

FOR SALE

**FORMER RITE AID**

715 S. CLINTON ST, GRAND LEDGE, MI



## PROPERTY DETAILS

<b>LOCATION:</b>	715 S. Clinton St, Grand Ledge, MI
<b>PROPERTY TYPE:</b>	Freestanding
<b>DATE AVAILABLE:</b>	Immediately
<b>SALES PRICE:</b>	\$1,499,000.00
<b>PROPERTY TAXES:</b>	\$30,985.31
<b>BUILDING SIZE:</b>	11,080 SF
<b>LOT SIZE:</b>	1.58 AC
<b>LOT DIMENSIONS:</b>	203' X 222'
<b>AVAILABLE SPACE:</b>	11,080 SF
<b>ZONING:</b>	B-1
<b>TRAFFIC COUNT:</b>	S. Clinton St (12,775 CPD)

\$1,499,000.00

1.58 AC

**SALES PRICE**

**LOT SIZE**

### HIGHLIGHTS

- Freestanding Opportunity on Hard Corner.
- Drive-Thru Included.
- Substantial Parking.
- Join nearby retailers such as Meijer, McDonald's, Dollar Tree and more.
- Turn-Key Ready or Potential Redevelopment.
- Condo Association Fee is Approx. \$400.00/Month

EXCLUSIVELY LISTED BY:



**LOUIS J.  
CIOTTI**

Managing Director  
[lcotti@landmarkcres.com](mailto:lcotti@landmarkcres.com)  
248 488 2620



**ALESSANDRO D.  
BORTOLOTTI**

Associate  
[abortolotti@landmarkcres.com](mailto:abortolotti@landmarkcres.com)  
248 488 2620

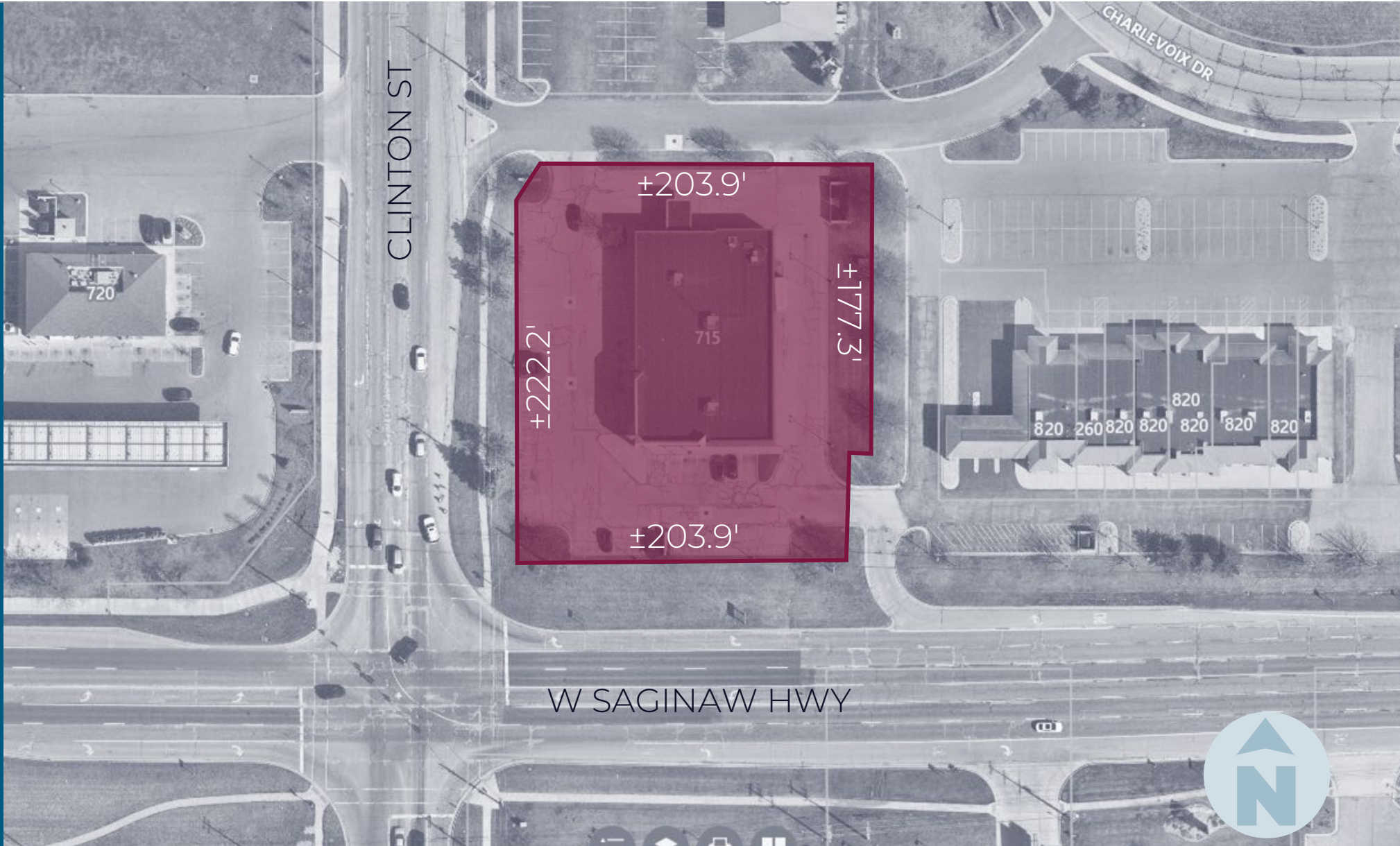
# MICRO AERIAL



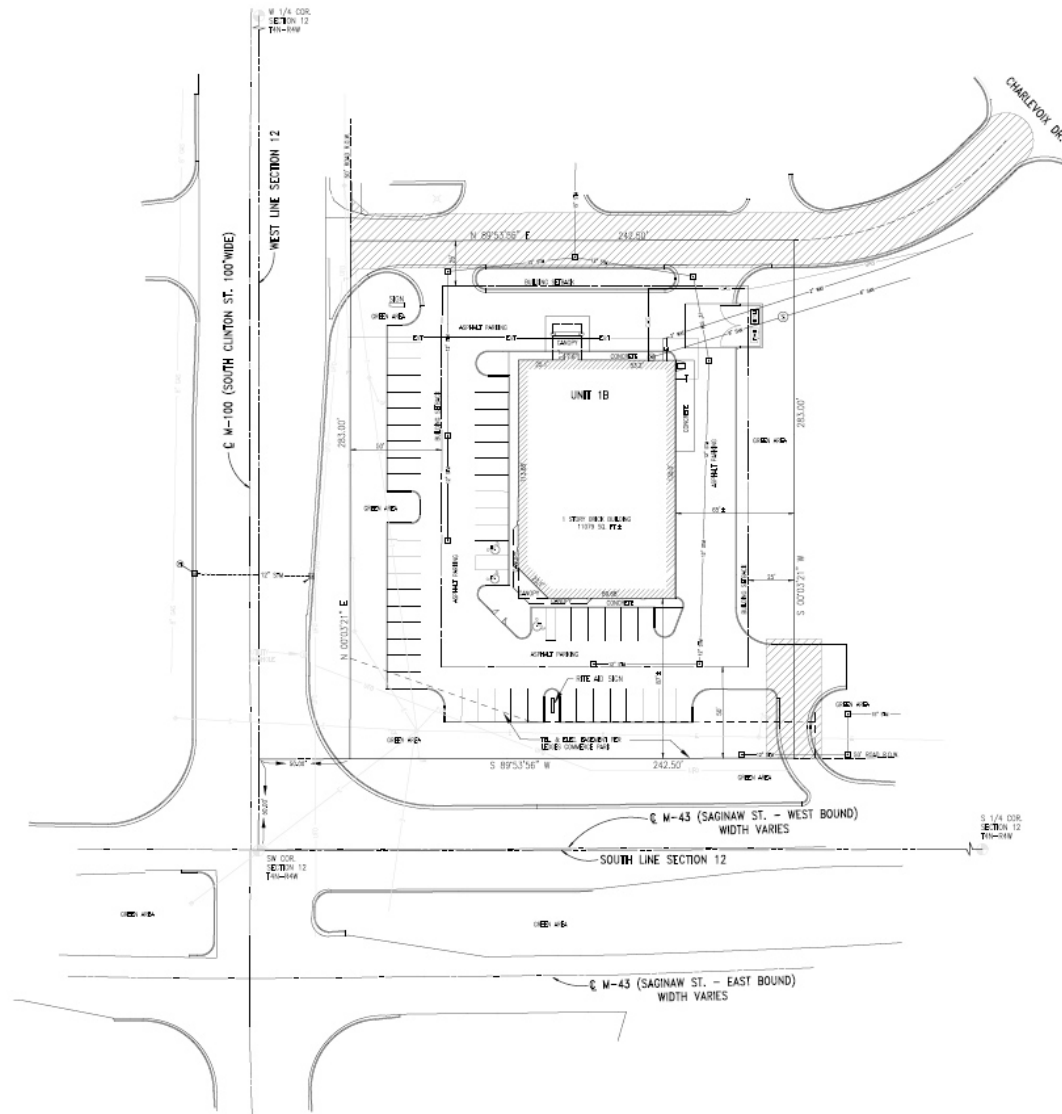
# MACRO AERIAL



# PLAT



# SITE PLAN



# SITE PHOTOS



# SITE PHOTOS



DRIVE-THRU



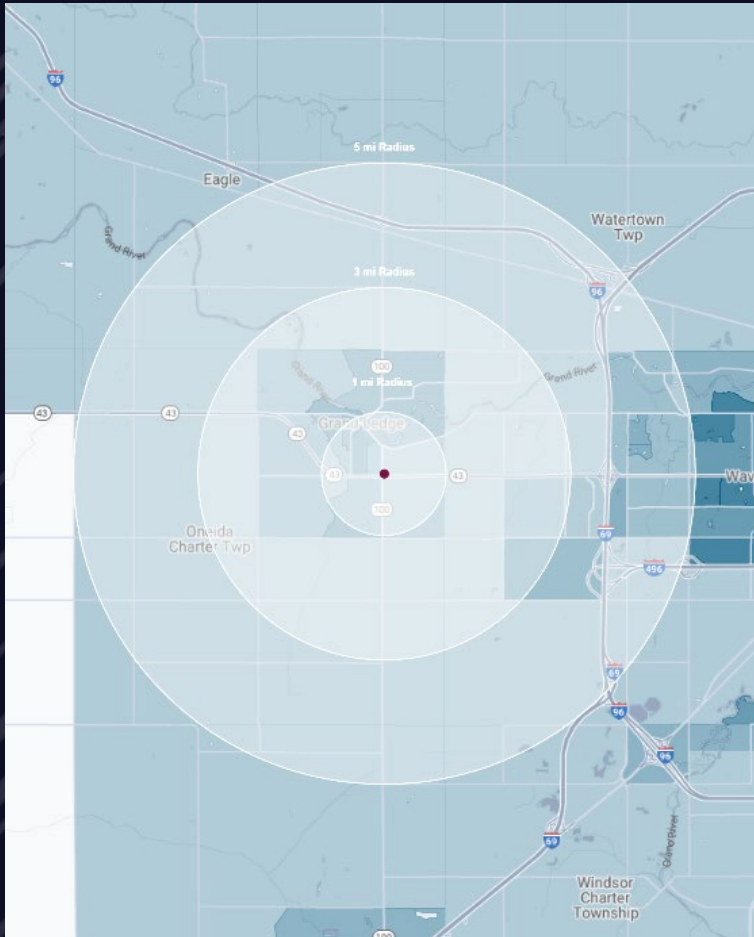
# SITE PHOTOS



MONUMENT SIGNAGE



# DEMOGRAPHICS



## FORMER RITE AID

715 S. Clinton St, Grand Ledge, MI

# DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	5,809	16,001	29,681
2028 Projected Population	5,740	16,290	30,460
2020 Census Population	5,625	15,784	28,823
2010 Census Population	5,578	15,073	27,688
Projected Annual Growth 2023 to 2028	-0.2%	0.4%	0.5%
Historical Annual Growth 2010 to 2023	0.3%	0.5%	0.6%

### HOUSEHOLDS

2023 Estimated Households	2,567	6,600	13,016
2028 Projected Households	2,536	6,684	13,274
2020 Census Households	2,422	6,434	12,448
2010 Census Households	2,387	6,065	11,832
Projected Annual Growth 2023 to 2028	-0.2%	0.3%	0.4%
Historical Annual Growth 2010 to 2023	0.6%	0.7%	0.8%

### RACE

2023 Est. White	91.1%	88.6%	85.1%
2023 Est. Black	1.9%	3.1%	5.3%
2023 Est. Asian or Pacific Islander	1.2%	2.3%	3.3%
2023 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2023 Est. Other Races	5.5%	5.7%	6.0%

### INCOME

2023 Est. Average Household Income	\$121,251	\$129,925	\$122,371
2023 Est. Median Household Income	\$76,542	\$87,064	\$87,547
2023 Est. Per Capita Income	\$53,842	\$53,709	\$53,787

### BUSINESS

2023 Est. Total Businesses	243	394	957
2023 Est. Total Employees	1,858	3,543	12,308

## CONTACT US



**LOUIS J.  
CIOTTI**

*Managing Director*

*lciotti@landmarkcres.com*

**248 488 2620**



**ALESSANDRO D.  
BORTOLOTTI**

*Associate*

*abortolotti@landmarkcres.com*

**248 488 2620**

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200  
Farmington Hills, MI 48334  
248.488.2620  
[landmarkcres.com](http://landmarkcres.com)

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.