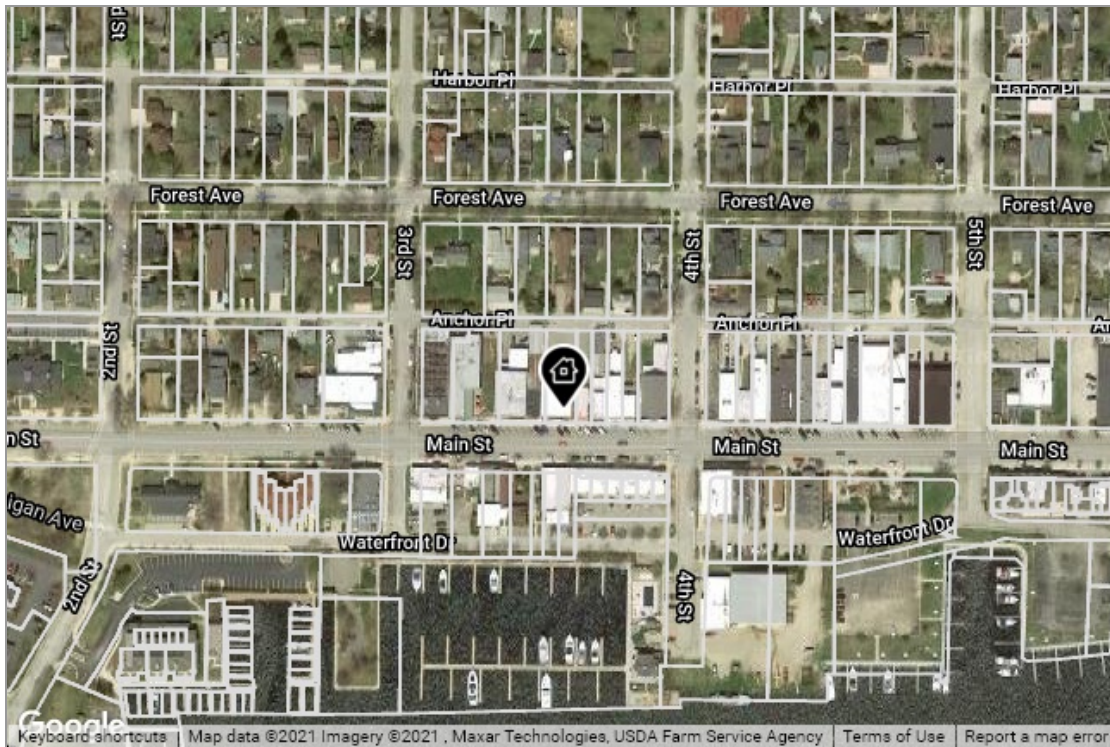




COMMERCIAL PROPERTY REPORT

313 Main St, Frankfort, MI 49635



Presented by
Lee Mason



GREAT LAKES REAL ESTATE AGENCY

Office: (231) 383-4112 **Cell/Text:** (231) 218-1166

Email: greatlakesleemason@gmail.com

Web: www.greatlakesleemason.com



313 Main St, Frankfort, MI 49635

Off Market

- Sold Date: 6/18/2008
- Public Record
- Vacant Land Only

Property Facts

	Public Facts	Listing Facts
Property Type	Commercial	-
Property Subtype	Commercial (General)	-
Lot Size	7,492 sqft	-
Lot Dimensions	7492 SF	-
Heating	Forced Air Unit	-

Extended Property Facts

Exterior Details

Lot Size - Square Feet	7492 sq ft
Lot Size - Acres	0.172 ac
Neighborhood Code	8052

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Public Facts

Owner Information

Owner Name

Mailing Address

Legal Description

APN: 51-010-068-00	Tax ID: -	Zoning: -	Census Tract: 260190004.001070	Abbreviated Description: DIST:51 CITY/MUNI/TWP:CITY OF FRANKFORT LOT 13 BLK 6 TOWN & HARBOR FRANKFORT P.A. 313 MAIN STREET (RETAIL WEST) P.A. 315 MAIN STREET (RETAIL EAST) P.A. 314 ANCHOR PL	City/Municipality/Township: Frankfort, MI 49635
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Assessed Values

Date	Improvements	Land	Total	Tax
2021	-	-	\$470,100	-
2020	-	-	\$453,800	-
2019	-	-	\$466,400	-
2018	-	-	\$456,500	-
2017	-	-	\$426,400	-
2016	-	-	\$426,400	-
2011	-	-	\$53,200	-
2010	-	-	\$53,300	-

Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

5,767

2021 Est. daily traffic counts

Street: **Forest Ave**
 Cross: **8th St**
 Cross Dir: **E**
 Dist: **0.04 miles**

Historical counts

Year	Count	Type
2015	▲ 6,100	AA DT

2

5,961

2021 Est. daily traffic counts

Street: **M-22 FOREST AVE.**
 Cross: **Lake St**
 Cross Dir: **-**
 Dist: **-**

Historical counts

Year	Count	Type
2020	▲ 5,736	AA DT
2019	▲ 6,402	AA DT
2018	▲ 6,270	AA DT

3

4,225

2021 Est. daily traffic counts

Street: **M-22 LAKE STREET**
 Cross: **Main St**
 Cross Dir: **-**
 Dist: **-**

Historical counts

Year	Count	Type
2020	▲ 4,065	AA DT
2019	▲ 4,537	AA DT
2018	▲ 4,444	AA DT

4

2,237

2021 Est. daily traffic counts

Street: **M-22 CRYSTAL AVE**
 Cross: **Cox Rd**
 Cross Dir: **N**
 Dist: **0.06 miles**

Historical counts

Year	Count	Type
2020	▲ 2,067	AA DT
2019	▲ 2,307	AA DT
2018	▲ 2,260	AA DT
2015	▲ 3,000	AA DT

5

1,043

2021 Est. daily traffic counts

Street: **FURNACE RD**
 Cross: **George St**
 Cross Dir: **-**
 Dist: **-**

Historical counts

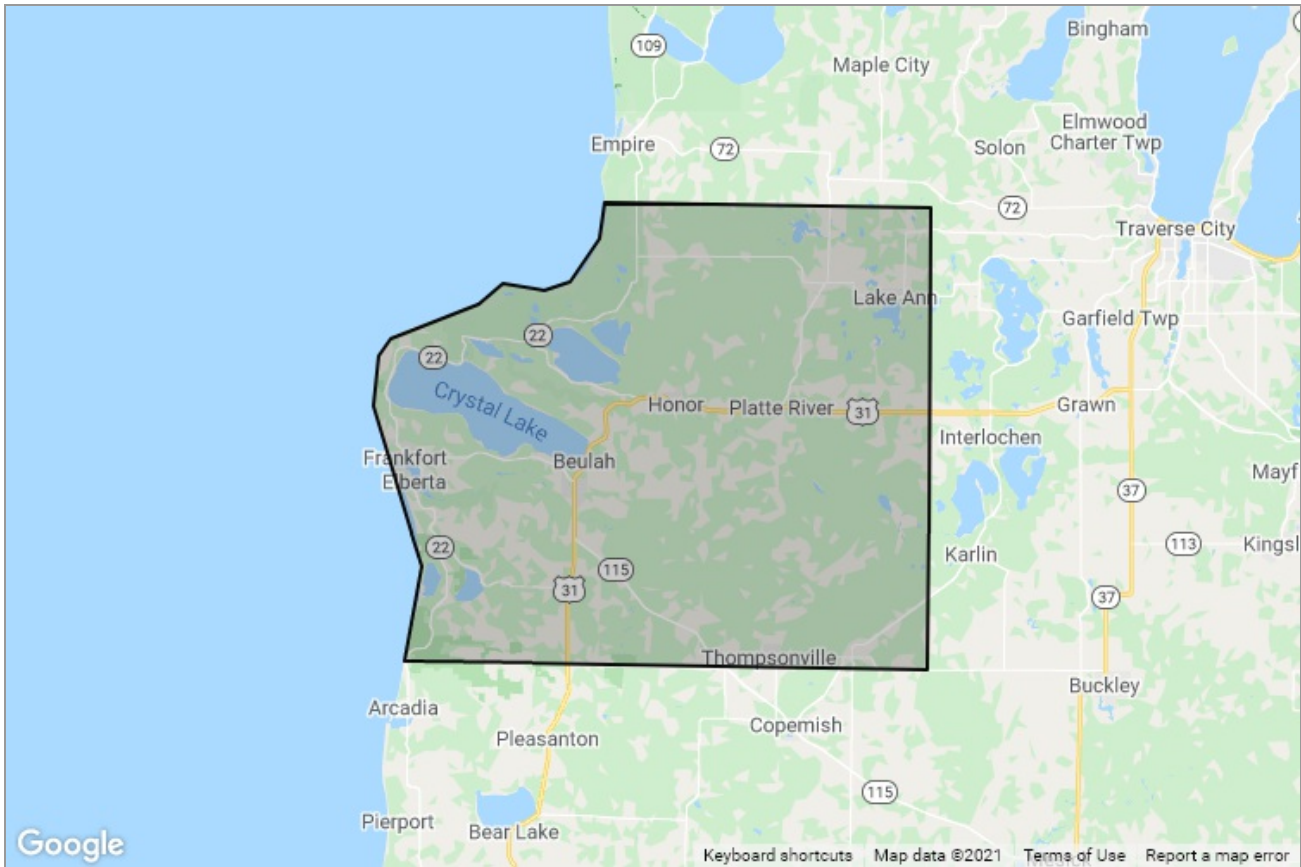
Year	Count	Type
2020	▲ 1,126	AA DT
2019	▲ 1,019	AA DT
2018	▲ 998	AA DT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



COMMERCIAL TRADE AREA REPORT

Benzie County, Michigan



Presented by

Lee Mason



GREAT LAKES REAL ESTATE AGENCY

Office: (231) 383-4112

Cell/Text: (231) 218-1166

Criteria Used for Analysis

Income:
Median Household Income
\$55,961

Age:
Median Age
49.2

Population Stats:
Total Population
18,451

Segmentation:
1st Dominant Segment
Rural Resort Dwellers

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Cozy Country Living
Empty nesters in bucolic settings

Urbanization

Where do people like this usually live?

Rural

Country living with older families, low density and low diversity

Top Tapestry Segments

	Rural Resort Dwellers	Southern Satellites	The Great Outdoors	Middleburg	Midlife Constants
% of Households	3,321 (43.1%)	1,247 (16.2%)	1,140 (14.8%)	1,070 (13.9%)	521 (6.8%)
Lifestyle Group	Cozy Country Living	Rustic Outposts	Cozy Country Living	Family Landscapes	GenXurban
Urbanization Group	Rural	Rural	Rural	Semirural	Suburban Periphery
Residence Type	Single Family or Seasonal	Single Family or Mobile Homes	Single Family	Single Family	Single Family
Household Type	Married Couples Without Kids	Married Couples	Married Couples	Married Couples	Married Without Kids
Average Household Size	2.21	2.65	2.43	2.73	2.3
Median Age	52.4	39.7	46.3	35.3	45.9
Diversity Index	21.9	38.6	33.7	46.3	34
Median Household Income	\$46,000	\$44,000	\$53,000	\$55,000	\$48,000
Median Net Worth	\$129,000	\$70,000	\$124,000	\$89,000	\$104,000
Median Home Value	\$163,000	\$119,000	\$189,000	\$158,000	\$141,000
Homeownership	81.8 %	78.6 %	78.1 %	74.3 %	73.6 %
Employment	Services or Professional	Services, Professional or Administration	Professional or Services	Professional or Services	Professional or Services
Education	High School Graduate	High School Graduate	College Degree	College Degree	College Degree
Preferred Activities	Tend vegetable gardens . Go hunting, freshwater fishing.	Go hunting, fishing . Own a pet dog.	Might invest in real estate . Own pet dogs or cats	Buy children's toys and clothes . Go hunting, bowling, target shooting.	Attend church; are members of fraternal orders . Read; go fishing; play golf.
Financial	Own low-risk assets	Shop at Walmart	Belong to AARP, veterans' clubs	Carry some debt; invest for future	Have retirement income, Social Security
Media	Watch Animal Planet, Discovery Channel, DIY Network	Listen to country music; watch CMT	Watch CMT, History Channel, Fox News	Watch country, Christian TV channels	Watch country, Christian TV channels
Vehicle	Own older, domestic vehicles	Own, maintain truck	Own 4-wheel drive trucks	Own trucks, SUVs	Own domestic SUVs, trucks

About this segment

Rural Resort Dwellers

This is the
#1
dominant segment
for this area

In this area
43.1%
of households fall
into this segment

In the United States
1.0%
of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Although the Great Recession forced many owners of second homes to sell, Rural Resort Dwellers residents remain an active market, just a bit smaller. These communities are centered in resort areas, many in the Midwest, where the change in seasons supports a variety of outdoor activities. Retirement looms for many of these blue-collar, older householders, but workers are postponing retirement or returning to work to maintain their current lifestyles. Workers are traveling further to maintain employment. They are passionate about their hobbies, like freshwater fishing and hunting, but otherwise have very simple tastes.

Our Neighborhood

- Housing is owner-occupied, single-family homes, with some mobile homes. A strong market for second homes, these rural areas provide affordable homes valued at 8% less than the U.S. median home value. Over half of the housing units are vacant due to a high seasonal vacancy rate.
- In this older market, 42% of households consist of married couples with no children at home, while another 28% are single person. Married couples with children at home have older school-age children.
- Set in scenic rural locations with proximity to outdoor activities, two vehicles are essential to get around.

Socioeconomic Traits

- Rural Resort Dwellers residents are close to retirement. They have accumulated wealth and begun to shift their portfolios to low-risk assets. These active residents continue to work in skilled occupations.
- Simple tastes and modesty characterize these blue-collar residents. They shop for timeless, comfortable clothing, but only when something must be replaced. They pay little attention to advertising and usually stick to the brands they know.
- They spend time with their spouses and also maintain a social calendar.

Market Profile

- Residents drive older domestic vehicles and prefer to spend their disposable income on gear to support their hobbies, which include freshwater fishing, hunting with a rifle or shotgun, and motorcycling.
- At home, Rural Resort Dwellers residents spend any free time working on their vehicles and maintaining their gear. They make frequent trips to their local hardware store for parts and tools. These hands-on consumers are also passionate about vegetable gardening.
- Due to their remote locations, these neighborhoods have satellite dishes. A few residents still rely on dial-up modems to stay connected. They don't access the Internet often but will make online purchases for items difficult to find in nearby stores.
- Their taste in TV shows reflects their hobbies—Animal Planet, Discovery Channel and the DIY Network.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2020. Update Frequency: Annually.

About this segment

Southern Satellites

This is the
#2
dominant segment
for this area

In this area
16.2%
of households fall
into this segment

In the United States
3.2%
of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Southern Satellites is the second largest market found in rural settlements, typically within metropolitan areas located primarily in the South. This market is generally non-diverse, slightly older, settled married-couple families, who own their homes. Almost two-thirds of the homes are single-family structures; a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade and construction, with higher proportions in mining and agriculture than the U.S. Residents enjoy country living, preferring outdoor activities and DIY home projects.

Our Neighborhood

- About 79% of households are owned.
- Married couples with no children are the dominant household type, with a number of multi-generational households.
- Most are single-family homes (65%), with a number of mobile homes.
- Most housing units were built in 1970 or later.
- Most households own 1 or 2 vehicles, but owning 3+ vehicles is common

Socioeconomic Traits

- Education: almost 40% have a high school diploma only; 41% have college education.
- Unemployment rate is 9.2%, slightly higher than the U.S. rate.
- Labor force participation rate is 59.7%, slightly lower than the U.S.
- These consumers are more concerned about cost rather than quality or brand loyalty.
- They tend to be somewhat late in adapting to technology.
- They obtain a disproportionate amount of their information from TV, compared to other media.

Market Profile

- Usually own a truck, likely to service it themselves.
- Frequent the convenience store, usually to fill up a vehicle with gas.
- Typical household has a satellite dish.
- Work on home improvement and remodeling projects.
- Own a pet, commonly a dog.
- Participate in fishing and hunting.
- Prefer to listen to country music and watch Country Music Television (CMT).
- Read fishing/hunting and home service magazines.
- Partial to eating at low-cost family restaurants and drive-ins.
- Use Walmart for all their shopping needs (groceries, clothing, pharmacy, etc.).

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2020. Update Frequency: Annually.

About this segment

The Great Outdoors

This is the

#3

dominant segment
for this area

In this area

14.8%

of households fall
into this segment

In the United States

1.5%

of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Neighborhoods in The Great Outdoors segment are found in pastoral settings throughout the United States. Consumers are educated empty nesters living an active but modest lifestyle. Their focus is land. They are more likely to invest in real estate or a vacation home than stocks. They are active gardeners and partial to homegrown and home-cooked meals. Although retirement beckons, most of these residents still work, with incomes slightly above the U.S. level.

Our Neighborhood

- More than 55% of households are married-couple families; 36% are couples with no children living at home.
- Average household size is slightly smaller at 2.43.
- Typical of areas with rustic appeal, the housing inventory features single-family homes (76%) and mobile homes (16%); a significant inventory of seasonal housing is available.
- Residents live in small towns and rural communities throughout the West, South and Northeast regions of the country.
- More than half of all homes were constructed between 1970 and 2000.
- Most households have one or two vehicles; average travel time to work is slightly higher (28 minutes) despite a disproportionate number that work from home.

Market Profile

- Satellite dishes and riding lawn mowers are familiar sights in these rural settings, along with multiple vehicles; four-wheel drive trucks are popular, too.
- Residents are members of AARP and veterans clubs and support various civic causes.
- Technology is not central in their lives; light use of Internet connectivity for shopping and entertainment.
- Most households have pets—dogs or cats.
- Television channels such as CMT, History, and Fox News are popular.
- They enjoy outdoor activities such as hiking, hunting, fishing and boating.

Socioeconomic Traits

- Nearly 60% have attended college or hold a degree.
- Unemployment is lower at 8%, but so is labor force participation at 60%.
- Typical of neighborhoods with older residents, income from retirement and Social Security is common, but residents also derive income from self-employment and investments.
- Residents are very do-it-yourself oriented and cost conscious.
- Many service their own autos, work on home improvement and remodeling projects, and maintain their own yards.
- They prefer domestic travel to trips abroad.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2020. Update Frequency: Annually.

About this segment

Middleburg

This is the

#4

dominant segment
for this area

In this area

13.9%

of households fall
into this segment

In the United States

2.9%

of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Middleburg neighborhoods transformed from the easy pace of country living to semi-rural subdivisions in the last decade, when the housing boom reached out. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the U.S. This market is younger but growing in size and assets.

Our Neighborhood

- Semi-rural locales within metropolitan areas.
- Neighborhoods changed rapidly in the previous decade with the addition of new single-family homes.
- Include a number of mobile homes.
- Affordable housing, median value of \$158,000 with a low vacancy rate.
- Young couples, many with children; average household size is 2.73.

Socioeconomic Traits

- Education: 66% with a high school diploma or some college.
- Unemployment rate lower at 7.4%.
- Labor force participation typical of a younger population at 66.7%.
- Traditional values are the norm here—faith, country and family.
- Prefer to buy American and for a good price.
- Comfortable with the latest in technology, for convenience (online banking or saving money on landlines) and entertainment.

Market Profile

- Residents are partial to trucks, SUVs, and occasionally, convertibles or motorcycles.
- Entertainment is primarily family-oriented, TV and movie rentals or theme parks and family restaurants.
- Spending priorities also focus on family (children's toys and apparel) or home DIY projects.
- Sports include hunting, target shooting, bowling and baseball.
- TV and magazines provide entertainment and information.
- Media preferences include country and Christian channels.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2020. Update Frequency: Annually.

About this segment

Midlife Constants

This is the

#5

dominant segment
for this area

In this area

6.8%

of households fall
into this segment

In the United States

2.5%

of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Midlife Constants residents are seniors, at or approaching retirement, with below average labor force participation and above average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous, but not spendthrifts.

Our Neighborhood

- Older homes (most built before 1980) found in the suburban periphery of smaller metropolitan markets.
- Primarily married couples, with a growing share of singles.
- Settled neighborhoods with slow rates of change and residents that have lived in the same house for years.
- Single-family homes, less than half still mortgaged, with a median home value of \$141,000.

Socioeconomic Traits

- Education: 64% have a high school diploma or some college.
- Unemployment is lower in this market at 7.4%, but so is the labor force participation rate.
- Almost 42% of households are receiving Social Security; 28% also receive retirement income.
- Traditional, not trendy; opt for convenience and comfort, not cutting-edge. Technology has its uses, but the bells and whistles are a bother.
- Attentive to price, but not at the expense of quality, they prefer to buy American and natural products.
- Radio and newspapers are the media of choice (after television).

Market Profile

- Prefer practical vehicles like SUVs and trucks (domestic, of course).
- Sociable, church-going residents belonging to fraternal orders, veterans' clubs and charitable organizations and do volunteer work and fund-raising.
- Contribute to arts/cultural, educational, political and social services organizations.
- DIY homebodies that spend on home improvement and gardening.
- Media preferences: country or Christian channels.
- Leisure activities include scrapbooking, movies at home, reading, fishing and golf.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2020. Update Frequency: Annually.

Benzie County, Michigan: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2020, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ Benzie County



Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ Benzie County



Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



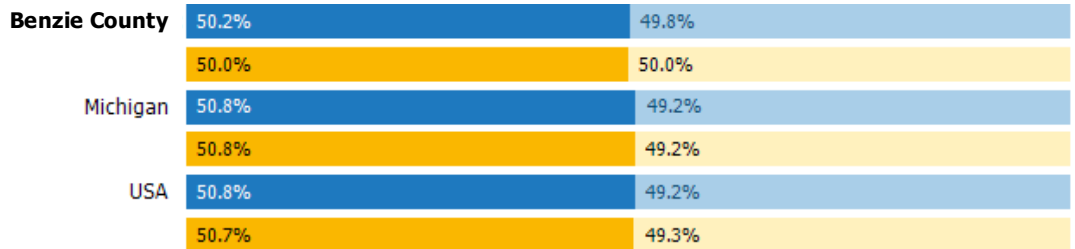
Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ Women 2020
■ Men 2020
■ Women 2025 (Projected)
■ Men 2025 (Projected)



Benzie County, Michigan: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



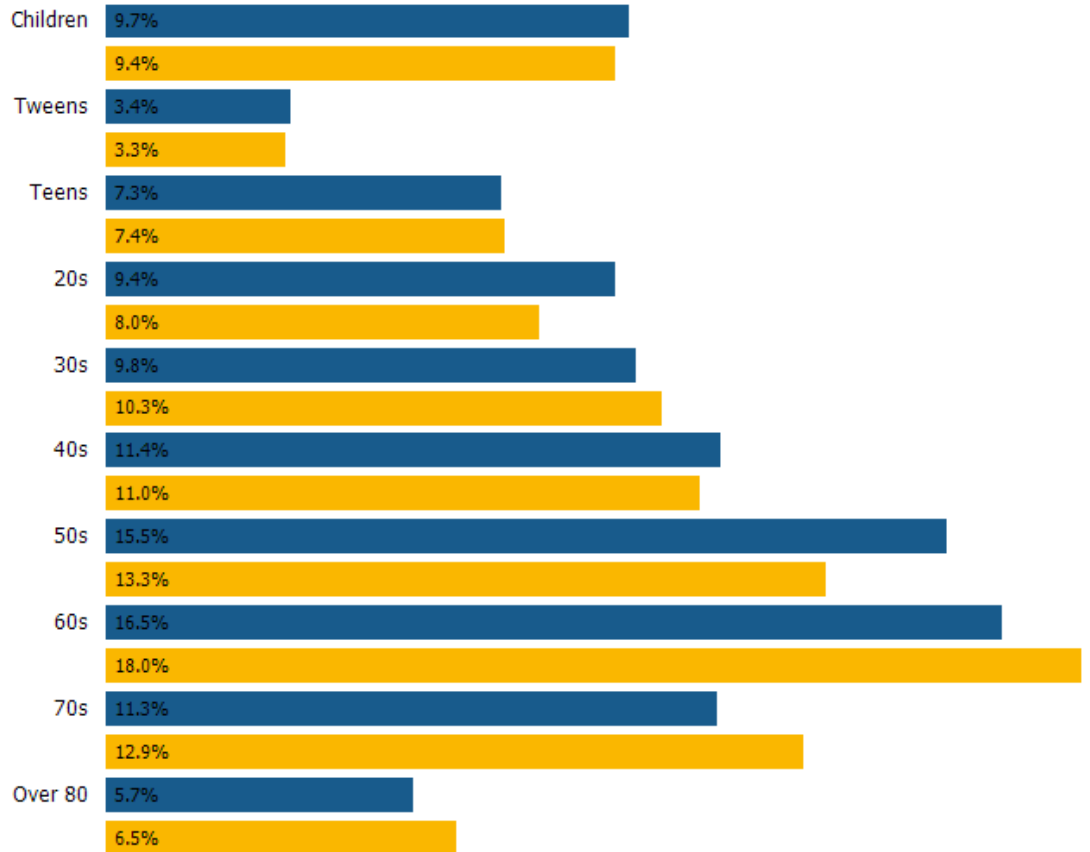
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



Benzie County, Michigan: Marital Status Comparison

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Married

This chart shows the number of people in an area who are married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Benzie County, Michigan: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



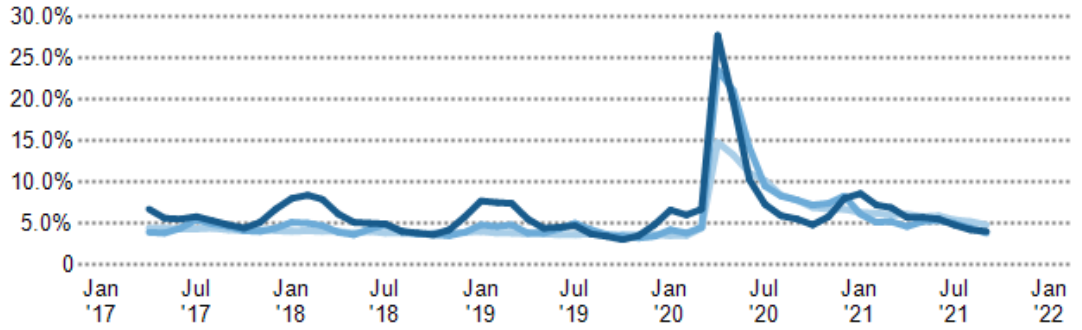
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via 3DL

Update Frequency: Monthly

- Benzie County
- Michigan
- USA



Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2020

Update Frequency: Annually



Benzie County, Michigan: Education Comparison

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Benzie County, Michigan: Commute Comparison

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ Benzie County



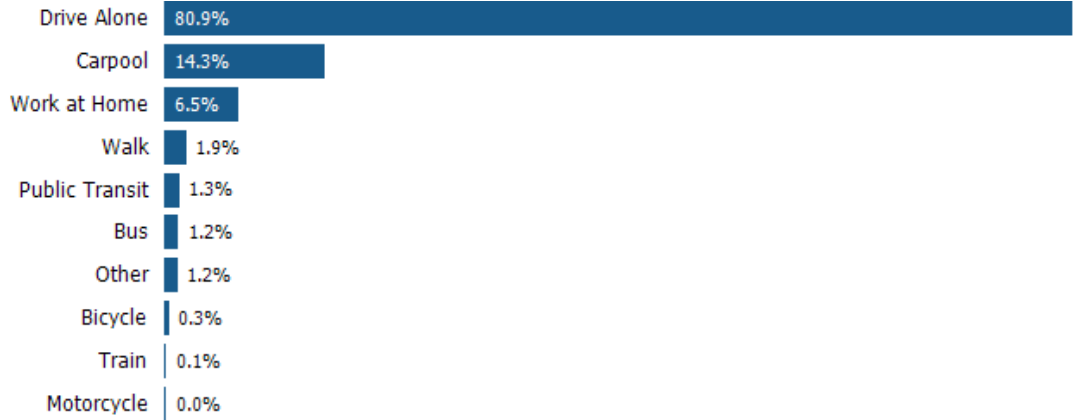
How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ Benzie County



Benzie County, Michigan: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county and the state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly



12 mo. Change in Median Listing Price

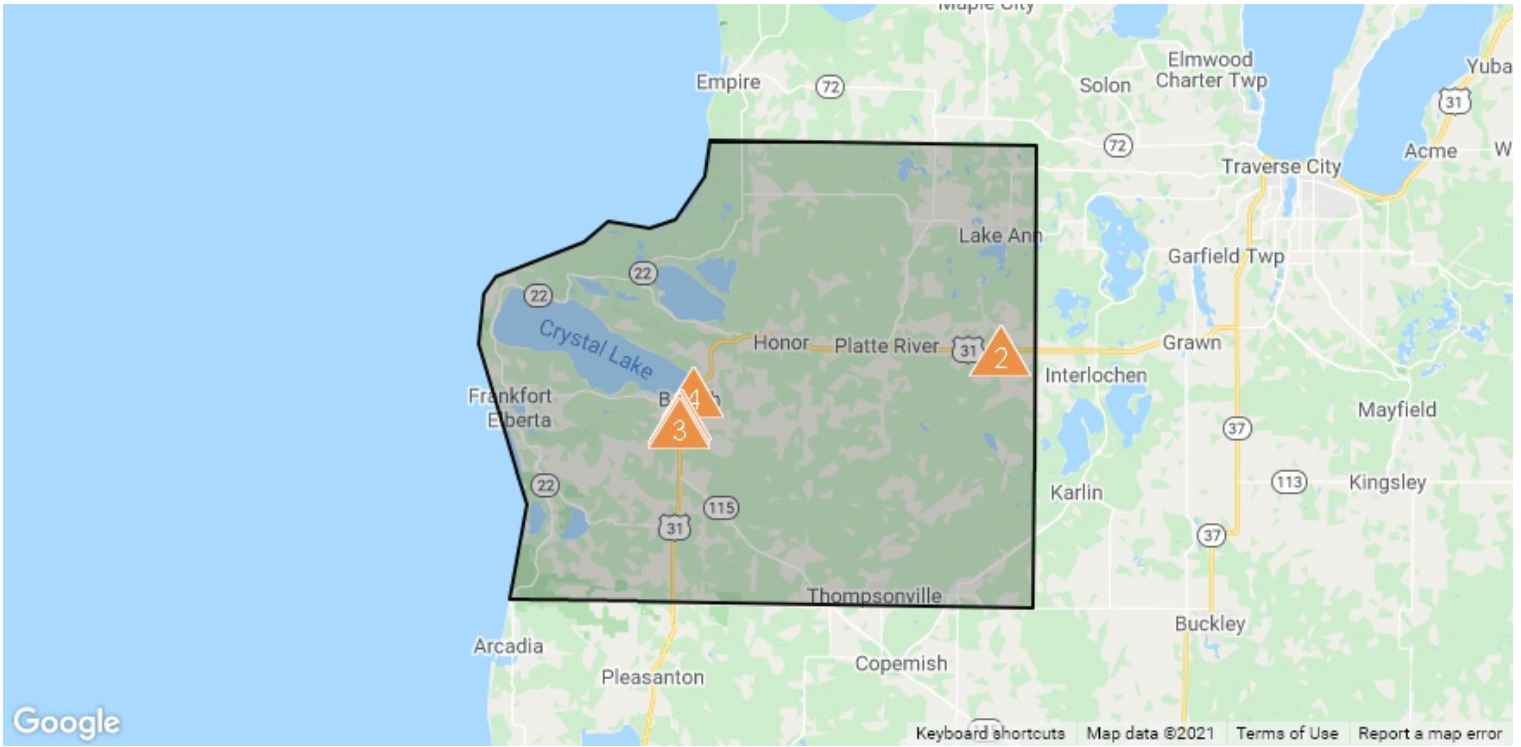
This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1
11,058

2021 Est. daily traffic counts

Street: **S Michigan Ave**
Cross: **Benzie St**
Cross Dir: **SW**
Dist: **0.04 miles**

Historical counts

Year	Count	Type
2015	▲ 11,600	AA DT

2
10,291

2021 Est. daily traffic counts

Street: **Honor Hwy**
Cross: **Lamerson Ln**
Cross Dir: **E**
Dist: **0.67 miles**

Historical counts

Year	Count	Type
2020	▲ 9,116	AA DT
2019	▲ 10,300	AA DT
2015	▲ 14,800	AA DT
2003	▲ 12,900	AA DT
1997	▲ 8,500	AD T

3
10,105

2021 Est. daily traffic counts

Street: **Michigan Ave**
Cross: **Traverse Ave**
Cross Dir: **S**
Dist: **0.04 miles**

Historical counts

Year	Count	Type
2015	▲ 10,600	AA DT

4
9,247

2021 Est. daily traffic counts

Street: **Beulah Hwy**
Cross: **4th St**
Cross Dir: **NE**
Dist: **0.01 miles**

Historical counts

Year	Count	Type
2015	▲ 9,700	AA DT

5
9,043

2021 Est. daily traffic counts

Street: **US-31 (SPRING VALLEY)**
Cross: **Michigan Ave**
Cross Dir: **-**
Dist: **-**

Historical counts

Year	Count	Type
2020	▲ 8,696	AA DT
2019	▲ 9,826	AA DT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)