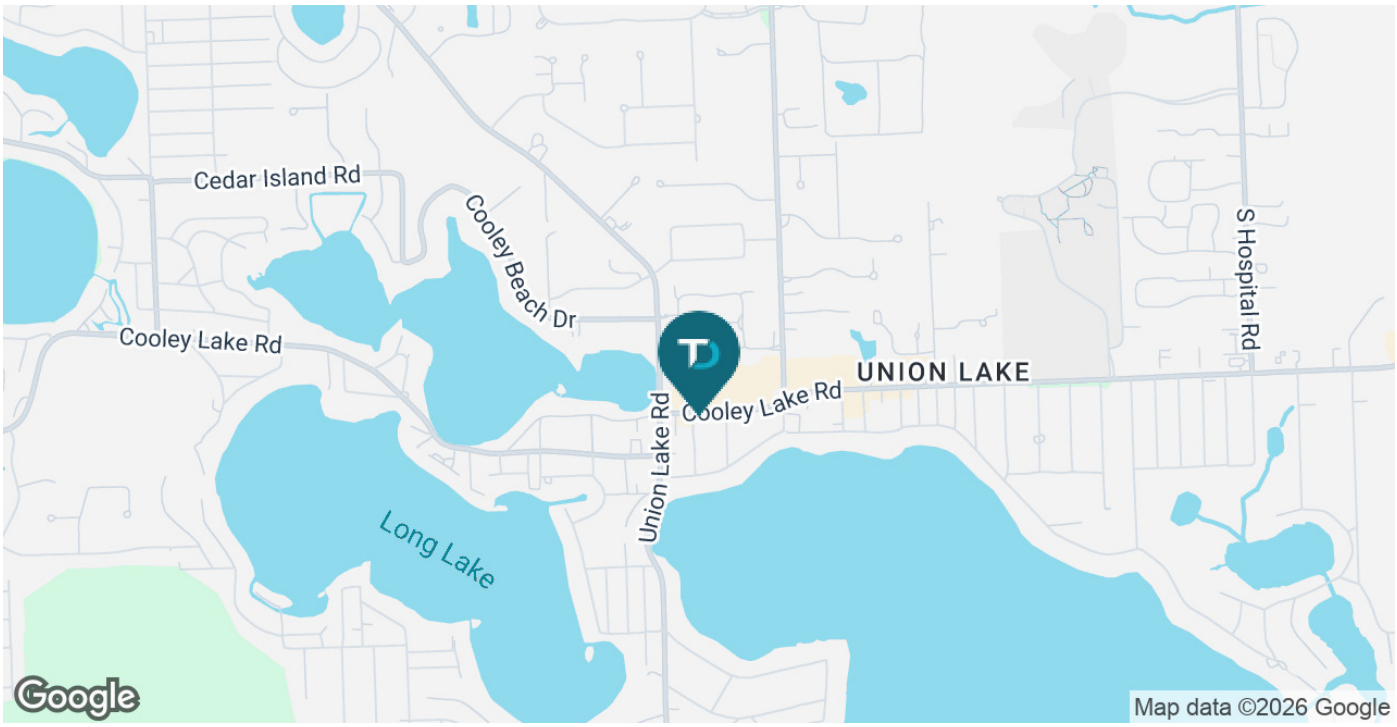
SALE PRICE:	$100,000.00
Utilities:	Municipal Water & Sanitary Sewer
APN's:	17-01-227-001 and 17-01-227-005
Legal Descriptions:	Available upon request.

PROPERTY INFORMATION

Lot Size:	0.41 Acres
Property Type:	Land
Zoning	B1- Local Business
2025 Traffic Count:	Cooley Lake Road = 20,321 (Between Union Lake Rd & Williams Lake Rd)
Taxes:	2026 Summer - $1220.14 2025 Winter - $329.88

LOCATION INFORMATION

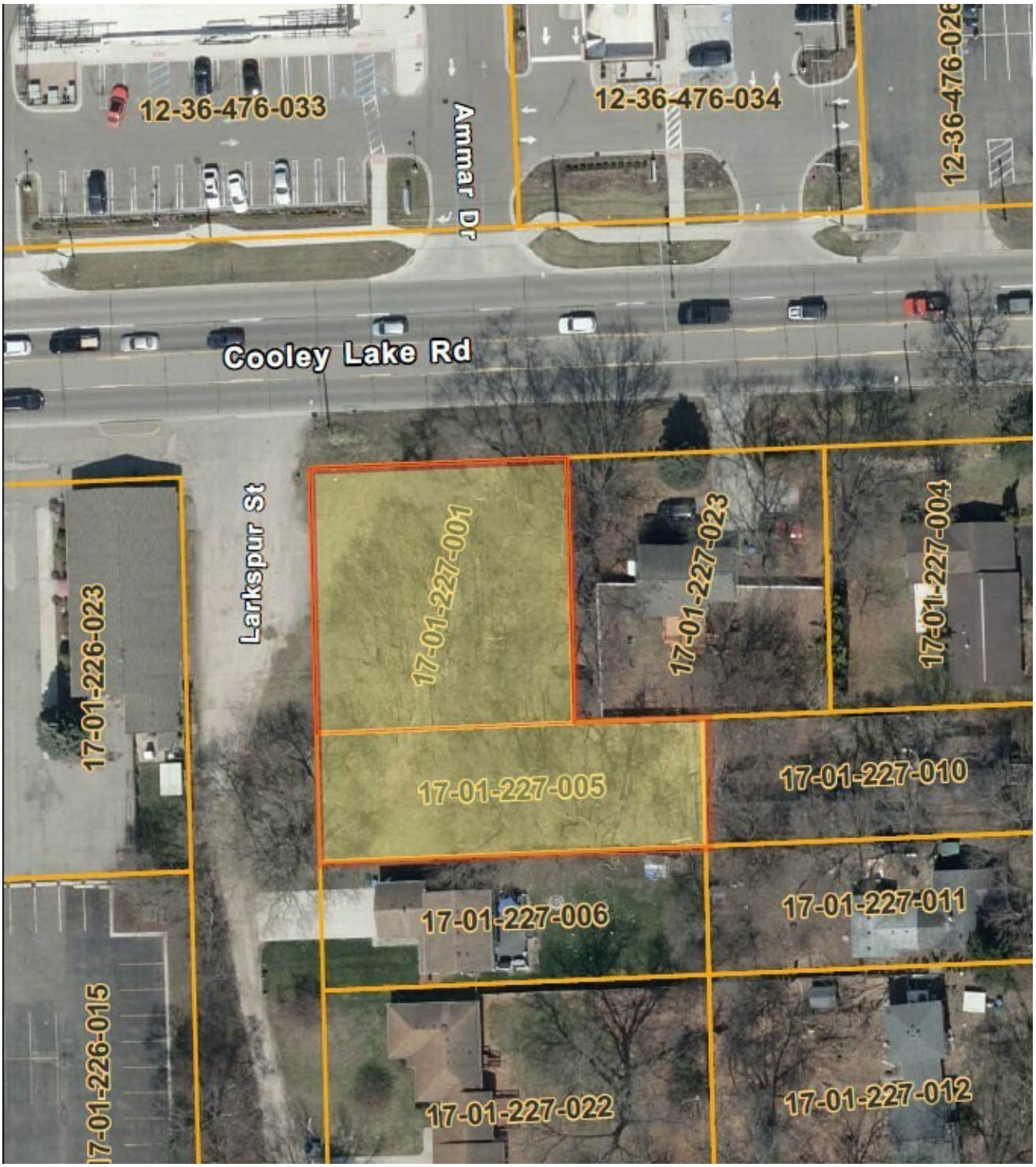
Located on the south side of Cooley Lake Road, east of Union Lake Road, west of Williams Lake Road.



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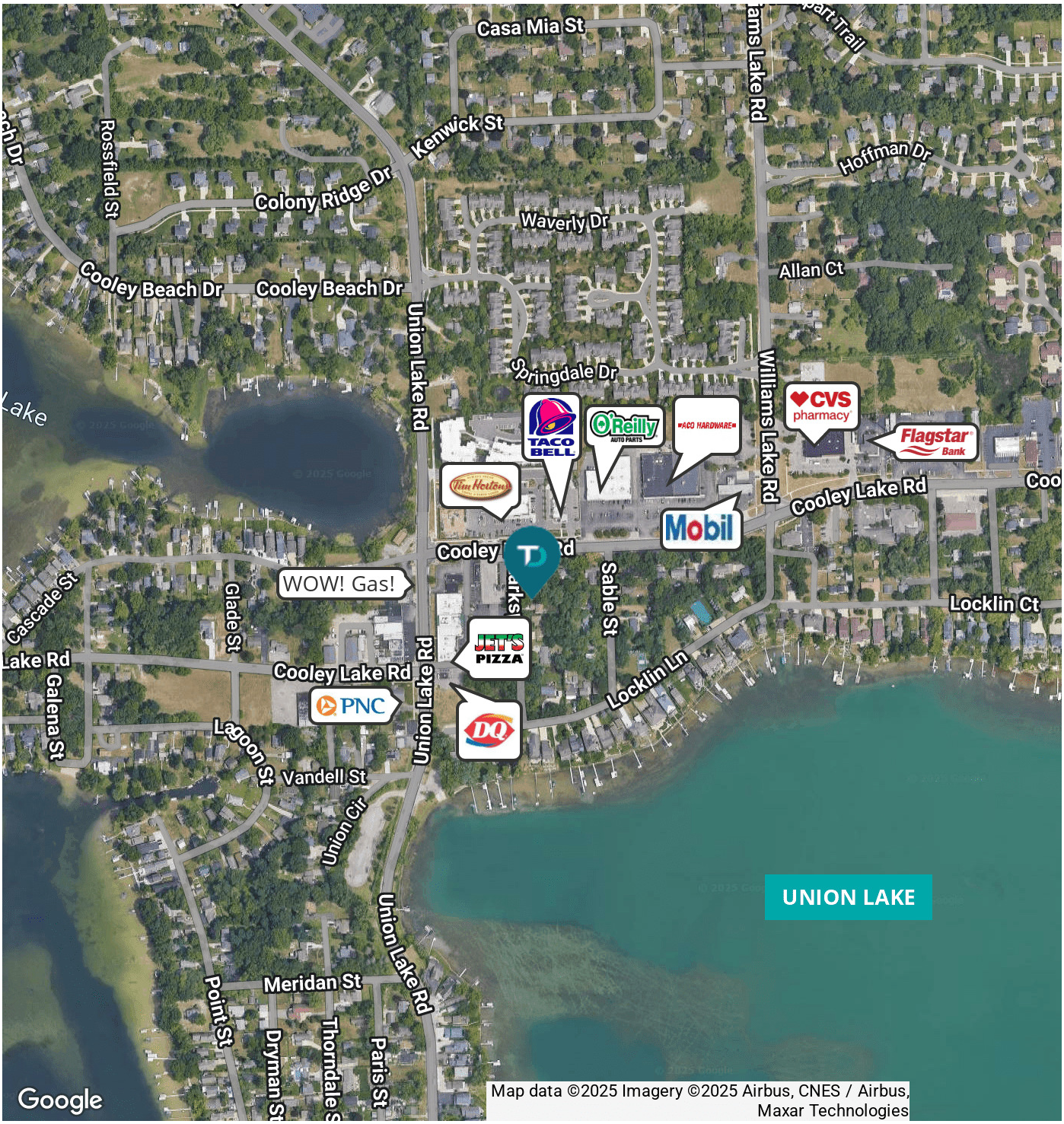
ADDITIONAL PHOTOS: Cooley Lake Road & Larkspur St. | Commerce Township, MI 48382



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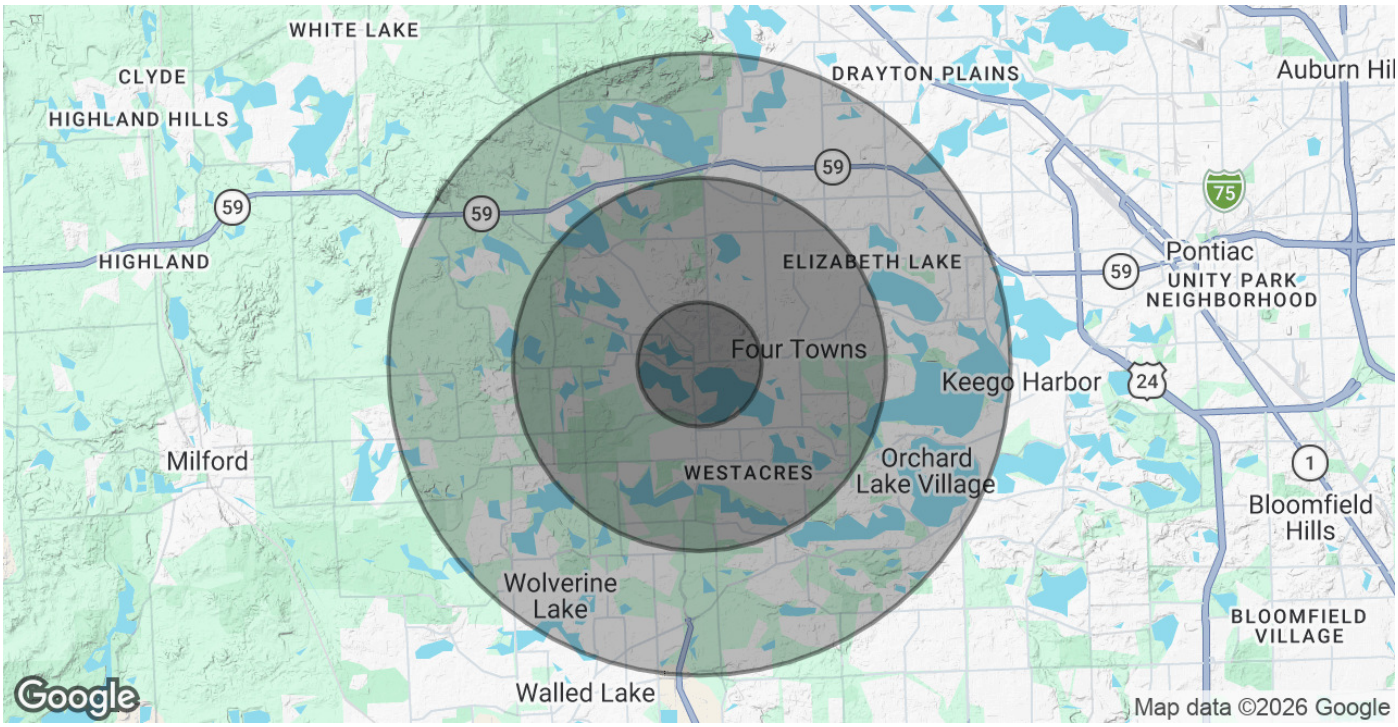
RETAILER MAP: Cooley Lake Road | Commerce Township, MI 48382



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DEMOGRAPHICS MAP & REPORT: Cooley Lake Road | Commerce Township, MI 48382



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	5,903	48,776	115,198
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	43	44

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	2,506	19,424	46,764
# of Persons per HH	2.4	2.5	2.5
Average HH Income	$109,406	$128,567	$133,647
Average House Value	$373,642	$389,611	$418,391

2020 American Community Survey (ACS)

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ARTICLE 13
B1, LOCAL BUSINESS

Preamble

The B-1, Local Business Districts are designed for the convenience shopping of persons residing in adjacent residential areas and are intended to permit only such uses as are necessary to satisfy those limited basic shopping and/or service needs which, by their very nature and size, are not related to the shopping pattern of the Township-wide or regional shopping centers.

Uses in this district shall be subject to appropriate design, density and development standards (including density, bulk, setback and separation standards, and provisions for sufficient light and air). The standards of this district are intended to prevent congestion on public roads, reduce hazards to life and property, basic amenities, and ensure compatibility with adjacent residential uses.

The district is intended to serve as a buffer between more intensive commercial districts and abutting residential neighborhoods. This district is intended for areas not suitable for single-family residential development or desirable for high intensity commercial uses. Building sizes for permitted uses are limited to promote such appropriately scaled business development in the district.

Uses which would create hazards, loud noises, vibration, smoke, glare, heavy traffic or late hours of operation are prohibited, unless otherwise specified. Automotive-related services and other uses that would typically interfere with the continuity of retail frontage, hinder pedestrian circulation, and disrupt the functioning of this district shall be prohibited.

SECTION 13.01. Principal Uses Permitted

In the B-1 Local Business Districts no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this Ordinance:

A. Convenience oriented retail and service establishments as listed below provided no individual use alone on a lot, nor uses combined as in a multi-tenant building or shopping center, shall exceed ten thousand (10,000) gross square feet in area.

1. Retail food establishments which market only convenience goods such as groceries, meats, dairy products, produce, baked goods, alcoholic beverages or similar commodities. Bakeries and delicatessens and similar take-out businesses that prepare food for retail sales are permitted (up to ten (10) percent of the floor area may be occupied by seating for consumption of food on the premises). Restaurants, bars and similar uses are hereby excluded.
2. Retail merchandise establishments marketing convenience goods only, such as drugs, hardware, flowers, stationery, dry goods, notions and variety stores.
3. Office for medical, dental and similar allied professions.

B. Banks and other similar financial institutions excluding drive-thru facilities. Automatic teller machines located outside of a building or as a freestanding use shall be adequately screened to shield neighboring residential uses from the lights and vehicle noise of patrons of the use.

C. Personal service establishments, which perform services on the premises, such as barber and beauty shops, tanning salons, dressmaker or tailor shops, self service laundries, dry cleaning establishments with the exception of dry cleaning plants, photographic reproduction, repair shops for shoes, watches, jewelry, radios, small household appliances and similar items but excluding repair shops for lawnmowers, large appliances, furniture, motor vehicles, and similar items.

D. Small animal veterinary clinics, provided all overnight patients are boarded within a wholly enclosed building. Boarding of animals not directly related to short term convalescence shall be prohibited.

E. Child care centers as provided in Article 26.

F. Municipal buildings and uses.

G. Temporary outdoor sales events as provided in Article 26.

H. Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses.

I. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Article 26 and which are not listed below as special land uses.

J. Residential uses provided they are located above the first floor of a building.

SECTION 13.02. Required Conditions

All uses shall be subject to the following conditions:

A. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold primarily at retail on the premises where produced.

B. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building unless otherwise provided by this Ordinance.

C. Mixed use developments, containing a residential use are subject to the following requirements:

1. With the exception of legal home occupations, no office or retail shall be located on the same floor that is used for residential purposes.
2. No floor may be used in whole or part for business or office use or retail business on a floor located above a floor used for residential purposes.
3. Where there are non residential and residential uses in a building, the residential uses shall be provided with separate, private entrances.
4. Residential uses shall be fully integrated into the overall design of the building.

SECTION 13.03. Area, Height and Bulk Requirements

See Article 6, Table of Dimensional Standards by District, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.

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